

# Community Enhancement and Code Compliance

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

Phone: (954) 572-2344



## SPECIAL MAGISTRATE HEARING AGENDA

January 24, 2022

2:00 PM

### CALL TO ORDER

### IMPOSITION OF FINES – CODE COMPLIANCE DIVISION

- 1. Case 1563-2020**     **GARCIA, AURA ESTELLA & GARCIA, HECTOR – 9210 NW 19 Place**  
**Section 9-51 – Junked or inoperative vehicles – Code Officer Carole Himmel**  
The residential property has two (2) derelict vehicles in a state of neglect or abandonment with vegetation underneath as high as the body or frame, does not have all tires inflated and does not have a current valid license tag.
- 2. Case 1564-2020**     **GARCIA, AURA ESTELLA & GARCIA, HECTOR – 9210 NW 19 Place**  
**Section 9-31 – Proper maintenance required – Code Officer Carole Himmel**  
The residential property has overgrown grass and weeds.
- 3. Case 2228-2020**     **DOE, CANDICE & DOE, STEPHEN – 2520 NW 83 Avenue**  
**Section 14-16(d) – Illegal parking – Code Officer Carole Himmel**  
The residential property has vehicles parked on the front and/or side yard.
- 4. Case 0819-2021**     **DOE, CANDICE & DOE, STEPHEN – 2520 NW 83 Avenue**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Carole Himmel**  
“*Candice K. Doe, LLC*”, is operating a business without first obtaining a local business tax receipt.
- 5. Case 0824-2021**     **DOE, CANDICE & DOE, STEPHEN – 2520 NW 83 Avenue**  
**Section 7-53 – Home occupations – Code Officer Carole Himmel**  
The residential property has a commercial type vehicle and/or trailer that is used in connection with the home occupation parked on the property.
- 6. Case 0825-2021**     **DOE, CANDICE & DOE, STEPHEN – 2520 NW 83 Avenue**  
**Section 14-31 – Trucks in residential zones – Code Officer Carole Himmel**  
The residential property has a commercial type vehicle and/or trailer that is parked on the side yard and/or swale.
- 7. Case 0827-2021**     **DOE, CANDICE & DOE, STEPHEN – 2520 NW 83 Avenue**  
**Section 9-51 – Junked or inoperative vehicles – Code Officer Carole Himmel**  
The residential property has a vehicle with a flat tire and another vehicle with a missing and/or expired license plate.
- 8. Case 0537-2021**     **CARTER, NORMA YVOME – 2250 NW 60 Avenue**  
**Section 9-51 – Junked or inoperative vehicles – Code Officer Nicholas Rousseau**  
The residential property had multiple inoperable vehicles parked on the property and swale area.

9. Case 1541-2021 **CARTER, NORMA YVOME – 2250 NW 60 Avenue**  
**Section 16-125 – Open storage, garbage and refuse – Code Officer Nicholas Rousseau**  
 The residential property has multiple items being stored outside.
10. Case 0081-2022 **HARRIS, JR, CHARLES E – 1280 NW 58 Terrace**  
**Section 4-50(a)(b) – Registration – Code Officer Nicholas Rousseau**  
 The residential property has multiple pit bull dogs that have not been registered with the City of Sunrise.
11. Case 0082-2022 **HARRIS, JR, CHARLES E – 1280 NW 58 Terrace**  
**Section 4-49(a)(b) – Confinement – Code Officer Nicholas Rousseau**  
 The residential property has multiple pit bull dogs that are not being properly confined.
12. Case 0095-2022 **NOB HILL PLACE SUNRISE, LLC – 10019 Sunset Strip – Common Area**  
**Section 9-2 – Conditions declared public nuisances – Code Officer Lydia Walker**  
 The dumpster enclosure in the rear of the commercial property is filthy. There is trash running out of the dumpsters onto the ground indicating a lack of service and the residual dirt and water is now causing a sanitary nuisance.

## FORMAL HEARINGS – CODE COMPLIANCE DIVISION

13. 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.
- Continued from 7-19-21**
14. Case 19-0448 **SE PETRO ONE LLC – 16000 West State Road 84**  
**Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs**  
 The commercial property “Shell gas station” has the overall vehicular striping within the parking area worn and faded, with damaged sidewalks and damaged traffic control signs.  
**Continued from 11-15-21**
15. 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.  
**Continued from 10-18-21**

