

# Community Enhancement and Code Compliance

1601 NW 136 Ave, Bldg. A, Sunrise FL, 33323

Phone: (954) 572-2344



## SPECIAL MAGISTRATE HEARING AGENDA

August 16, 2021

2:00 PM

### CALL TO ORDER

### IMPOSITION OF FINES – CODE COMPLIANCE DIVISION

- 1. Case 18-3184**      **JANKE, STEFAN & CHRISTA – 2575 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.
- 2. 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. **Continued from 7-19-21**
- 3. 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.
- 4. 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.
- 5. 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.
- 6. 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.

- 7. 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.
- 8. 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.
- 9. 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.
- 10. 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.
- 11. 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.
- 12. 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.
- 13. 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.
- 14. 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.
- 15. 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.

- 16. 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 is very unsightly as to be a public nuisance to the surrounding area.
- 17. 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.
- 18. 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.
- 19. 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.
- 20. 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.
- 21. 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.
- 22. 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.
- 23. 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.
- 24. 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.
- 25. 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.
- 26. 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.

27. **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.
28. **Case 1405-2020**     **AAPA PROPERTIES LLC – 1209 Sunset Strip – 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.
29. **Case 1406-2020**     **AAPA PROPERTIES LLC – 1209 Sunset Strip – Common Area**  
**Section 16-164(a) – Maintenance – Code Officer Terrell McCombs**  
The commercial property has general landscape maintenance deficiencies on this site.
30. **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.
31. **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.
32. **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.
33. **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.
34. **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.
35. **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.
36. **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.

37. 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.
38. 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.
39. 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.
40. 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.
41. 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.

#### **FORMAL HEARINGS – CODE COMPLIANCE DIVISION**

42. Case 0082-2020 **AMERICANA OAK LLC – 3800 North University Drive – Common Area**  
**Section 17-12 – Exterior standards – Code Officer Maira Tarrau**  
The commercial property “*Americana Oak Plaza*” has the walkways around the main building in a state of disrepair, which is evident by the cracks, holes, dislodgement in several parts and discoloration of the paint around the structure.
43. Case 0688-2020 **AMERICANA OAK LLC – 3856 North University Drive**  
**Section 17-12(6) – Exterior standards – Code Officer Terrell McCombs**  
The commercial property “*Americana Oak Plaza*” has mold and mildew, stains, grease, discoloration from faded worn paint on the exterior surface of the building, walls, walks dumpster enclosure and roof tiles.

- 44. Case 0689-2020**     **AMERICANA OAK LLC – 3856 North University Drive**  
**Section 9-18 – Prohibited acts – Code Officer Terrell McCombs**  
The commercial property “*Americana Oak Plaza*” has become an eyesore for the area due to the following:
- The Overall building complex is not being maintained in an acceptable condition with covered blue tent awnings in faded, poor, tattered and shredded condition, which is visible from the public street.
  - The building structure is covered by mildew on several areas and should be re-painted.
  - There is garbage and debris including dead tree stumps, tree limbs, trash and scattered debris all around the property
  - The building has odors emanating from fowl birds around the entire site. All dumpster enclosure areas have many birds that excrete feces around the dumpster and vehicular area. Also, nesting pigeons are excreting feces from the roof overhang, in which the blue awnings have dripping feces visible from the vehicular area. Many ducks are currently nesting along the public building elevation inside the landscape beds, with feces on the inside building walkway
  - There is a bee nest along the North front elevation building, that is facing North University Drive. Bees are swarming from the front roof open beam.
  - There are hanging metal screening, that is not attached to the building fascia, rotten wood beam and deteriorating wood along the building elevation which needs to be removed.
- 45. Case 1220-2020**     **AMERICANA OAK LLC – 3800 North University Drive – Common Area**  
**Section 9-18 – Prohibited acts – Code Officer Lydia Walker**  
The commercial property “*Americana Oak Plaza*” has dumpster enclosures which are so dirty they constitute a public nuisance.
- 46. Case 2242-2020**     **AMERICANA OAK LLC – 3800 North University Drive – Common Area**  
**Section 17-12 – Exterior standards – Code Officer Maira Tarrau**  
The commercial property “*Americana Oak Plaza*” has the roof in a state of disrepair which is evident by the rotten beams and wood on the soffit, there is leaks in several units, roof tiles are missing and/or broken in several parts, the roof is bent in several parts and there is mildew long the roof in the walkways.
- 47. Case 0647-2021**     **AMERICANA OAK LLC – 3800 North University Drive – Common Area**  
**Section 9-31(a)(1) – Proper maintenance required – Code Officer Maira Tarrau**  
The commercial property “*Americana Oak Plaza*” has garbage and refuse all over the parking lot especially around the garbage containers and the swale area.
- 48. Case 0635-2021**     **AMERICANA OAK LLC – 3802 North University Drive**  
**Section 16-112 – Outdoor restaurant seating areas – Code Officer Maira Tarrau**  
The business known as “*Velvet Lounge and Café*” has created an outdoor lounge seating area without first obtaining the required permits and approval from the Community Development Department.
- 49. Case 0636-2121**     **AMERICANA OAK LLC – 3802 North University Drive**  
**Section 16-31(g) – Site plan – conformity required – Code Officer Maira Tarrau**  
The business known as “*Velvet Lounge and Café*” has installed a fence around the landscaping feature in front of the building without the required approval from the Planning and Engineering Divisions.

