

Community Enhancement and Code Compliance

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



SPECIAL MAGISTRATE HEARING AGENDA

July 19, 2021

2:00 PM

CALL TO ORDER

IMPOSITION OF FINES – CODE COMPLIANCE DIVISION

1. **Case 18-3638** **VILLAS DE TUSCANY CONDOMINIUM ASSOCIATION, INC – 701-785 SW 148 Avenue**
Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs
The multi-family residential property “Villas De Tuscany” has broken concrete curbing, worn paving, traffic control signs missing, and the overall vehicular striping within the parking area is worn and faded. (Reset from March 16, 2020)
2. **Case 19-2307** **GG LUXURY ENTERPRISES LLC – 5239 North Hiatus Road**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Tyler Jones
“Alpha Prime Apparel Inc.” is operating a business without first obtaining a local business tax receipt.
(Reset from March 16, 2020)
3. **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.
(Reset from March 16, 2020)

FORMAL HEARINGS – CODE COMPLIANCE DIVISION

4. **Case 17-4948** **SUNRISE BY LUXCOM, LLC – 3469 North University Drive**
Previous Owner: CPAC OAKLAND UNIVERSITY LLC
Sec. 16-191(d)(7)(9) – Fences and hedges in residential districts
Code Officer Maira Tarrau
The commercial property has the precast concrete perimeter fence in a state of disrepair and has become unsightly to the surrounding properties for the following reasons:
 1. Concrete panels are not firmly affixed to the ground.
 2. Concrete columns are loose leaving a gap between panels.
 3. Concrete columns are broken leaving the structural steel exposed.
 4. The design features on the wall including the concrete spheres and panels are broken.
 5. Fence is in need of painting.(Reset from December 21, 2020)
5. **Case 18-3184** **JANKE, STEFAN & CHRISTA – 2527 NW 105 Lane**
Section 16-173 (b) – Tree abuse – Code Officer Terrell McCombs
The residential property has one Cuban laurel tree which was severely topped without regard to the tree’s natural structure sometime around June 2018.

6. **Case 19-1067** **ASHBOURNE, DAVE ROBERT – 12031 NW 29 Manor**
Section 18-1(b) – Compulsory sidewalk construction and repair
Code Officer Lydia Walker
The residential property has the adjacent City sidewalk in a state of disrepair.
7. **Case 19-1600** **DANGALAN, MARIA CLOTILDE CUI – 3029 NW 120 Way**
Section 16-172(0)(1) – Tree preservation – Code Officer Terrell McCombs
The residential property has one mature Norfolk Island Pine tree which was cut down in the front yard on February 21, 2019 without first obtaining the required tree removal permits. After the fact permit, #19-9/324 was obtained and an additional Group “A” slow growing tree was removed from the front circle driveway.
(Reset from March 16, 2020)
8. **Case 0087-2019** **KEENER, JEANETTE K – 9725 NW 26 Court #3**
Section 17-12(7) – Exterior standards – Code Officer Arshaad Mohamed
The residential property has the roof in a state of disrepair. Roof has signs of oxidation and is not weather tight.
9. **Case 0433-2019** **GURLEY, ANTHONY & MCFEE, CHRISTINE – 2330 NW 85 Avenue**
Section 16-191(d)(7)(9) – Fences and hedges in residential districts
Code Officer Carole Himmel
The residential property has a fence in disrepair.
10. **Case 0434-2019** **GURLEY, ANTHONY & MCFEE, CHRISTINE – 2330 NW 85 Avenue**
Section 16-111 – Swimming pool regulations – Code Officer Carole Himmel
The residential property has a fence in disrepair thus not providing a safety barrier for the swimming pool.
11. **Case 0588-2019** **AHARON ZEGMAN LLC – 2340 NW 73 Avenue**
Section 16-167 – City-initiated tree removal on private property
Code Officer Terrell McCombs
The residential property has one (1) Varigated Coral tree in the front yard that is structurally unsound and thus hazardous. More than half of the tree is dead and is shedding over a public sidewalk. No part of the remaining part of the crown of the tree is centered over the base of the tree. This tree must have sustained sufficient damage in past storms and would be categorized as structurally unsound. Thus, the remaining living co-dominant trunk could collapse and is at risk during storm conditions.
12. **Case 0648-2019** **MADGE, HELEN MARIE – 2391 NW 63 Avenue**
Section 16-191(7)(9) – Fences and hedges in residential districts
Code Officer Nicholas Rousseau
The residential property has a fence in need of maintenance.
(Reset from March 16, 2020)
13. **Case 0179-2020** **MADGE, HELEN MARIE – 2391 NW 63 Avenue**
Section 18-1(b) – Compulsory sidewalk construction and repair
Code Officer Nicholas Rousseau
The residential property has the adjacent City sidewalk in a state of disrepair.
(Reset from March 16, 2020)
14. **Case 0060-2020** **FREUND, GUNTHER & CONSTANCE M – 8250 NW 25 Place**
Section 9-31(b)(2) – Proper maintenance required – Code Officer Nicholas Rousseau
The residential property has exterior walls that are not being properly maintained and has faded, discolored and/or peeling paint.