16. 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.  
Continued from 10-18-21
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.  
Continued from 10-18-21
18. Case 0275-2020 **FLORIDA GENERATOR SERVICES, INC & MCKIE, RONALD E & BARBARA C**  
**13332 NW 8 Court**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Nosbel Pacio**  
Florida Generator Services, Inc., is operating a business without first obtaining a local business tax receipt.
19. Case 1234-2020 **FOWLER, GODFREY – 7420 NW 21 Street**  
**Section 16-165(h) – Plant material – Code Officer Nicholas Rousseau**  
The residential property has missing sod on sections of the swale and front lawn.
20. 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.  
Continued from 10-18-21
21. 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.  
Continued from 10-18-21
22. 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.  
Continued from 10-18-21
23. 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.  
Continued from 10-18-21
24. Case 2121-2020 **HERNANDEZ, GERALDINE MARIA & LORENZANO, RICHARD J – 8400 NW 24 Court**  
**Section 4-50(a)(b) – Registration – Code Officer Carole Himmel**  
The residential property has a pit bull dog and/or dogs that have not been registered with the City.

- 25. Case 2251-2020 GRANT, ARLENE M – 10580 NW 29 Manor**  
**Section 18-1(b) – Compulsory sidewalk construction and repair –**  
**Code Officer Manfred Velette**  
The residential property has an adjacent City sidewalk in a state of disrepair.
- 26. Case 0402-2021 RENDON, JAMIE – 8490 NW 29 Street**  
**Section 4-50(a)(b) – Registration – Code Officer Carole Himmel**  
The residential property has a pit bull dog that is not registered with the City.
- 27. 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.  
Continued from 10-18-21
- 28. 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.  
Continued from 10-18-21
- 29. Case 1106-2021 SPINELLI, SAM – 9877 NW 26 Place**  
**Section 9-51 – Junked for inoperative vehicles – Code Officer Arshaad Mohamed**  
The residential property has a vehicle on the premises with flat tires.
- 30. Case 1297-2021 MISSY PROPERTIES INC – 2499 North University Drive**  
**Section 18-1(b) – Compulsory sidewalk construction and repair –**  
**Code Officer Carole Himmel**  
The commercial property has the adjacent City sidewalk that has three (3) areas in violation of the minimum review standards.
- 31. Case 1431-2021 NOSISTEL, NERLANDE – 8310 NW 25 Street**  
**Section 14-47(4) – Parking restricted – Code Officer Carole Himmel**  
The residential property has a boat parked in the front lawn on the opposite side of the driveway for than five (5) feet in front of the house’s front building line.
- 32. Case 1432-2021 NOSISTEL, NERLANDE – 8310 NW 25 Street**  
**Section 9-31 – Proper maintenance required – Code Officer Carole Himmel**  
The residential property has overgrown grass and weeds.
- 33. Case 1497-2021 NOSISTEL, NERLANDE – 8310 NW 25 Street**  
**Section 16-165(h) – Plant material – Code Officer Carole Himmel**  
The residential property has sod missing in the swale area and/or front lawn.

- 34. Case 1436-2021 FRY, MARIUS H – 8304 NW 25 Street**  
**Section 9-31 – Proper maintenance required – Code Officer Carole Himmel**  
The residential property has overgrown grass and weeds.
- 35. Case 1441-2021 CHARLES CLEMENT, ANGELENE & CLEMENT, DENIS & LADDENS, QUINCY**  
**9508 NW 53 Street**  
**Section 4-30 – Vicious dogs – Code Officer Carole Himmel**  
On August 3, 2021, the Respondents allowed a pit bull dog named Sheshe, to run at large without being properly muzzled. In accordance with Sunrise Police Report #42-2108-031353, the pit bull dog, Sheshe, bit and killed an 11-year-old Chihuahua / Yorkshire Terrier mix named Poncho and caused serious hand injuries to the dog’s owner Ilia Sibony, without provocation.  
**Continued from 12-20-21**
- 36. Case 1442-2021 CHARLES CLEMENT, ANGELENE & CLEMENT, DENIS & LADDENS, QUINCY**  
**9508 NW 53 Street**  
**Section 4-49(a)(b) – Confinement – Code Officer Carole Himmel**  
On August 3, 2021, the Respondents allowed a pit bull dog named Sheshe, to run at large without being properly muzzled. In accordance with Sunrise Police Report #42-2108-031353, the pit bull dog, Sheshe, bit and killed an 11-year-old Chihuahua / Yorkshire Terrier mix named Poncho and caused serious hand injuries to the dog’s owner Ilia Sibony, without provocation. The pit bull Sheshe was being kept in the backyard unattended where she was allowed to dig under the fence, escape and run at large without being properly muzzled.  
**Continued from 12-20-21**
- 37. Case 1443-2021 CHARLES CLEMENT, ANGELENE & CLEMENT, DENIS & LADDENS, QUINCY**  
**9508 NW 53 Street**  
**Section 4-50(a)(b) – Registration – Code Officer Carole Himmel**  
On August 3, 2021, the Respondents allowed a pit bull dog named Sheshe, to run at large without being properly muzzled. In accordance with Sunrise Police Report #42-2108-031353, the pit bull dog, Sheshe, bit and killed an 11-year-old Chihuahua / Yorkshire Terrier mix named Poncho and caused serious hand injuries to the dog’s owner Ilia Sibony, without provocation. The pit bull Sheshe is not registered with the City of Sunrise.  
**Continued from 12-20-21**
- 38. Case 1552-2021 A N V CORP – 4000 North University Drive**  
**Section 16-150 – Lighting requirements – Code Officer Nosbel Pacio**  
The commercial property has insufficient or defective lighting that shall operate in the open parking area from dusk to dawn.
- 39. Case 1562-2021 DAMEUS, JULIANA & FONROSE, JULIENNE & JOSEPH, MARC ALDOLPHE**  
**9447 NW 46 Street**  
**Section 17-12 – Exterior standards – Code Officer Maira Tarrau**  
The residential property has an unsanitary pool. There is stagnant water in the bottom of the pool which constitutes a nuisance.
- 40. Case 1564-2021 PINE ISLAND SHOPPING PLAZA AT SUNRISE LLC – 4505 North Pine Island Road**  
**Section 17-12(7) – Exterior standards – Code Officer Maira Tarrau**  
The commercial property “*Rebounderz Plaza*” has the roof in a state of disrepair, which is evident by the leaking spots on the walls and ceiling along with mildew. In addition, the ceiling in the hallway in front of Unit #4545 has collapsed and it is sagging in several parts which constitutes a hazard.