- 50. Case 0646-2021 AMERICANA OAK LLC – 3802 North University Drive**  
**Section 16-138 – Exterior building color – Code Officer Maira Tarrau**  
The business known as “*Velvet Lounge and Café*” has changed the exterior color of the building without the required approval from the Planning and Engineering Divisions.
- 51. Case 01107-2021 AMERICANA OAK LLC – 3802 North University Drive**  
**Section 16-153 – Valet and preferred parking – Code Officer Maira Tarrau**  
The business known as “*Velvet Lounge and Café*” is providing valet parking services without a Local Business Tax Receipt and required permit from the Planning and Engineering Divisions.
- 52. Case 1109-2021 AMERICANA OAK LLC – 3802 North University Drive**  
**Section 16-78 – Master business list – Code Officer Maira Tarrau**  
The business known as “*Velvet Lounge and Café*” is conducting a mobile car wash business as part of its services to patrons which is a non-permitted use for businesses in district #3.
- 53. Case 1115-2021 AMERICANA OAK LLC – 3802 North University Drive**  
**Section 16-248 – Prohibited signs – Code Officer Maira Tarrau**  
The business known as “*Velvet Lounge and Café*” has covered the total area of all windows with signs.
- 54. 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.  
**Continued from 7-19-21**
- 55. 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.  
**Continued from 7-19-21**
- 56. Case 0197-2021 BILU ASSOCIATION LLC – 7738 NW 44 Street – Common Area**  
**Section 16-78(c)(1) – Business districts – Code Officer Maira Tarrau**  
The athletic club “*The Camp Transformation Center*” is performing out outdoor activities like running.
- 57. Case 1099-2021 BILU ASSOCIATION LLC – 7738 NW 44 Street – Common Area**  
**Section 9-31(a)(1) – Proper maintenance required – Code Officer Lydia Walker**  
The commercial property “*Lincoln Park Plaza*” has garbage overflowing from the dumpsters out into the enclosure and into the alley, unbagged wet food garbage, dumpsters outside of their enclosures which are overflowing with trash and debris and general filth.
- 58. Case 1118-2021 BILU ASSOCIATION LLC – 7738 NW 44 Street – Common Area**  
**Section 16-147 – Parking of commercial vehicles – Code Officer Maira Tarrau**  
The commercial property “*Lincoln Park Plaza*” has commercial vehicles parked in the parking areas in front and rear of the plaza, including but not limited to U-Haul rental vehicles, box trucks of all sizes some of them without current tags, buses, trailers and semi-truck trailers, food trailers, storage tank trailers, etc.