- 15. Case 0127-2020 6096 W. OAKLAND PARK BLVD. LLC**
6096 West Oakland Park Boulevard – Common Area
Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs
The commercial property “Weight & Wellness” has areas of the asphalt paving that is worn from oil stains, with the overall striping old, worn and fading.
- 16. Case 0129-2020 INVERRAMA SHOPPING PLAZA LLC**
6010 West Oakland Park Boulevard – Common Area
Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs
The commercial property “Inverrama Shopping Plaza” had the front vehicular parking area seal coated and re-stripped without first obtaining City Planning and City Engineering approvals.
- 17. Case 1193-2020 INVERRAMA SHOPPING PLAZA LLC –**
6010 West Oakland Park Boulevard – Common Area
Section 16-164(a) – Maintenance – Code Officer Terrell McCombs
The commercial property “Inverrama Shopping Plaza” has many general landscaping maintenance deficiencies on the site which includes standing dead, missing or damaged trees.
- 18. Case 0156-2020 BIZIER, CINDY – 11431 NW 35 Place**
Section 17-12(3) – Exterior standards – Code Officer Tyler Jones
The residential property has a garage door that is not weather tight and in disrepair.
- 19. Case 0157-2020 BIZIER, CINDY – 11431 NW 35 Place**
Section 17-12(6) – Exterior standards – Code Officer Tyler Jones
The residential property has an exterior surface in need of refinishing and not being properly maintained.
- 20. Case 0258-2020 NEYRA, BUENAVENTURA & NEYRA, OSVEL – 11340 NW 38 Place**
Section 14-16 (a0f) – Illegal parking – Code Officer Tyler Jones
The residential property has a trailer parked in the front yard.
- 21. Case 0352-2020 NEYRA, BUENAVENTURA & NEYRA, OSVEL – 11340 NW 38 Place**
Section 16-165(h) – Plant material – Code Officer Tyler Jones
The residential property has missing patches of grass in the front yard.
- 22. Case 0279-2020 GOLF VIEW VILLAGE HOMEOWNER’S ASSOCIATION, INC.**
8347 Fairway Road
Section 18-1(b) – Compulsory sidewalk construction and repair –
Code Officer Arshaad Mohamed
The commercial property has six (6) areas of the adjacent City sidewalk in a state of disrepair.
- 23. Case 0364-2020 JOSEPH, WILMIC – 8071 NW 21 Court**
Section 16-191(d)(7)(9) – Fences and hedges in residential districts
Code Officer Nicholas Rousseau
The residential property has fencing in disrepair.
- 24. Case 0394-2020 RIVERA, MARISOL – 4175 NW 13 Terrace**
Section 16-191(d)(7)(9) – Fences and hedges in residential districts – Code Officer Tyler Jones
The residential property has a fence in a state of disrepair.

25. Case 0432-2020 **PHELPS, LEONA MARY – 6681 NW 24 Street**
Section 18-1(b) Section 18-1(b) – Compulsory sidewalk construction and repair
Code Officer Nicholas Rousseau
The residential property has the adjacent City sidewalk in a state of disrepair.
26. Case 0441-2020 **DAWODU, CINDY & DAWODU, JIDE – 8300 NW 21 Court**
Section 16-165(h) – Plant material – Code Officer Carole Himmel
The residential property has sod missing in the swale area.
27. Case 0557-2020 **PHILLIPS, DEMETRIUS & PHILLIPS, TORREY – 11850 NW 37 Street**
Section 17-19 – Portable storage units – Code Officer Tyler Jones
The residential property has a portable storage unit in the driveway.
28. Case 0670-2020 **MUSTAFA PROPERTIES, INC. – 3081 NW 64 Avenue – Common Area**
Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs
The commercial property “*Food Kwik Stop*” has the front vehicular parking area, which has potholes, with worn and faded striping. (Reset from March 16, 2020)
29. Case 0706-2020 **GARY JOSEPH, PATRICIA TWIM – 6651 NW 26 Street**
Section 14-47 – Parking restricted – Code Officer Nicholas Rousseau
The residential property has multiple recreational vehicles stored on the lot.
30. Case 0720-2020 **BILU ASSOCIATION LLC – 7738 NW 44 Street – Common Area**
Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs
The commercial property “*Lincoln Park Plaza*” has damage to the asphalt pavement, with potholes, missing & leaning traffic control signs. The overall vehicular striping within the parking area is worn and faded.
31. Case 0721-2020 **BILU ASSOCIATION LLC – 7738 NW 44 Street – Common Area**
Section 16-164(a) – Maintenance – Code Officer Terrell McCombs
The commercial property “*Lincoln Park Plaza*” has canopy trees inside the vehicular parking area which need to be trimmed by a Broward County Licensed tree trimmer. Additionally, overall landscape irrigation maintenance is in poor condition, with trees and plants that have died. The overall general landscape condition is in poor condition.
32. Case 0791-2020 **HIATUS ROAD SUNRISE WORKSPACES LLC – 4700 North Hiatus Road**
Section 7-50 – Penalty – Code Officer Tyler Jones
“*Hiatus Road Sunrise Workspaces LLC*” is operating a business without first obtaining a Local Business Tax Receipt.
33. Case 1026-2020 **MARQUEZ, DAIMELYS & MURPHY, MATHEW GARLAND – 2450 NW 85 Avenue**
Section 9-31 – Proper maintenance required – Code Officer Carole Himmel
The residential property had overgrown grass and weeds.
34. Case 1027-2020 **MARQUEZ, DAIMELYS & MURPHY, MATHEW GARLAND – 2450 NW 85 Avenue**
Section 14-16(d) – Illegal parking – Code Officer Carole Himmel
The residential property has a vehicle and/or boat parked in the front and/or side lawn.
35. Case 1028-2020 **MARQUEZ, DAIMELYS & MURPHY, MATHEW GARLAND – 2450 NW 85 Avenue**
Section 16-165(h) – Plant material – Code Officer Carole Himmel
The residential property has sod missing in the front and side yards.