41. Case 1576-2021 **COLLINS, ADAM R & NILIA – 8931 NW 24 Street**  
**Section 17-12 – Exterior standards – Code Officer Carole Himmel**  
 The residential property has a walkway and/or sidewalk located within the property’s boundaries that has six (6) broken or lifted areas in violation of the minimum review standards.
42. Case 0007-2022 **GATOR UNIVERSITY SUNRISE LLC & MAWWAL HOOKAH, INC. & NAKHLE, GEORGE – 8253 Sunset Strip**  
**Section 16-79 – Mater Business List – Code Officer Kimberley Sibner**  
 The Respondents Mawwal Hookah Inc D/B/A Sky Lounge Miami and George Nakhle, President, advertise and operate Sky Lounge Miami, as a nightclub without first obtaining a special exception approval as required in a B-3 business district.  
**Continued from 12-20-21**
43. Case 0013-2022 **GATOR UNIVERSITY SUNRISE LLC & MAWWAL HOOKAH, INC. & NAKHLE, GEORGE – 8253 Sunset Strip**  
**Section 16-36 – Special exception uses – Code Officer Kimberley Sibner**  
 The Respondents Mawwal Hookah Inc D/B/A Sky Lounge Miami and George Nakhle, President, advertise and operate Sky Lounge Miami, as a nightclub as defined in Section 16-277 of the City’s Land Development Code. The Respondents have not obtained a special exception approval as required.  
**Continued from 12-20-21**
44. Case 0018-2022 **GATOR UNIVERSITY SUNRISE LLC & MAWWAL HOOKAH, INC. & NAKHLE, GEORGE – 8253 Sunset Strip**  
**Section 7-39 – Special local business tax receipt required attach business Code Officer Kimberley Sibner**  
 The Respondents Mawwal Hookah Inc D/B/A Sky Lounge Miami and George Nakhle, President, advertise and operate Sky Lounge Miami, as a nightclub as defined in Section 16-277 of the City’s Land Development Code. The Respondents have not obtained the required “Entertainment” local business tax receipt.  
**Continued from 12-20-21**
45. Case 0047-2022 **11<sup>th</sup> STREET TRUST & CARTER, TRUSTEE, NEDAL J – 6150 NW 11 Street 22-3**  
**Section 17-12(4) – Exterior standards – Code Officer Nicholas Rousseau**  
 The commercial property has soffit areas that are not in a good state of repair.
46. Case 0071-2022 **BOHADANA, NICOLE – 9610 NW 24 Street**  
**Section 7-27 – Persons required to obtain a local business tax receipt**  
**Code Officer Arshaad Mohamed**  
 Affordable GDS Inc., is operating a business without first obtaining a local business tax receipt.