- 59. Case 1119-2021 BILU ASSOCIATION LLC – 7738 NW 44 Street – Common Area**  
**Section 9-31 – Proper maintenance required – Code Officer Maira Tarrau**  
The commercial property “Lincoln Park Plaza” has garbage and refuse all over the property especially the landscaping areas by the west and east side of the property, parking lot, rear side of the property including the bank canal and around garbage enclosure.
- 60. Case 1121-2021 BILU ASSOCIATION LLC – 7738 NW 44 Street – Common Area**  
**Section 16-125 – Open storage, garbage and refuse – Code Officer Maira Tarrau**  
The commercial property “Lincoln Park Plaza” has an open storage of materials, equipment’s and supplies in the front and rear side of the property including but not limited to shipping containers, pile of construction bricks and other construction materials and vehicles.
- 61. Case 1124-2021 BILU ASSOCIATION LLC – 7738 NW 44 Street – Common Area**  
**Section 17-12(6) – Exterior standards – Code Officer Maira Tarrau**  
The commercial property “Lincoln Park Plaza” has the façade of the building is a state of disrepair which is evident by the discoloration and blemishes of the paint in several areas, long with the peeling of the paint.
- 62. Case 1126-2021 BILU ASSOCIATION LLC – 7738 NW 44 Street – Common Area**  
**Section 9-51 – Junked or inoperative vehicles – Code Officer Maira Tarrau**  
The commercial property “Lincoln Park Plaza” has several inoperative vehicles parked throughout the property some with expired license plates and some without a license plate at all.
- 63. Case 1127-2021 BILU ASSOCIATION LLC – 7738 NW 44 Street – Common Area**  
**Section 16-248 – Prohibited signs – Code Officer Maira Tarrau**  
The commercial property “Lincoln Park Plaza” has prohibited signs all over the plaza, including banners, snipe and A signs, a trailer promoting an auto repair business, etc.
- 64. Case 1128-2021 BILU ASSOCIATION LLC – 7738 NW 44 Street – Common Area**  
**Section 17-12(9) – Exterior standards – Code Officer Maira Tarrau**  
The commercial property “Lincoln Park Plaza” has the private sidewalk inside the plaza in a state of disrepair. The sidewalk is cracked in several parts, has holes and it is not uniformly painted.
- 65. Case 1129-2021 BILU ASSOCIATION LLC – 7738 NW 44 Street – Common Area**  
**Section 6-37 – Waterways / obstruction of drainage canals – Code Officer Maira Tarrau**  
The commercial property “Lincoln Park Plaza” has the canal behind the property is not being maintained of obstruction. There is an accumulation of garbage and debris creating a large and thick mat on the surface that restricts the water flow. In addition, there are plants growing in the canal bank, their branches need to be removed from the waterways.
- 66. Case 1130-2021 BILU ASSOCIATION LLC – 7738 NW 44 Street – Common Area**  
**Section 9-1 – Prohibited generally – Code Officer Maira Tarrau**  
The commercial property “Lincoln Park Plaza” has become an eyesore for the following reasons:
- There is stagnant water accumulated in the back of the property.
  - There is a flock of birds around the garbage containers at all times during day hours.
  - There is a blue tarp on the roof of one of the units in the back of the property.
  - There is mildew covering the external walls and the concrete decks in the back of the property.
  - There is mildew growing in the canopies on front of the property
  - The paint in the concrete base for the handicap signs is peeling off the surface.
  - There are shopping carts in the back of the plaza collecting garbage.



- 67. Case 1204-2021**     **SUNPOINTE SPRINGS CONDOMINIUM ASSOCIATION, INC.**  
**7601 NW 42 Place – Common Area**  
**Section 6-37 – Waterways / obstruction of drainage canals – Code Officer Maira Tarrau**  
The multi-residential property has the canal around the property not being maintained free of obstruction as required by the City of Sunrise Code. There is an accumulation of garbage and debris that creates a mat on the surface that restricts the water flow. In addition, there are plants growing in the canal bank, their branches need to be removed out of the waterways and disposed.
- 68. Case 0235-2020**     **FNJS6560 LLC – 6560 NW 24 Place**  
**Section 16-172(o)(1) – Tree preservation – Code Officer Terrell McCombs**  
The residential property has one mature Royal poinciana tree which was recently cut down in the front yard without first obtaining the required tree removal permits.
- 69. 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.  
Continued from 7-19-21
- 70. 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.
- 71. Case 0812-2020**     **NORTHWOOD AT SUNRISE LAKES HOMEOWNERS’ ASSOCIATION, INC**  
**2640 North Nob Hill Road**  
**Section 18-1(b) – Compulsory sidewalk construction and repair – Code Officer Tyler Jones**  
The commercial property has the adjacent City sidewalk which has multiple areas in violation of the minimum review standards.
- 72. Case 2156-2020**     **WELLEBY SPRINGS HOMEOWNERS ASSOCIATION, INC. – NW 42 Street**  
**Section 18-1(b) – Compulsory sidewalk construction and repair**  
**Code Officer Maira Tarrau**  
The multi-residential property has the adjacent sidewalk in a state of disrepair.
- 73. Case 2162-2020**     **WELLEBY SPRINGS HOMEOWNERS ASSOCIATION, INC. – 9400 NW 42 Street – Pool**  
**Section 18-1(b) – Compulsory sidewalk construction and repair**  
**Code Officer Maira Tarrau**  
The multi-residential property has the adjacent sidewalk in a state of disrepair.
- 74. Case 0553-2021**     **KRICHBAUM, MICHELLE MARIE & MARTINEZ, MARIO – 4321 NW 93 Way**  
**Section 18-1(b) – Compulsory sidewalk construction and repair**  
**Code Officer Maira Tarrau**  
The residential property as the adjacent City sidewalk in a state of disrepair.
- 75. Case 0625-2021**     **BOWER, IRENE & OLKOWSKI, RYAN – 9381 NW 41 Place**  
**Section 18-1(b) – Compulsory sidewalk construction and repair**  
**Code Officer Maira Tarrau**  
The residential property as the adjacent City sidewalk in a state of disrepair.