36. Case 1029-2020 **MARQUEZ, DAIMELYS & MURPHY, MATHEW GARLAND – 2450 NW 85 Avenue
Section 16-125 – Open storage, garbage and refuse – Code Officer Carole Himmel**
The residential property has outdoor storage in the front and side yard.
37. Case 1030-2020 **MARQUEZ, DAIMELYS & MURPHY, MATHEW GARLAND – 2450 NW 85 Avenue
Section 16-249(a)(3)(b) – Required signs – Code Officer Carole Himmel**
The residential property does not have address numbers displayed on the building and/or mailbox.
38. Case 1031-2020 **MARQUEZ, DAIMELYS & MURPHY, MATHEW GARLAND – 2450 NW 85 Avenue
Section 16-191(d)(7)(9) – Fences and hedges in residential districts
Code Officer Carole Himmel**
The residential property has a fence in disrepair.
39. Case 1032-2020 **MARQUEZ, DAIMELYS & MURPHY, MATHEW GARLAND – 2450 NW 85 Avenue
Section 16-111 – Swimming pool regulations – Code Officer Carole Himmel**
The residential property has a fence in disrepair and screens missing from the screen enclosure thus not providing a swimming pool safety barrier.
40. Case 1142-2020 **TAH 2017 – 2 BORROWER LLC – 9162 NW 26 Place
Section 14-16(d) – Illegal parking – Code Officer Carole Himmel**
The residential property has vehicles parking on the front lawn.
41. Case 1144-2020 **TAH 2017 – 2 BORROWER LLC – 9162 NW 26 Place
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Carole Himmel**
“*Moore and Sons Lawn Service & Landscaping*” is operating a business without first obtaining a Local Business Tax Receipt.
42. Case 1150-2020 **MOORE, KENNETH D – 2430 NW 87 Lane
Section 7-53 – Home occupations – Code Officer Carole Himmel**
The residential property has a commercial vehicle, a truck used in conjunction with “*Touch of Class Fencing*” parked at the property and also has outdoor storage of fencing materials in the front yard, driveway, swale & blocking the sidewalk.
43. Case 1151-2020 **MOORE, KENNETH D – 2430 NW 87 Lane
Section 9-51 – Junked or inoperative vehicles – Code Officer Carole Himmel**
The residential property has a vehicle with an expired tag.
44. Case 1152-2020 **MOORE, KENNETH D – 2430 NW 87 Lane
Section 16-125 – Open storage, garbage and refuse – Code Officer Carole Himmel**
The residential property has outdoor storage of fencing materials in the front yard, driveway, swale and blocking the sidewalk.
45. Case 1161-2020 **INVERRAMA SHOPPING PLAZA LLC
6010 West Oakland Park Boulevard – Common Area
Section 9-31(a)(1) – Proper maintenance required – Code Officer Lydia Walker**
The commercial property has trash and debris in the rear of the shopping center that is not contained inside of a dumpster.
46. Case 1166-2020 **INVERRAMA SHOPPING PLAZA LLC
6010 West Oakland Park Boulevard – Common Area
Section 16-125 – Open storage, garbage and refuse – Code Officer Lydia Walker**
The commercial property has a trailer and several items being stored in the rear of the plaza.

- 47. Case 1171-2020** **INVERRAMA SHOPPING PLAZA LLC**
6010 West Oakland Park Boulevard – Common Area
Section 16-125 – Open storage, garbage and refuse – Code Officer Lydia Walker
The commercial property has trash, recovered materials, garbage containers and other debris that is being left un-screened from the public view, in the rear of the property.
- 48. Case 1174-2020** **INVERRAMA SHOPPING PLAZA LLC**
6010 West Oakland Park Boulevard – Common Area
Section 4.7-1 – Recovered materials – Code Officer Lydia Walker
The commercial property has solid waste being mixed with recovered materials and the plaza is using a recovered materials hauler that is not registered with the City.
- 49. Case 1177-2020** **INVERRAMA SHOPPING PLAZA LLC**
6010 West Oakland Park Boulevard – Common Area
Section 16-142(b)(12) – Location, character and size – Code Officer Lydia Walker
The commercial property has wheel stops which have been removed in order to accommodate large trucks and the trash hauler, entering and exiting the parking lot.
- 50. Case 1180-2020** **INVERRAMA SHOPPING PLAZA LLC**
6010 West Oakland Park Boulevard – Common Area
Section 9-1 – Prohibited generally – Code Officer Lydia Walker
The commercial property has the rear of the shopping plaza very unsightly as to be a public nuisance to the surrounding area.
- 51. Case 1401-2020** **AAPA PROPERTIES LLC – 1201 NW 61 Avenue – Common Area**
Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs
The commercial property “*Shop & Save*” has the overall vehicular striping within the parking area which is worn and faded. Additionally, there is worn paving, missing control traffic signs, and broken pedestrian sidewalks.
- 52. Case 1402-2020** **AAPA PROPERTIES LLC – 1201 NW 61 Avenue – Common Area**
Section 16-164(a) – Maintenance – Code Officer Terrell McCombs
The commercial property “*Shop & Save*” has general landscape maintenance deficiencies on this site.
- 53. Case 1405-2020** **AAPA PROPERTIES LLC – 1209 NW 61 Avenue – Common Area**
Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs
The commercial property has the overall vehicular striping within the parking area which is worn and faded. Additionally, there is worn paving, missing control traffic signs, and broken interior pedestrian sidewalks.
- 54. Case 1406-2020** **AAPA PROPERTIES LLC – 1209 NW 61 Avenue – Common Area**
Section 16-164(a) – Maintenance – Code Officer Terrell McCombs
The commercial property has general landscape maintenance deficiencies on this site.