**REPEAT VIOLATIONS – CODE COMPLIANCE DIVISION**

47. Case 0112-2022 **ACCEPTABLE PAINTING UNLIMITED LLC & DAVIS, DARRYL & NEMBHAR, REBECCA - 2421 NW 87 Avenue**  
**Section 7-53 – Home occupations – Code Officer Carole Himmel**  
 The residential property has a box truck and/or landscape truck parked and/or stored on the premises that is used in the conduct of the business, Acceptable Painting Unlimited, LLC. *This is a repeat case of the Final Order CNOV-631-2019 signed by the Special Magistrate on February 3, 2020.*



48. Case 0113-2022 **NEMBARD, REBECCA – 2421 NW 87 Avenue**  
**Section 9-51 – Junked or inoperative vehicles – Code Officer Carole Himmel**  
The residential property has vehicles with missing and/or expired tags. *This is a repeat case of the Final Order CNOV-629-2019 signed by the Special Magistrate on February 3, 2020*
49. Case 0121-2022 **LAMY, ROSE HALEINE & SIMBREUX, MARTIN – 8381 NW 27 Place**  
**Section 14-16(d) – Illegal parking – Code Officer Carole Himmel**  
The residential property has vehicles parked on the front lawn. *This is a repeat case of the Final Order CNOV-1208-2021 signed by the Special Magistrate on October 21, 2021.*

## IMPOSITIONS OF FINE – BUILDING DIVISION

50. 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.  
**Continued from 10-18-21**
51. Case 0734-2020 **AJAMI, KAMRAN – 2400 NW 63 Avenue**  
**Section 105.1 – Permit required – Electrical Inspector Eusebio Luft**  
The residential property was found to have electrical work done in the kitchen without first obtaining the necessary permits from the Building Official.
52. Case 0987-2020 **NEMBARD, REBECCA – 2421 NW 87 Avenue**  
**Section 105-1 – Permit required – Structural Inspector Jose Sadin**  
The residential property had a roof installed without first obtaining the necessary permits from the Building Official.
53. Case 1352-2020 **WASHINGTON, RICHARD C – 1201 NW 60 Avenue**  
**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.
54. Case 1713-2020 **TIMA, JISLAINE – 6320 NW 23 Street**  
**Section 116 – Unsafe structures – Structural Inspector Jose Sadin**  
The residential property has severe fire damage and the unit has been deemed unsafe by the Building Official.
55. Case 1789-2020 **B.T. OF SUNRISE CONDOMINIUM ASSOCIATION, INC.**  
**7800 West Oakland Park Boulevard – Building B**  
**Section 105-1 – Permit required – Chief Electrical Inspector Angel Perez**  
The commercial property had conduit wiring and cameras installed without first obtaining the necessary permits from the Building Official.
56. Case 2003-2020 **LACONCHA, DAYANA & VAZQUEZ, ANGEL LUIS – 3557 NW 111 Terrace**  
**Section 105-1 – Permit required – Structural Inspector Jose Sadin**  
The residential property installed a new door without first obtaining the necessary permits from the Building Official.

## FORMAL HEARING – BUILDING DIVISION

57. Case 0054-2020     **SUNRISE ISLAND CONDOMINIUM ASSOCIATION I, INC. – 3905 North Nob Hill Road**  
                          **Section 105.1 – Permit required – Structural Inspector Jose Sadin**  
The multi-residential property had new exterior doors installed on the main building storage and laundry rooms and two new windows were installed on the pool cabana without first obtaining the necessary permits from the Building Official.
58. Case 0624-2020     **PETIT-FRERE, NOREZIA & GILLE E – 4933 NW 92 Avenue**  
                          **Section 105.1 – Permit required – Structural Inspector Jose Sadin**  
The residential property had structures built in the backyard without first obtaining the necessary permits from the Building Official.
59. Case 0763-2020     **QUAIL RUN OF SUNRISE UNIT THREE ASSOCIATION, INC.**  
                          **2998 East Sunrise Lakes Drive – Building 3**  
                          **Section 105.1 – Permit required – Structural Inspector Jose Sadin**  
The multi-residential property had repair work done to the spalling concrete without first obtaining the necessary permits from the Building Official.
60. Case 0834-2020     **SUNRISE LAKES CONDOMINIUM APTS., INC. 5**  
                          **8400 Sunrise Lakes Boulevard – Building 53**  
                          **Section 116.1 – Unsafe structures – Structural Inspector Jose Sadin**  
The multi-residential property was found with large cracks on the balcony of unit #311, creating an unsafe condition.
61. Case 1256-2020     **WONG, ROSEMARIE JUDAH – 9781 Sunrise Lakes Boulevard #150-107**  
                          **Section 105-1 – Permit required – Plumbing Inspector John Giunta**  
The residential property had interior remodeling work done in the kitchen and bathroom without first obtaining the necessary permits from the Building Official.  
**Continued from 12-20-21**
62. Case 1393-2020     **DROLESKI, DANA & ALICIA – 2081 NW 107 Terrace**  
                          **Section 105.1 – Permit required – Structural Inspector Jose Sadin**  
The residential property has a structure which is being built in the backyard without first obtaining the necessary permits from the Building Official.
63. Case 1724-2020     **CAPITAL BANK NATIONAL ASSOCIATION – 4699 Nob Hill Road**  
                          **Section 105.1 – Permit required – Structural Inspector Jose Sadin**  
The commercial property installed a monument sign and an exterior wall sign without first obtaining the necessary permits from the Building Official.
64. Case 1764-2020     **WILKS, LESTER & MELROSE – 5900 NW 14 Court**  
                          **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.
65. Case 1790-2020     **WEST SUNRISE PROPERTIES LLC – 6145 West Sunrise Boulevard – Common Area**  
                          **Section 105.1 – Permit required – Electrical Inspector Eusebio Luft**  
The commercial property had electrical, plumbing and drywall work done in Unit #6165 – Coin Laundry without first obtaining the necessary permits from the Building Official.