- 76. Case 0670-2021 CABALLERO, ANGELICA & INDELEBILIS LLC – 3635 NW 99 Terrace #8B**  
**Section 4-30 – Vicious dogs – Code Officer Maira Tarrau**  
Per Sunrise Police Department report# 42-2102-007645 and Broward Animal Care Services Card# A21-127478-1, on February 20, 2021, Saturday afternoon the Respondent(s) owning, residing and/or visiting 3635 NW 99 Terrace allowed a Pit Bull dog to run at large without being muzzled. In accordance with the reports Mr. Pierre’s son was walking the family dog a German Shepherd when a brown Pit Bull dog from down the block ran loose towards Mr. Pierre’s son and his dog and attacked the German Shepherd without provocation.
- 77. Case 0671-2021 CABALLERO, ANGELICA & INDELEBILIS LLC – 3635 NW 99 Terrace #8B**  
**Section 4-50(a)(b) – Registration – Code Officer Maira Tarrau**  
Per Sunrise Police Department report# 42-2102-007645 and Broward Animal Care Services Card# A21-127478-1, on February 20, 2021, Saturday afternoon Mr. Pierre’s son was walking the family dog a German Shepherd when a brown Pit Bull dog from down the block ran loose towards Mr. Pierre’s son and his dog and attacked the German Shepherd without provocation.
- 78. Case 0672-2021 CABALLERO, ANGELICA & INDELEBILIS LLC – 3635 NW 99 Terrace #8B**  
**Section 4-49(a)(b) – Confinement – Code Officer Maira Tarrau**  
Per Sunrise Police Department report# 42-2102-007645 and Broward Animal Care Services Card# A21-127478-1, on February 20, 2021, Saturday afternoon Mr. Pierre’s son was walking the family dog a German Shepherd when a brown Pit Bull dog from down the block ran loose towards Mr. Pierre’s son and his dog and attacked his dog without provocation. The Pit Bull bit the German Shepherd in the arm pit and the head. Mr. Pierre advised that an unknown male grabbed the Pit Bull off the German Shepherd and returned to 3635 NW 99 Terrace.
- 79. Case 0758-2021 WILLIAMS, RODANE – 9361 NW 43 Manor**  
**Section 18-1(b) – Compulsory sidewalk construction and repair**  
**Code Officer Maira Tarrau**  
The residential property as the adjacent City sidewalk in a state of disrepair.
- 80. Case 0872-2021 B & D LLC – 12603 West Sunrise Boulevard**  
**Section 16-150 – Lighting requirements – Code Officer Nosbel Pacio**  
The commercial property has insufficient or defective lighting that shall operate in open parking area from dusk to dawn.
- 81. Case 0900-2021 SOUVANNASY, VANKHAM – 9380 NW 36 Place**  
**Section 16-191(d)(7)(9) – Fences and hedges in residential districts**  
**Code Officer Maira Tarrau**  
The residential property has a wood shadow fence which is in a general state of decay. The fence is not firmly affixed to the ground and it is leaning towards the sidewalk, dead vines are covering portions of the fence, there are broken slabs, mildew is covering the fence, plants are growing among the fence, which has made the fence unsightly and unsafe.
- 82. Case 0901-2021 SOUVANNASY, VANKHAM – 9380 NW 36 Place**  
**Section 16-191(a)(1)(2)(3) – Fences and hedges in residential districts**  
**Code Officer Maira Tarrau**  
The residential property has hedges which are growing over the sidewalk which constitutes a hazard.
- 83. Case 0902-2021 SOUVANNASY, VANKHAM – 9380 NW 36 Place**  
**Section 18-1(b) – Compulsory sidewalk construction and repair**  
**Code Officer Maira Tarrau**  
The residential property has the adjacent City sidewalk which is covered in mildew and it causing an eyesore.