- 55. Case 1580-2020** **GERVASI, CIRINA M & GERVASI, JR., JOSEPH M – 9161 NW 24 Street**
Section 4-50(a)(b) – Registration – Code Officer Carole Himmel
On March 5, 2020 the respondents residing at this address allowed a pit bull dog, Abby to run at large without being properly muzzled. In accordance with Sunrise Police Report# 42-2003-010739, the pit bull dog, Abby, bit Myrda Najac and her dog, Shaggy, without provocation. The pit bull dog, Abby, is not registered with the City of Sunrise.
- 56. Case 1581-2020** **GERVASI, CIRINA M & GERVASI, JR., JOSEPH M – 9161 NW 24 Street**
Section 4-30 – Vicious dogs – Code Officer Carole Himmel
On March 5, 2020 the respondents residing at this address allowed a pit bull dog, Abby to run at large without being properly muzzled. In accordance with Sunrise Police Report# 42-2003-010739, the pit bull dog, Abby, bit Myrda Najac and her dog, Shaggy, without provocation.
- 57. Case 1582-2020** **GERVASI, CIRINA M & GERVASI, JR., JOSEPH M – 9161 NW 24 Street**
Section 4-49(a)(b) – Confinement – Code Officer Carole Himmel
On March 5, 2020 the respondents residing at this address allowed a pit bull dog, Abby to run at large without being properly muzzled. In accordance with Sunrise Police Report# 42-2003-010739, the pit bull dog, Abby, bit Myrda Najac and her dog, Shaggy, without provocation. The pit bull dog, Abby, is not registered with the City of Sunrise.
- 58. Case 1895-2020** **PINE ISLAND SHOPPING PLAZA AT SUNRISE II LLC – 8800 Springtree Lakes Drive**
Section 9-1 – Prohibited generally – Code Officer Maira Tarrau
The commercial property has become an eyesore for the area due to the following reasons:
- There is garbage around the property.
 - There are different types of vines growing on the external walls of the building.
 - The electrical box is uncovered.
 - There is a hole in the wall that needs to be covered.
- 59. Case 1914-2020** **FERGUSON REVOCABLE TRUST, SCOTT MICHAEL & FERGUSON, SCOTT M**
1038 NW 125 Avenue
Section 17-12 – Exterior standards – Code Officer Tyler Jones
The residential property has an unsanitary swimming pool.
- 60. Case 1986-2020** **MOUNT, JANET & TOWNHOUSES AT REDBRIDGE ASSOCIATION, INC.**
7836 NW 41 Street
Section 4-30 – Vicious dogs – Code Officer Maira Tarrau
As per Sunrise Police Report Case# 42-2006-023737, on June 24, 2020 Deborah Collura via land line reported that her neighbor’s brown/gray pit bull named Charlie, who is being harbored in the residential property ran out the front door of the residence and attached Mrs. Cullura’s Poodle dog by the right side of its shoulder and neck leaving a single puncture wound. Charlie was not on a leash but did have a collar. Mrs. Cullura also sustained some injuries.
- 61. Case 2237-2020** **JOSEPHSON, DENISE & MONTALVAN, DANIEL – 9570 NW 42 Court**
Section 16-11 – Swimming pool regulations – Code Officer Maira Tarrau
The residential property has a section of the rear side of the shadow wood fence that acts as a pool barrier missing.
- 62. Case 2248-2020** **SUNBLEST TOWNHOMES HOMEOWNERS ASSOCIATION, INC. – 4775 NW 89 Avenue**
Section 18-1(b) – Compulsory sidewalk construction and repair
Code Officer Maira Tarrau
The multi-residential property “*Sunblest Townhouses*” has the adjacent City sidewalk in a state of disrepair.

