

# Community Enhancement and Code Compliance

1601 NW 136 Ave, Bldg. A, Sunrise FL, 33323  
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## SPECIAL MAGISTRATE HEARING AGENDA

February 21, 2022

2:00 PM

### CALL TO ORDER

### IMPOSITION OF FINES – CODE COMPLIANCE DIVISION

- 1. Case 0579-2019 EXCEL ENTERPRISE, L.L.C. – 9980 West Oakland Park Boulevard – Common Area**  
**Section 16-164(a) – Maintenance – Code Officer Terrell McCombs**  
The commercial property “Dollar General” has trees and plants that have died and are missing per the City Approved Landscape Plans. The overall landscape maintenance condition of the trees, hedge plants are in poor general landscape condition. Additionally, there is one (1) standing dead feature Royal palm tree along West Oakland Park Boulevard.  
**Continued from 12-20-21**
- 2. 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.
- 3. Case 0710-2021 PINE ISLAND SHOPPING PLAZA AT SUNRISE LLC – 4535 North Pine Island Road**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Maira Tarrau**  
“*Time Ministries International Inc*” is operating without first obtaining the required local business tax receipt.  
**Continued from 12-20-21**
- 4. Case 1237-2021 LIT INDUSTRIAL LIMITED PARTNERSHIP – 790 International Parkway**  
**Section 16-31(g) – Site plan conformity required – Code Officer Terrell McCombs**  
The commercial property “Swift Response” has site plan conformity issues in the back area of the warehouse, that do not comply with the City of Sunrise Land Development Code Section (LDC) 16-130, which requires screening of mechanical equipment. This mechanical equipment, and outdoor changes do not match with the City’s Approved Final Site Plan dated August 12, 1988, Revised Final Plans sheet SP-1 dated November 28, 1994, and Parking Layout Approved Revised Final Plans sheet SP-1 dated January 19, 2017.  
**Continued from 12-20-21**
- 5. Case 1238-2021 LIT INDUSTRIAL LIMITED PARTNERSHIP – 790 International Parkway**  
**Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs**  
The commercial property “Sawgrass Distribution Center” has the overall vehicular striping within the parking, and warehouse loading area worn and faded. Additionally, there is broken or missing concrete curbing, with and worn pavement inside the parking areas, and catch basins.  
**Continued from 12-20-21**

6. **Case 1239-2021**    **LIT INDUSTRIAL LIMITED PARTNERSHIP – 790 International Parkway**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Terrell McCombs**  
The commercial property “Swift Response LLC” has been operating at this address without first obtaining the required local business tax receipt.  
Continued from 12-20-21
7. **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.
8. **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.
9. **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.
10. **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.
11. **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.
12. **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.
13. **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.

## FORMAL HEARINGS – CODE COMPLIANCE DIVISION

- 14. Case 18-3181**      **SKIER ASSETS, LLC – 3301 North University Drive**  
**Section 16-167 – City initiated tree removal on private property**  
**Code Officer Terrell McCombs**  
The commercial property “*Valero*” has two (2) standing dead Queen palm trees at the corner of North University Drive and West Oakland Park Boulevard with three (3) tabebuia trees which were cut to stumps in the landscape beds.
- 15. Case 18-3182**      **SKIER ASSETS, LLC – 3301 North University Drive**  
**Section 16-164(a) – Maintenance – Code Officer Terrell McCombs**  
The commercial property “*Valero*” has trees that need to be trimmed and plants that have died, and need to be replaced. The overall condition of the hedge plants, trees, and sod on this site is not permitted under the Code of the City.
- 16. Case 1508-2020**      **RUBIN, HIRAM R – 8710 NW 27 Place**  
**Section 14-16(d) – Illegal parking – Code Officer Carole Himmel**  
The residential property has vehicles parked in the front and/or side yard.
- 17. Case 1509-2020**      **RUBIN, HIRAM R – 8710 NW 27 Place**  
**Section 16-165(h) – Plant material – Code Officer Carole Himmel**  
The residential property has sod missing in the front yard and swale area.
- 18. Case 1510-2020**      **RUBIN, HIRAM R – 8710 NW 27 Place**  
**Section 9-51 – Junked or inoperative vehicles – Code Officer Carole Himmel**  
The residential property has vehicles that have missing and/or expired license plates, vehicles with flat tires and derelict vehicles in a state of evident disuse and/or neglect.
- 19. Case 1511-2020**      **RUBIN, HIRAM R – 8710 NW 27 Place**  
**Section 17-12(9) – Exterior standards – Code Officer Carole Himmel**  
The residential property has a driveway in disrepair.
- 20. Case 1512-2020**      **RUBIN, HIRAM R – 8710 NW 27 Place**  
**Section 4-50(a)(b) – Registration – Code Officer Carole Himmel**  
The residential property has pit bull dogs that are not registered with the City.
- 21. Case 1513-2020**      **RUBIN, HIRAM R – 8710 NW 27 Place**  
**Section 4-49(a)(b) – Confinement – Code Officer Carole Himmel**  
The residential property has pit bull dogs that are not being properly confined as per City of Sunrise Code Section 4-49(a)(b).
- 22. Case 1596-2020**      **TRI-STATE REALTY INVESTMENT CO., INC. – 8502 NW 44 Street**  
**Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs**  
The commercial property “Dollar General” has the vehicular access roadway entrance from Springtree Drive paving has a three (3) foot pothole. In addition, the traffic control signs inside the access roadway are not straight. The concrete curbing is also broken at the far west parking tree island.