- 84. Case 0903-2012**     **SOUVANNASY, VANKHAM – 9380 NW 36 Place**  
**Section 16-125 – Open storage, garbage and refuse – Code Officer Maira Tarrau**  
The residential property has an open storage of different items in the driveway, including but not limited to patio furnishes, plastic containers of different sizes and materials, plastic blue containers filed up with items, several tires, coolers, stands etc. which all constitutes an eyesore.
- 85. Case 1042-2021**     **USPA SUNRISE WEST LLC – 9010 West Commercial Boulevard – Common Area**  
**Section 7-27 – Persons required to obtain a local business tax receipt**  
**Code Officer Maira Tarrau**  
The commercial property “Sunrise West Plaza” is operating without first obtaining or transferring the required local commercial lessor business tax receipt since 2017.
- 86. Case 1222-2021**     **3989 CWELT-2007 LLC – 3989 NW 94 Avenue**  
**Section 9-1 – Prohibited generally – Code Officer Tyler Jones**  
The residential property has become a public nuisance. Since the rescue of several dozen felines both alive and deceased, the uncleaned feces and urine left behind has created an offensive and obnoxious odor contributing to this public nuisance.
- 87. Case 1223-2021**     **3989 CWELT-2007 LLC – 3989 NW 94 Avenue**  
**Section 17-12(3) – Exterior standards – Code Officer Tyler Jones**  
The residential property has become a public nuisance. Since the rescue of several dozen felines both alive and deceased, numerous windows have been left open and the uncleaned feces and urine left behind have created an offensive and obnoxious order attracting numerous rodents and flies.
- 88. Case 1224-2021**     **3989 CWELT-2007 LLC – 3989 NW 94 Avenue**  
**Section 9-32 – Littering; depositing refuse – Code Officer Tyler Jones**  
The residential property has garbage and debris scattered throughout the property.

**REPEAT VIOLATIONS – CODE COMPLIANCE DIVISION**

No Cases Scheduled

**IMPOSITIONS OF FINE – BUILDING DIVISION**

- 89. 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.  
Continued from 7-19-21
- 90. 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.
- 91. 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.

- 92. 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.
- 93. 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.
- 94. 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.
- 95. 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.
- 96. 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.
- 97. Case 0256-2019**      **RESTREPO, CARLOS & RESTREPO, NATASCHA – 207 Lakeside Circle**  
**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.
- 98. 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.
- 99. 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.
- 100. 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.
- 101. 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.

- 102. 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.
- 103. 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.
- 104. 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.
- 105. 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.
- 106. 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

**FORMAL HEARING – BUILDING DIVISION**

- 107. Case 0455-2019 WATER BRIDGE 4 ASSOCIATION, INC – 5945 Del Lago Circle – Building 4**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
 The property has exceeded the 90-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on August 7, 2019, and compliance was required by November 4, 2019.

- 108. Case 0463-2019 WATER BRIDGE 5 ASSOCIATION, INC – 5935 Del Lago Circle – Building 5**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 90-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on August 8, 2019, and compliance was required by November 4, 2019.
- 109. Case 0445-2020 WATER BRIDGE 6 ASSOCIATION, INC – 5985 Del Lago Circle**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 180-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires the deficiencies identified in the 40 Year Safety Inspection Certification Form(s) to be repaired and re-inspected by a professional engineer or registered architect within 180 days of the Building Safety Inspection Report date. The Building Safety Inspection Certification Form was dated September 16, 2019. Required repairs should have been completed by March 13, 2020.
- 110. Case 0446-2020 WATER BRIDGE 6 ASSOCIATION, INC – 6005 Del Lago Circle – Building 6**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 180-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires the deficiencies identified in the 40 Year Safety Inspection Certification Form(s) to be repaired and re-inspected by a professional engineer or registered architect within 180 days of the Building Safety Inspection Report date. The Building Safety Inspection Certification Form was dated September 16, 2019. Required repairs should have been completed by March 13, 2020.
- 111. Case 0639-2019 PAYNE, DARRYL B – 5990 NW 15 Street**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 90-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on August 27, 2019, and compliance was required by November 26, 2019.
- 112. 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.
- 113. Case 0161-2020 SUNRISE ON THE GREEN LLC & SUNRISE ON THE GREEN CONDOMINIUM ASSOCIATION INC. - 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.  
**Continued from 7-19-21**
- 114. Case 0162-2020 SARAH SJ LLC & SUNRISE ON THE GREEN CONDOMINIUM ASSOCIATION, INC. - 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.  
**Continued from 7-19-21**