63. Case 2345-2020 **SHIRDEL, MORTEZA M – 4902 NW 91 Terrace**
Section 18-1(b) – Compulsory sidewalk construction and repair
Code Officer Maira Tarrau
The residential property has the adjacent City sidewalk in a state of disrepair
64. Case 2374-2020 **WILLIAMS, RICHARD ALLEN – 3270 NW 96 Avenue**
Section 16-125 – Open storage, garbage and refuse – Code Officer Arshaad Mohamed
The residential property has outdoor storage of various items.
65. Case 2375-2020 **WILLIAMS, RICHARD ALLEN – 3270 NW 96 Avenue**
Section 17-12(3) – Exterior standards – Code Officer Arshaad Mohamed
The residential property has a garage door that is not being maintained in a good working condition and is not weather tight or rodent proof.
66. Case 2394-2020 **DESIR, EMILE – 8424 NW 26 Place**
Section 7-27 – Persons required to obtain a local business tax receipt
Code Officer Arshaad Mohamed
“*South Florida Lawn & Tree Services, Inc.*” is operating a business without first obtaining a local business tax receipt.
67. Case 2421-2020 **ALLIANCE HOLDCO LLC – 4675 NW 103 Avenue**
Section 9-31 – Proper maintenance required – Code Officer Tyler Jones
The commercial property has overgrown grass and weed growth in excess of six (6) inches in height.
68. Case 2422-2020 **ALLIANCE HOLDCO LLC – 4675 NW 103 Avenue**
Section 16-125 – Open storage, garbage and refuse – Code Officer Tyler Jones
The commercial property has garbage and debris scattered throughout the property and swale.
69. Case 0111-2021 **BORELAND, HOWHYNE – 9361 NW 35 Manor**
Section 18-1(b) – Compulsory sidewalk and construction and repair
Code Officer Maira Tarrau
The residential property has the adjacent City sidewalk in a state of disrepair.
70. Case 0249-2021 **BELOUALHI, TOUFIK – 11350 NW 37 Place**
Section 9-31 – Proper maintenance required – Code Officer Tyler Jones
The residential property has overgrown grass and weed growth in excess of six (6) inches in height.
71. Case 0250-2021 **BELOUALHI, TOUFIK – 11350 NW 37 Place**
Section 9-51 – Junked or inoperative vehicles – Code Officer Tyler Jones
The residential property has a vehicle with an expired license plate in the driveway.
72. Case 0346-2021 **AAPA PROPERTIES LLC – 1201 NW 61 Avenue – Common Area**
Section 7-50 – Penalty – Code Officer Lydia Walker
The commercial property is “*AAPA Properties LLC*” is operating as a commercial lessor without first obtaining the required Local Business Tax Receipt from the City of Sunrise since 2016.
73. Case 0348-2021 **AAPA PROPERTIES LLC – 1209 NW 61 Avenue – Common Area**
Section 7-50 – Penalty – Code Officer Lydia Walker
The commercial property is “*AAPA Properties LLC*” is operating as a commercial lessor without first obtaining the required Local Business Tax Receipt from the City of Sunrise since 2016.

- 74. Case 0362-2021 SINGH, ALICIA – 2140 NW 61 Avenue**
Section 14-16(d) – Illegal parking – Code Officer Nosbel Pacio
The residential property has an illegally parked trailer in the swale, which is also devoid of grass under the trailer.
- 75. Case 0470-2021 BAKER 2004 TRUST, JEFFREY & BAKER, JEFFREY – 9753 NW 41 Street**
Section 18-1(b) – Compulsory sidewalk construction and repair
Code Officer Maira Tarrau
The residential property has the adjacent City sidewalk in a state of disrepair.
- 76. Case 0472-2021 BACHET, ESTATE OF, YOLANDA M – 9836 NW 41 Street**
Section 18-1(b) – Compulsory sidewalk construction and repair
Code Officer Maira Tarrau
The residential property has the adjacent City sidewalk in a state of disrepair.
- 77. Case 0648-2021 NISA WALRISE LLC – 10881 West Oakland Park Boulevard – Common Area**
Section 9-1 – Prohibited generally – Code Officer Lydia Walker
The commercial property has a dumpster enclosure which is dirty and the enclosure gates are being kept open. Also, the rear of the store has trash and debris that is not being removed.
- 78. Case 0678-2021 REYES, LUZ – 7621 NW 23 Street**
Section 4-30 – Vicious dogs – Code Officer Nicholas Rousseau
As per Sunrise Police Department Case# 42-2102-007091, On February 19, 2021, Friday afternoon, the respondent(s) owning, residing and/or visiting allowed a pit bull dog to run at large without being properly muzzled. In accordance with the reports, Ms. Anika Maybin had recently arrived home, while standing in her driveway, without provocation she was attacked by her neighbor's Pit Bull/Terrier mix dog.
- 79. Case 0679-2021 REYES, LUZ – 7621 NW 23 Street**
Section 4-49(a)(b) – Confinement – Code Officer Nicholas Rousseau
As per Sunrise Police Department Case# 42-2102-007091, On February 19, 2021, Friday afternoon, Ms. Anika Maybin had recently arrived home, while standing in her driveway, without provocation she was attacked by her neighbor's Pit Bull/Terrier mix dog. Ms. Maybin was bit on the right arm, where she suffered 2 small lacerations. Mr. Abraham Pino, the owner of the dog contacted by police, at which point, the dog was found to be secured inside the residence.
- 80. Case 0695-2021 CLENA INVESTMENTS INC – 8455 West Oakland Park Boulevard – Common Area**
Section 9-1 – Prohibited generally – Code Officer Lydia Walker
The commercial property has the dumpster enclosure which is full of trash and debris and the dumpster is being kept outside of the enclosure. There is trash on the property.
- 81. Case 0768-2021 KHAN, ESTATE OF, JOYCIE MOHAMMED – 3721 NW 118 Terrace**
Section 9-31 – Property maintenance required – Code Officer Tyler Jones
The residential property has overgrown grass and weed growth in excess of six (6) inches in height.
- 82. Case 0832-2021 SUNRISE LAND 10900 LLC – 10900 NW 52 Street**
Section 9-31 – Property maintenance required – Code Officer Tyler Jones
The commercial property has overgrown grass and weed growth in excess of six (6) inches in height.