- 23. Case 2386-2020**      **7-ELEVEN, INC. – 15988 West State Road 84**  
**Section 16-164(a) – Maintenance – Code Officer Terrell McCombs**  
The commercial property (7-Eleven gas and convenient store) has many general landscape maintenance deficiencies on this site, which include standing dead trees, exotic invasive plants that have over taken the approved landscape beds, including the approved hedge plants, ground-cover & sod that have died, or missing, overall the trees on site need restoration pruning, and many deficiencies in the irrigation system with rust stains on the building.
- 24. Case 0397-2021**      **7-ELEVEN, INC. – 15988 West State Road 84**  
**Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs**  
The commercial property (7-Eleven) had the overall vehicular striping recently re-stripped without first obtaining City re-striping permits or approvals. There are possible safety issues existing, that include missing traffic control signs with damaged asphalt pavement and other missing striping that is worn and faded.
- 25. Case 0398-2021**      **7-ELEVEN, INC. – 15988 West State Road 84**  
**Section 9-31(a)(1) – Proper maintenance required – Code Officer Terrell McCombs**  
The commercial property (7-Eleven gas and convenient store) has garbage, cans, bottles, bags, boxes, pipes, containers and other debris on site.
- 26. Case 0399-2021**      **7-ELEVEN, INC. – 15990 West State Road 84**  
**Section 16-164(a) – Maintenance – Code Officer Terrell McCombs**  
The commercial property (Valvoline Instant Oil Change) has many general landscape maintenance deficiencies on this site.
- 27. Case 0400-2021**      **7-ELEVEN, INC. – 15990 West State Road 84**  
**Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs**  
The commercial property (Valvoline Instant Oil Change) has the overall vehicular striping within the parking area which is worn and faded, and has faded, or missing traffic control signs with damaged asphalt pavement.
- 28. Case 0401-2021**      **7-ELEVEN, INC. – 15990 West State Road 84**  
**Section 9-31(a)(1) – Proper maintenance required – Code Officer Terrell McCombs**  
The commercial property (Valvoline Instant Oil Change) has garbage, cans, bottles, bags, boxes, pipes, chairs, tires, containers, and other debris on the site.
- 29. Case 0321-2021**      **NEIL, GEORGIE ANN & NEIL, JERMAINE DWIGHT – 8300 NW 20 Court**  
**Section 9-56 – Prohibition of major vehicle repairs – Code Officer Carole Himmel**  
The residential property has vehicle repairs on vehicles that are not registered at the property where the repair is occurring, vehicle repairs on vehicles that are not owned by the occupant of said property, and vehicles that do not have a current State of Florida license plate affixed to the vehicle.
- 30. Case 0350-2021**      **NEIL, GEORGIE ANN & NEIL, JERMAINE DWIGHT – 8300 NW 20 Court**  
**Section 9-51 – Junked or inoperative vehicles – Code Officer Carole Himmel**  
The residential property has multiple vehicles on the property with expired and/or missing license plates as well as vehicles with flat tires.
- 31. Case 0352-2021**      **NEIL, GEORGIE ANN & NEIL, JERMAINE DWIGHT – 8300 NW 20 Court**  
**Section 16-125 – Open storage, garbage and refuse – Code Officer Carole Himmel**  
The residential property has outdoor storage, including but not limited to, the outdoor storage on the side of the house.