- 66. Case 1847-2020**     **SUNRISE ON THE GREEN LLC – 4011 North University Drive #202**  
**Section 105.1 – Permit required – Chief Mechanical Inspector Michael Fechter**  
The multi-residential property had a rooftop a/c unit installed on Unit #202, without first obtaining the necessary permits from the Building Official.
- 67. Case 1859-2020**     **SEGARRA, GLADYS – 9750 Sunrise Lakes Boulevard #148-311**  
**Section 105.1 – Permit required – Structural Inspector Jose Sadin**  
The residential property has two bathrooms and the kitchen being remodeled without first obtaining the necessary permits from the Building Official.
- 68. Case 1861-2020**     **CHARLES, RONY & VELINA M – 4107 NW 79 Avenue**  
**Section 105.1 – Permit required – Structural Inspector Jose Sadin**  
The residential property had a wood fence installed without first obtaining the necessary permit from the Building Official.
- 69. Case 2000-2020**     **GOLDEN AGE INVESTMENTS TRUST & LIQUID 21 LLC TRUSTEE**  
**2714 North Nob Hill Road**  
**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.
- 70. Case 0375-2021**     **SPICER, MATTHEW C – 3571 NW 113 Terrace**  
**Section 110.13.10 – Storm shutters – Structural Inspector Jose Sadin**  
The residential property has the widow openings which have been covered with hurricane protective devices. The devices must be removed within 15 days after a hurricane watch or warning has been terminated by the National Weather Service.

**REDUCTIONS OF FINE – BUILDING DIVISION**

No Cases Scheduled

**REDUCTIONS OF FINE – CODE COMPLIANCE DIVISION**

- 71. Case 14-3165**     **COLE, KRISTEN M & DANIEL - 11730 NW 29 Manor**  
**Section 9-31 – Proper maintenance required – Code Officer Maira Tarrau**  
The residential property has an overgrowth of grass and weeds over six inches (6”) in height.

**STATUS HEARINGS – CODE COMPLIANCE DIVISION**

- 72. 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 July 19, 2021)

73. 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 July 19-2021)
74. 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.  
(Request for additional time)
75. 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.  
(Request for additional time)
76. 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.  
(Request for additional time)
77. 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.  
(Request for additional time – Complied 12-27-21)
78. 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.  
(Request for additional time)
79. 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.  
(Request for additional time)

- 80. 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.  
 (Request for additional time – Complied 12-27-21)
- 81. 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.  
 (Request for additional time)
- 82. 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.  
 (Request for additional time)
- 83. 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.  
 (Request for additional time – Complied 12-27-21)
- 84. 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.
- (Request for additional time)

## **ADJOURNMENT**

If a person decides to appeal any decision made by the above board agency or commission with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and that, for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which the appeal is to be based. F.S.S. 286.01105.

Policy of non-discrimination with regard to race, color, religion, national origin, sex, age, or physical or mental disabilities; equal opportunity employer.

ANY PERSON WHO BELIEVES HE OR SHE HAS A DISABILITY REQUIRING THE USE OF AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE CLERK TO THE SPECIAL MAGISTRATE, MARISLADY LOPEZ, AT (954) 572-2347 AT LEAST 48 HOURS PRIOR TO THE MEETING TO ADVISE OF HIS/HER SPECIAL REQUIREMENTS.