REPEAT VIOLATIONS – CODE COMPLIANCE DIVISION

No Cases Scheduled

IMPOSITIONS OF FINE – BUILDING DIVISION

- 83. Case 15-2196** **NY INVESTMENT GROUP LLC – 11420 NW 29 PL**
Section 116 – Permit Required – Structural Inspector Aaron Silverman
The vacant residential property is partially destroyed and has a permit that expired prior to completion and a Certificate of Occupancy being issued. The structure has been deemed unsafe by the Building Official. The damage must be repaired and all of the necessary permits must be obtained from the Building Official.
(Reset from March 16, 2020)
- 84. Case 16-6031** **RIANO, AURA – 9370 Sunrise Lakes Boulevard Unit 201**
Section 105.1 – Permit required – Mechanical Inspector George Paraskis
The residential property installed an A/C without first obtaining the necessary permits from the Building Official.
(Reset from March 16, 2020)
- 85. Case 18-2822** **AW DUNWICH LLC – 8003 NW 28 Court**
Section 105.1 – Permit Required – Structural Inspector Jose Sadin
The residential property enclosed the garage without first obtaining the necessary permits from the Building Official.
(Reset from March 16, 2020)
- 86. Case 18-2823** **AW DUNWICH LLC – 8003 NW 28 Court**
Section 105.1 – Permit Required – Plumbing Inspector John Giunta
The residential property installed a water heater without first obtaining the necessary permits from the Building Official.
(Reset from March 16, 2020)
- 87. Case 18-2825** **AW DUNWICH LLC – 8003 NW 28 Court**
Section 105.1 – Permit Required – Electrical Inspector Angel Perez
The residential property did electrical work in the kitchen, and garage without first obtaining the necessary permits from the Building Official.
(Reset from March 16, 2020)
- 88. Case 18-4182** **COSTA, RAUL CASANOVA – 1601 NW 63 Avenue**
Section 105.1 – Permit Required – Structural Inspector Jose Sadin
The residential property enclosed the carport without first obtaining the necessary permits from the Building Official.
(Reset from March 16, 2020)
- 89. Case 19-1143** **ROSIERE, SCOTT – 8601 NW 24 Place**
Section 105.1 – Permit Required – Structural Inspector Jose Sadin
The residential property installed a wood fence without first obtaining the necessary permits from the Building Official.
(Reset from March 16, 2020)

FORMAL HEARING – BUILDING DIVISION

90. Case 18-3871 **ROGERS, SEAN MICHAEL & ROGERS, EVELYN MARIE – 9411 NW 20 Place**
Section 110.13.10 – Storm Shutters – Structural Inspector Jose Sadin
The residential property has covered window openings with hurricane protective devices. The devices must be removed within 15 days after a hurricane watch or the National Weather Service has terminated the warning.
(Reset from March 16, 2020)
91. Case 19-0517 **CTG INVESTMENT HOLDINGS 5150 LLC – 5150 NW 109 Avenue 4**
Section 105.1 – Permit Required – Structural Inspector Jose Sadin
The commercial property had interior demolition work done without first obtaining the necessary permits from the Building Official.
92. Case 19-2028 **MUSTAFA PROPERTIES, INC. – 3089 NW 64 Avenue**
Section 116 – Unsafe Structure – Structural Inspector Jose Sadin
The commercial property “*The Roses Botanica*” was found to have severe fire damage and the unit has been deemed unsafe by the Building Official. The damage must be repaired and all of the necessary permits must be obtained from the Building Official.
(Reset from March 16, 2020)
93. Case 19-2179 **CONDAPPA, SHARON – 9651 NW 24 Court**
Section 105.1 – Permit Required – Structural Inspector John Giunta
The residential property had a water heater installed without first obtaining the necessary permits from the Building Official.
94. Case 0035-2019 **FERGUSON REVOCABLE TRUST, SCOTT MICHAEL & FERGUSON, SCOTT M**
1038-NW 125 Avenue
Section 105.1 – Permit Required – Structural Inspector Jose Sadin
The residential property had a wood fence installed without first obtaining the necessary permits from the Building Official.
95. Case 0068-2019 **RAGHUBIR, ARUN P – 3005 NW 73 Avenue**
Section 105.1 – Permit Required – Structural Inspector Jose Sadin
The residential property built a structure in the backyard without first obtaining the necessary permits from the Building Official.
(Reset from March 16, 2020)
96. Case 0198-2019 **MASON, CAMILA GUERRERO– 6960 NW 24 Place**
Section 105.1 – Permit Required – Structural Inspector Jose Sadin
The residential property installed a wood fence without first obtaining the necessary permits from the Building Official.
(Reset from March 16, 2020)
97. Case 0250-2019 **MOORE, CHAD & STEPHANI – 11741 NW 42 Street**
Section 105.1 – Permit Required – Structural Inspector Jose Sadin
The residential property had windows installed without first obtaining the necessary permits from the Building Official.
98. Case 0256-2019 **RESTREPO, CARLOS & RESTREPO, NATASCHA – 207 Lakeside Drive**
Section 105.1 – Permit Required – Structural Inspector Jose Sadin
The residential property had interior alterations work done without first obtaining the necessary permits from the Building Official.