32. **Case 0353-2021**     **NEIL, GEORGIE ANN & NEIL, JERMAINE DWIGHT – 8300 NW 20 Court**  
**Section 17-12(9) – Exterior standards – Code Officer Carole Himmel**  
The residential property has a driveway in disrepair.
33. **Case 0354-2021**     **NEIL, GEORGIE ANN & NEIL, JERMAINE DWIGHT – 8300 NW 20 Court**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Carole Himmel**  
“*New Pointe, LLC.*”, is operating a business without first obtaining a local business tax receipt.
34. **Case 0126-2022**     **NEIL, GEORGIE ANN & NEIL, JERMAINE DWIGHT – 8300 NW 20 Court**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Carole Himmel**  
“*New Waves Automotive LLC*”, is operating a business without first obtaining a local business tax receipt.
35. **Case 1203-2021**     **NEMBHARD, REBECCA – 2421 NW 87 Avenue**  
**Section 16-165(h) – Plant material – Code Officer Carole Himmel**  
The residential property has patches of sod missing in the front yard and swale area due to vehicles being parked on the front lawn.
36. **Case 1469-2021**     **JEAN GUERRIER, GRAZIELLA & JEAN GUERRIER, RONY – 8360 NW 21 Court**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Carole Himmel**  
“*Carter I & G Transport LLC*”, is operating a business without first obtaining a Sunrise business tax receipt.
37. **Case 1548-2021**     **TROPICAL 2675 LLC – 2675 North University Drive**  
**Section 16-164 – Maintenance – Code Officer Terrell McCombs**  
The commercial property “Pollo Tropical” has deficiencies from the City approved Final Landscape plans after a contractor removed trees, and hedges on March 11, 2021 without City approvals. There is a total of 28 canopy trees, 6 palm trees, 365 hedge plants, 1280 ground-cover plants, and sod which is missing, dead or not Florida #1 on this site.
38. **Case 1549-2021**     **TROPICAL 2675 LLC – 2675 North University Drive**  
**Section 15-84 – Emergency restrictions on water use – Code Officer Terrell McCombs**  
The commercial property “Pollo Tropical” had the irrigation run on a "No Watering Day and time" Friday July 02, 2021 at 11:45am. Mandatory water conservation is a Broward County and the City of Sunrise Law. Inspection found broken sprinkler heads with water running down the drain.
39. **Case 1550-2021**     **TROPICAL 2675 LLC – 2675 North University Drive**  
**Section 16-164(a) – Maintenance – Code Officer Terrell McCombs**  
The commercial property “Pollo Tropical” has a number of landscape general maintenance items that include deficiencies in the automatic irrigation system with broken sprinkler heads, dead or missing Saint Augustine sod, trees and plants that have died, and were removed. Additionally, poor fertilization, and past improper tree trimming.
40. **Case 1595-2021**     **RUSSO, VANESSA & SCHENKER, ERIC – 9020 NW 24 Place**  
**Section 16-165(h) – Plant material – Code Officer Carole Himmel**  
The residential property has missing sod.