- 115. Case 1110-2020 NORTH LAKE TOWNHOMES CONDOMINIUM ASSOCIATION, INC**  
**10791-10799 NW 30 Place – Building All**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 180-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires the deficiencies identified in the 40 Year Safety Inspection Certification Form(s) to be repaired and re-inspected by a professional engineer or registered architect within 180 days of the Building Safety Inspection Report date. The Building Safety Inspection Certification Form was dated November 26, 2019. Required repairs should have been completed by May 24, 2020.
- 116. Case 1598-2020 NORTH LAKE TOWNHOMES CONDOMINIUM ASSOCIATION, INC**  
**10850-10858 NW 30 Place – Building All**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 180-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires the deficiencies identified in the 40 Year Safety Inspection Certification Form(s) to be repaired and re-inspected by a professional engineer or registered architect within 180 days of the Building Safety Inspection Report date. The Building Safety Inspection Certification Form was dated November 26, 2019. Required repairs should have been completed by May 24, 2020.
- 117. Case 1602-2020 NORTH LAKE TOWNHOMES CONDOMINIUM ASSOCIATION, INC**  
**10750-10758 NW 30 Place – Building All**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 180-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires the deficiencies identified in the 40 Year Safety Inspection Certification Form(s) to be repaired and re-inspected by a professional engineer or registered architect within 180 days of the Building Safety Inspection Report date. The Building Safety Inspection Certification Form was dated November 26, 2019. Required repairs should have been completed by May 24, 2020.
- 118. Case 1605-2020 NORTH LAKE TOWNHOMES CONDOMINIUM ASSOCIATION, INC**  
**10830-10838 NW 30 Place – Building All**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 180-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires the deficiencies identified in the 40 Year Safety Inspection Certification Form(s) to be repaired and re-inspected by a professional engineer or registered architect within 180 days of the Building Safety Inspection Report date. The Building Safety Inspection Certification Form was dated November 26, 2019. Required repairs should have been completed by May 24, 2020.
- 119. Case 1608-2020 NORTH LAKE TOWNHOMES CONDOMINIUM ASSOCIATION, INC**  
**10863-10869 NW 30 Place – Building All**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 180-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires the deficiencies identified in the 40 Year Safety Inspection Certification Form(s) to be repaired and re-inspected by a professional engineer or registered architect within 180 days of the Building Safety Inspection Report date. The Building Safety Inspection Certification Form was dated November 26, 2019. Required repairs should have been completed by May 24, 2020.

- 120. Case 1609-2020 NORTH LAKE TOWNHOMES CONDOMINIUM ASSOCIATION, INC**  
**10841-10849 NW 30 Place – Building All**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 180-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires the deficiencies identified in the 40 Year Safety Inspection Certification Form(s) to be repaired and re-inspected by a professional engineer or registered architect within 180 days of the Building Safety Inspection Report date. The Building Safety Inspection Certification Form was dated November 26, 2019. Required repairs should have been completed by May 24, 2020.
- 121. Case 1611-2020 NORTH LAKE TOWNHOMES CONDOMINIUM ASSOCIATION, INC**  
**10880-10884 NW 30 Place – Building All**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 180-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires the deficiencies identified in the 40 Year Safety Inspection Certification Form(s) to be repaired and re-inspected by a professional engineer or registered architect within 180 days of the Building Safety Inspection Report date. The Building Safety Inspection Certification Form was dated November 26, 2019. Required repairs should have been completed by May 24, 2020.
- 122. Case 1614-2020 NORTH LAKE TOWNHOMES CONDOMINIUM ASSOCIATION, INC**  
**2930-2936 NW 109 Avenue – Building All**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 180-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires the deficiencies identified in the 40 Year Safety Inspection Certification Form(s) to be repaired and re-inspected by a professional engineer or registered architect within 180 days of the Building Safety Inspection Report date. The Building Safety Inspection Certification Form was dated November 26, 2019. Required repairs should have been completed by May 24, 2020.
- 123. Case 1615-2020 NORTH LAKE TOWNHOMES CONDOMINIUM ASSOCIATION, INC**  
**10820-10828 NW 30 Place – Building All**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 180-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires the deficiencies identified in the 40 Year Safety Inspection Certification Form(s) to be repaired and re-inspected by a professional engineer or registered architect within 180 days of the Building Safety Inspection Report date. The Building Safety Inspection Certification Form was dated November 26, 2019. Required repairs should have been completed by May 24, 2020.
- 124. Case 1616-2020 NORTH LAKE TOWNHOMES CONDOMINIUM ASSOCIATION, INC**  
**10825-10829 NW 30 Place – Building All**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 180-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires the deficiencies identified in the 40 Year Safety Inspection Certification Form(s) to be repaired and re-inspected by a professional engineer or registered architect within 180 days of the Building Safety Inspection Report date. The Building Safety Inspection Certification Form was dated November 26, 2019. Required repairs should have been completed by May 24, 2020.