- 99. Case 0324-2019** **CARTER, STACEY L – 2830 NW 105 Lane**
Section 105.1 – Permit Required – Structural Inspector Jose Sadin
The residential property had a window installed without first obtaining the necessary permits from the Building Official.
- 100. Case 0473-2019** **CARTER, STACEY – 2830 NW 105 Lane**
Section 105.1 – Permit Required – Mechanical Inspector George Paraskis
The residential property had an A/C unit installed without first obtaining the necessary permits from the Building Official.
- 101. Case 0363-2019** **SARA-MAGINO, CARMEN M – 7570 Sunset Strip**
Section 105.1 – Permit Required – Structural Inspector Jose Sadin
The residential property had a wood fence installed without first obtaining the necessary permits from the Building Official.
- 102. Case 0535-2019** **FUTURE-4, LLC – 5600 NW 102 Avenue GH**
Section 105.1 – Permit Required – Structural Inspector Jose Sadin
The Commercial property had alteration work done in units G & H without first obtaining the necessary permits from the Building Official.
- 103. Case 0820-2019** **CATABOIS, JEAN FRANTZ & CATABOIS, OGE FRANCK & CATABOIS, ROSE NAHOMI – 2220 NW 60 Avenue**
Section 105.1 – Permit Required – Mechanical Inspector George Paraskis
The residential property had multiple A/C wall units installed without first obtaining the necessary permits from the Building Official.
- 104. Case 0854-2019** **GRAVENSTRETER, JEFFREY P & GRIMSTEAD, JACQUELYN T**
2440 NW 101 Terrace
Section 105.1 – Permit Required – Structural Inspector Jose Sadin
The residential property had a wood fence installed without first obtaining the necessary permits from the Building Official.
- 105. Case 0856-2019** **LIFE STORAGE LP – 10171 NW 53 Street**
Section 105.1 – Permit Required – Structural Inspector Jose Sadin
The commercial property had interior alterations work done, walls were added to separate unit 10171 from 10181, without first obtaining the necessary permits from the Building Official.
- 106. Case 0879-2019** **BATISTA, CARLOS A – 2425 NW 87 Lane**
Section 105.1 – Permit Required – Structural Inspector Jose Sadin
The residential property had a fence installed without first obtaining the necessary permits from the Building Official.
- 107. Case 0029-2020** **LE CHATEAU CONDOMINIUM ASSOCIATION, INC. – 3100 North Pine Island Road**
Section 105.1 – Permit Required – Chief Electrical Inspector Angel Perez
The multi-family residential property had a fire alarm communication panel installed in the electrical room of the first floor without first obtaining the necessary permits from the Building Official.
- 108. Case 0094-2020** **ELIPHAT, CHARLES & JOSEPH, MARIE – 6100 NW 17 Court**
Section 105.1 – Permit Required – Structural Inspector Jose Sadin
The residential property had a fence installed without first obtaining the necessary permits from the Building Official.

109. Case 0106-2020 **COLE, LIVING TRUST, LOREN ROBERT & COLE, TRUSTEE, LOREN & BETTY A**
1751 NW 136 Avenue
Section 105.1 – Permit Required – Structural Inspector Jose Sadin
The commercial property had interior alteration work done without first obtaining the necessary permits from the Building Official. The work included but is not limited to:

- Fire rated ceilings compromised
- Fire rated walls removed and others compromised
- Non-fire rated walls removed
- Electrical work done throughout the unit
- A section of the mezzanine was demolished
- Drywall installed on fire rated walls and non-fire rated walls
- Ductwork installed
- Compressed air system installed
- The urinal and the service sink were demolished from the men’s bathroom
- A water cooler and the eye wash station were removed from the garage side wall of the men’s water closet

110. Case 0108-2020 **PINE ISLAND SHOPPING PLAZA AT SUNRISE LLC – 4513 North Pine Island Road**
Section 105.1 – Permit Required – Mechanical Inspector George Paraskis
The commercial property had a vent installed without first obtaining the necessary permits from the Building Official.

111. Case 0161-2020 **SUNRISE ON THE GREEN LLC – 4007 North University Drive #207**
Section 105.1 – Permit Required – Structural Inspector Jose Sadin
The residential property had interior demolition work done, to include walls, electrical and plumbing without first obtaining the necessary permits from the Building Official.

112. Case 0162-2020 **SARAH SJ LLC – 4007 North University Drive #208**
Section 105.1 – Permit Required – Structural Inspector Jose Sadin
The residential property had interior demolition work done, to include walls, electrical and plumbing without first obtaining the necessary permits from the Building Official.

REDUCTIONS OF FINE – BUILDING DIVISION

113. Case 17-2606 **JONES, ALAN R – 9340 NW 32 Street**
Section 105.1 – Permit Required – Structural Inspector Jose Sadin
The residential 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.

114. Case 18-2930 **SELMED INVESTMENT GROUP, LLC - 8358 West Oakland Park Boulevard**
Section 105.1 – Permit Required – Structural Inspector Jose Sadin
The commercial property installed a wood fence, without first obtaining the necessary permits from the Building Official.

115. Case 19-1586 **JOSEPH, BLEMIR & MARILENE – 6241 NW 12 Court**
Section 105.1 – Permit required – Structural Inspector Jose Sadin
The residential property installed new shutters without first obtaining the necessary permits from the Building Official.

REDUCTIONS OF FINE – CODE COMPLIANCE DIVISION

- 116. Case 09-2664** **SELMED INVESTMENT GROUP, LLC - 8358 West Oakland Park Boulevard**
Section 16-164(a) – Maintenance – Code Officer Terrell McCombs
The commercial property has gaps in the pattern of trees on the property. The property was completed in 1982, which was prior to a formal landscape plan being required. The property must comply with the minimum landscape requirements of article 7 of ordinance 212, which was in place from September of 1972 until April of 1982.
- 117. Case 09-2665** **SELMED INVESTMENT GROUP, LLC - 8358 West Oakland Park Boulevard**
Section 16-164(a) – Maintenance – Code Officer Terrell McCombs
The commercial property has large dry areas, broken pipes, and missing heads that indicate that the irrigation system is not fully functional.
- 118. Case 09-2666** **SELMED INVESTMENT GROUP, LLC - 8358 West Oakland Park Boulevard**
Section 16-167 – City initiated tree removal on private property
Code Officer Terrell McCombs
The commercial property has one pongam tree on the east parking lot perimeter needs to be removed and replaced.
- 119. Case 17-1079** **SELMED INVESTMENT GROUP LLC – 8358 West Oakland Park Boulevard 202E**
Section 7-50 – Penalty – Code Officer Carole Himmel
The Local Business Tax Receipt for “*Professional Opportunities Pro*”, BTR#16-19746 has not been renewed.
- 120. Case 17-1082** **SELMED INVESTMENT GROUP LLC – 8358 West Oakland Park Boulevard 202K**
Section 7-50 – Penalty – Code Officer Carole Himmel
The Local Business Tax Receipt for “*Selmed Investments Group*”, BTR#16-19201 & 16-23041 has not been renewed.
- 121. Case 18-0757** **SELMED INVESTMENT GROUP LLC – 8358 West Oakland Park Boulevard**
Section 16-167 – City-initiated tree removal on private property
Code Officer Terrell McCombs
The commercial property “*Selmed Investment Group Offices*” has four (4) mature dead trees. One (1) canopy tree fell and damaged the east neighboring concrete fence. The other three (3) feature Royal palm trees have died and are along the south property line next to a residential landscape buffer.
- 122. Case 18-0758** **SELMED INVESTMENT GROUP LLC – 8358 West Oakland Park Boulevard**
Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs
The commercial property “*Selmed Investment Group Offices*” has the vehicular parking area which was recently seal coated and re-stripped without first obtaining City Planning and City Engineering approvals.
- 123. Case 18-0759** **SELMED INVESTMENT GROUP LLC – 8358 West Oakland Park Boulevard**
Section 16-164(a) – Maintenance – Code Officer Terrell McCombs
The commercial property “*Selmed Investment Group Offices*” has a number of landscape maintenance issues that include standing dead palm tree, dead tree branches, and plants and sod that have died.
- 124. Case 13-2802** **RAMSEY, FERLESHALL, A – 2251 NW 60 Avenue**
Section 17-12(a) – Exterior standards – Code Officer Nicholas Rousseau
The residential property has an asphalt driveway in disrepair.

- 125. Case 15-2381** **AI COMMERCIAL GROUP LLC – 1100 Sunset Strip 1**
New Owner: 1100 SUNSET STRIP LLC
Section 7-50 – Penalty – Code Officer Nicholas Rousseau
The commercial property “*Celebrate Life with a Midwife*”, did not renew the local business tax receipt #14-16458.
- 126. Case 17-1066** **AI COMMERCIAL GROUP LLC – 1108 Sunset Strip 18**
New Owner: 1100 SUNSET STRIP LLC
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Nicholas Rousseau
“*Fresh Fits Clothing Inc.*” is operating a business without a Local Business Tax Receipt.
- 127. Case 0842-2019** **ZWICK, KATHLEEN ESTATE OF – 9360 NW 43 Street**
New Owner: GERVASE, JOSEPH
Section 17-12(7) – Exterior standards – Code Officer Maira Tarrau
The non-occupied residential property has the roof, which is not structurally sound. The soffit and fascia are in an advanced state of decay with holes and both are covered by mildew.

STATUS HEARINGS – CODE COMPLIANCE DIVISION

- 128. Case 18-3635** **VILLAS DE TUSCANY CONDOMINIUM ASSOCIATION, INC**
701-785 SW 148 Avenue
Section 16-164(b) – Maintenance – Code Officer Terrell McCombs
The multi-family residential property “Villas De Tuscany” has deficiencies from the City Approved Landscape Plans. **(Reset from June 15, 2020)**
- 129. Case 18-3637** **VILLAS DE TUSCANY CONDOMINIUM ASSOCIATION, INC**
701-785 SW 148 Avenue
Section 16-164(a) – Maintenance – Code Officer Terrell McCombs
The multi-family residential property “Villas De Tuscany” has a number of landscape maintenance issues that include dead, missing trees and plants that died from lack of general landscape maintenance issues. **(Reset from June 15, 2020)**

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.