- 125. Case 1617-2020 NORTH LAKE TOWNHOMES CONDOMINIUM ASSOCIATION, INC**  
**10883-10889 NW 30 Place – Building All**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 180-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires the deficiencies identified in the 40 Year Safety Inspection Certification Form(s) to be repaired and re-inspected by a professional engineer or registered architect within 180 days of the Building Safety Inspection Report date. The Building Safety Inspection Certification Form was dated November 26, 2019. Required repairs should have been completed by May 24, 2020.
- 126. Case 1619-2020 NORTH LAKE TOWNHOMES CONDOMINIUM ASSOCIATION, INC**  
**2960-2966 NW 109 Avenue – Building All**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 180-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires the deficiencies identified in the 40 Year Safety Inspection Certification Form(s) to be repaired and re-inspected by a professional engineer or registered architect within 180 days of the Building Safety Inspection Report date. The Building Safety Inspection Certification Form was dated November 26, 2019. Required repairs should have been completed by May 24, 2020.
- 127. Case 1999-2020 DIEURESTIL, GUERTA & WITLY, ETIENNE, ELIADIN – 1480 NW 58 Terrace**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 90-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on July 17, 2020, and compliance was required by November 20, 2020.
- 128. Case 2001-2020 HOWELL, TRUST, LELAND & ROSELINE & HOWELL, TRUSTEE, KEITH L**  
**1645 NW 60 Avenue 1-H**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 90-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on July 17, 2020, and compliance was required by October 15, 2020.
- 129. Case 2002-2020 HOWELL, TRUST, LELAND & ROSELINE & HOWELL, TRUSTEE, KEITH L**  
**1649 NW 60 Avenue 1-F**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 90-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on July 17, 2020, and compliance was required by October 15, 2020.
- 130. Case 2005-2020 HOWELL, TRUST, LELAND & ROSELINE & HOWELL, TRUSTEE, KEITH L**  
**1651 NW 60 Avenue 1-D**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 90-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on July 17, 2020, and compliance was required by October 15, 2020.

- 131. Case 2006-2020 HOWELL, TRUST, L & R – 1653 NW 60 Avenue 1-C**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 90-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on July 17, 2020, and compliance was required by October 15, 2020.
- 132. Case 2007-2020 HOWELL, TRUST, LELAND & ROSELINE & HOWELL, TRUSTEE, KEITH L**  
**1655 NW 60 Avenue 1-B**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 90-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on July 17, 2020, and compliance was required by October 15, 2020.
- 133. Case 2073-2020 HOWELL, TRUST, LELAND & ROSELINE & HOWELL, TRUSTEE, KEITH L**  
**1647 NW 60 Avenue 1-G**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 90-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on July 17, 2020, and compliance was required by October 15, 2020.
- 134. Case 2008-2020 RITEWAY HOLDINGS LLC – 3071 NW 64 Avenue**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 90-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on July 17, 2020, and compliance was required by October 15, 2020.
- 135. Case 2010-2020 PPG INDUSTRIES INC – 6600 NW 20 Street**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 90-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on July 17, 2020, and compliance was required by October 15, 2020.
- 136. Case 2012-2020 5801 SUNRISE PROPERTIES LLC – 5829-5831 NW 17 Place**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 90-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on July 17, 2020, and compliance was required by October 15, 2020.
- 137. Case 2013-2020 5801 SUNRISE PROPERTIES LLC – 5819 NW 17 Place #17**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 90-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on July 17, 2020, and compliance was required by October 15, 2020.

- 138. Case 2035-2020 B.T. OF SUNRISE CONDOMINIUM ASSOCIATION, INC.**  
**7800 West Oakland Park Boulevard – Building A**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 90-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on July 17, 2020, and compliance was required by October 15, 2020.
- 139. Case 2036-2020 B.T. OF SUNRISE CONDOMINIUM ASSOCIATION, INC.**  
**7800 West Oakland Park Boulevard – Building B**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 90-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on July 17, 2020, and compliance was required by October 15, 2020.
- 140. Case 2037-2020 B.T. OF SUNRISE CONDOMINIUM ASSOCIATION, INC.**  
**7800 West Oakland Park Boulevard – Building C**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 90-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on July 17, 2020, and compliance was required by October 15, 2020.
- 141. Case 2038-2020 B.T. OF SUNRISE CONDOMINIUM ASSOCIATION, INC.**  
**7800 West Oakland Park Boulevard – Building D**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 90-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on July 17, 2020, and compliance was required by October 15, 2020.
- 142. Case 2039-2020 B.T. OF SUNRISE CONDOMINIUM ASSOCIATION, INC.**  
**7800 West Oakland Park Boulevard – Building E**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 90-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on July 17, 2020, and compliance was required by October 15, 2020.
- 143. Case 2040-2020 B.T. OF SUNRISE CONDOMINIUM ASSOCIATION, INC.**  
**7800 West Oakland Park Boulevard – Building F**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 90-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on July 17, 2020, and compliance was required by October 15, 2020.
- 144. Case 2041-2020 B.T. OF SUNRISE CONDOMINIUM ASSOCIATION, INC.**  
**7800 West Oakland Park Boulevard – Building G**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 90-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on July 17, 2020, and compliance was required by October 15, 2020.

- 145. Case 2042-2020 LE CHATEAU CONDOMINIUM ASSOCIATION, INC. – 3100 North Pine Island Road**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 90-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on July 17, 2020, and compliance was required by October 15, 2020.
- 146. Case 2043-2020 SUNRISE SPRINGS CONDOMINIUM ASSOCIATION, INC.**  
**3700 North Pine Island Road**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 90-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on July 17, 2020, and compliance was required by October 15, 2020.
- 147. Case 2046-2020 WATER BRIDGE WEST ASSOCIATION, INC – 3900 NW 76 Avenue**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 90-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on July 17, 2020, and compliance was required by October 15, 2020.
- 148. Case 2047-2020 SUNRISE SHOPPES, L.C. – 2750 North University Drive**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 90-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on July 17, 2020, and compliance was required by October 15, 2020.
- 149. Case 0187-2021 SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 1**  
**10100 NW 30 Court – Building 171**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 180-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires the deficiencies identified in the 40 Year Safety Inspection Certification Form(s) to be repaired and re-inspected by a professional engineer or registered architect within 180 days of the Building Safety Inspection Report date. The Building Safety Inspection Certification Form was dated October 13, 2020. Required repairs should have been completed by April 11, 2021.
- 150. Case 0192-2021 SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 1**  
**10123 Sunrise Lakes Boulevard – Building 156**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property has exceeded the 180-day deadline to comply with the Broward County Board of Rules and Appeals (BORA) Building Safety Inspection Program which requires the deficiencies identified in the 40 Year Safety Inspection Certification Form(s) to be repaired and re-inspected by a professional engineer or registered architect within 180 days of the Building Safety Inspection Report date. The Building Safety Inspection Certification Form was dated October 13, 2020. Required repairs should have been completed by April 11, 2021.

**151. Case 0052-2021 AMERICANA OAK LLC – 3802 North University Drive**  
**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.

**152. Case 0727-2021 AMERICANA OAK LLC – 3802 North University Drive**  
**Section 105.1 – Permit required – Structural Inspector Jose Sadin**  
The commercial property had electrical work done without first obtaining the necessary permits from the Building Official.

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

No Cases Scheduled

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

**153. Case 17-2701 SUNSHINE REAL ESTATE HOLDINGS LLLP – 4399 North Pine Island Road**  
**Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs**  
The commercial property “Chevron Pine Island Fuels” has the overall striping within the vehicular areas worn and faded, with pot holes in the drive lanes, missing traffic control signs, and broken concrete curbing.

**154. Case 17-2703 SUNSHINE REAL ESTATE HOLDINGS LLLP – 4399 North Pine Island Road**  
**Section 16-164(a) – Maintenance – Code Officer Terrell McCombs**  
The commercial property “Chevron Pine Island Fuels” has a number of landscape maintenance issues that were completed without City permits.

**155. Case 19-1756 GARCIA, FRANCISCO JOSE & GARCIA, JULIEANN – 9815 NW 43 Street**  
**Section 16-170 – Minimum landscaping requirements in RS-3, RS-5 and RS-7 zoning districts – Code Officer Terrell McCombs**  
The residential property has missing trees and plants in the landscape.

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

**156. Case 18-3444 WATER BRIDGE 3 ASSOCIATION, INC.**  
Partial Release of Lien for property address: **1080 Del Lago Circle #305**

**157. Case 10-0765 SUNRISE TOWN PREFERRED CONDOMINIUM, INC.**  
Partial Release of Lien for property address: **5951 NW 29 Place #101**  
Also including cases: 15-6059, 15-6568, 15-6569, 16-6809, 16-6829, 16-6841 & 16-6855

## **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.