41. Case 0006-2022 **DOE, CANDICE & DOE, STEPHEN – 2520 NW 83 Avenue**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Carole Himmel**  
“ASANTES26, LLC”, is operating a business without first obtaining a local business tax receipt.
42. Case 0008-2022 **DOE, CANDICE & DOE, STEPHEN – 2520 NW 83 Avenue**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Carole Himmel**  
“ABC Loan Signing, LLC”, is operating a business without first obtaining a local business tax receipt.
43. Case 0035-2022 **RAGNAR INVESTMENTS LLC – 8901 West Oakland Park Boulevard – Common Area**  
**Section 9-51 – Junked or inoperative vehicles – Code Officer Maira Tarrau**  
The commercial property “Oak Pine Plaza” has inoperative vehicles parked in the rear parking lot.
44. Case 0036-2022 **RAGNAR INVESTMENTS LLC – 8901 West Oakland Park Boulevard – Common Area**  
**Section 17-12(6) – Exterior standards – Code Officer Maira Tarrau**  
The commercial property “Oak Pine Plaza” has the exterior wall in the back of the building which needs paint due to the blemished, stains and mildew covering the bottom of the wall.
45. Case 0037-2022 **RAGNAR INVESTMENTS LLC – 8901 West Oakland Park Boulevard – Common Area**  
**Section 9-2 – Conditions declared public nuisances – Code Officer Maira Tarrau**  
The commercial property known as “Oak Pine Plaza” has become an eyesore for the following reasons:
1. There are plastic chairs underneath an inoperative box truck in the back of unit 8911.
  2. There is outdoor storage of several items in the back of the plaza, including a bicycle, a hamper, cleaning tools, commercial pots, etc.
  3. There is grease and leftover food all over the parking lot in the back of Nirala Restaurant, which constitutes an environmental violation and it is punished with fines by State Watch Office of the Florida Environmental Agency.
  4. The concrete drainage basin in the back of Nirala Restaurant is clogged and has stagnant water which is a health hazard.
  5. Access hallways to the units in the back of the Plaza are covered with mildew and need to be pressure cleaned.
  6. Garbage enclosures in the back must be maintained cleaned and closed at all times.
46. Case 0099-2022 **GARCIA, AURA ESTELLA & GARCIA, HECTOR – 9210 NW 19 Place**  
**Section 16-165(h) – Plant material – Code Officer Carole Himmel**  
The residential property has missing sod in the swale area.
47. Case 0264-2022 **PINES PLAZA SHOPS, L.L.C, MELANIN EDGE LLC & WRIGHT, JODIE ANN**  
**4529 North Pine Island Road**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Kimberley Sibner**  
“Melanin Edge LLC, dba Melanin Edge Studios” has been operating since September 1, 2020, without the required local business tax receipt(s).

**Count I**

**Section 16-79 – Master business list – Code Officer Kimberley Sibner**

On the following dates, the Respondent Melanin Edge LLC advertised the premises located at 4529 N. Pine Island Road, as a nightclub with the availability of musical entertainment and/or charge a cover charge, door charge, required contribution, or a minimum drink requirement; without obtaining a special exception approval in violation of Section 16-79 of the Code of the City of Sunrise:

1. July 30, 2021 “Fierce & Unstoppable”
2. July 31, 2021 “Teco’s 40th Birthday Bash”
3. August 28, 2021 “End of Summer Bash” (\$20.00 tickets)
4. October 9, 2021 “Soca Carnival Masquerade” (\$15.00 tickets)
5. October 29, 2021 “Nocturnal Costume Party” (\$18.00-\$25.00 tickets)
6. March 18, 2022 “Spring Break Takeover” (\$10.00-\$15.00 at door)

**Count II**

**Section 16-36 – Special exception uses – Code Officer Kimberley Sibner**

On the following dates, the Respondent Melanin Edge LLC utilized the premises as a nightclub, which requires a special exception use in a B-3 business district, in violation of Section 16-36 (b) of the Code of the City of Sunrise:

1. July 30, 2021 “Fierce & Unstoppable”
2. July 31, 2021 “Teco’s 40th Birthday Bash”
3. August 28, 2021 “End of Summer Bash” (\$20.00 tickets)
4. October 9, 2021 “Soca Carnival Masquerade” (\$15.00 tickets)
5. October 29, 2021 “Nocturnal Costume Party” (\$18.00-\$25.00 tickets)

**Count I**

**Section 16-36(b) – Special exception uses – Code Officer Kimberley Sibner**

On the following dates, the Respondent Melanin Edge LLC utilized the premises as a nightclub, which requires a special exception use in a B-3 business district, in violation of Section 16-36 (b) of the Code of the City of Sunrise:

1. August 13, 2021 “Jam Session” event
2. October 1, 2021 “Ass Out Lingerie & Pajamas” event (Shut down by Sunrise Police and Code Compliance after tip from FBI)
3. October 3, 2021 Unnamed "memorial party" (Sunrise Police email regarding memorial party for recently deceased family member with front/rear security and alcohol)
4. October 5, 2021 “Big Vibes Tuesdays” at “Big Vibes Headquarters 4541 N. Pine Island Road”
5. October 12, 2021 “Big Vibes Tuesdays” at “Big Vibes Headquarters 4541 N. Pine Island Road”
6. October 19, 2021 “Big Vibes Tuesdays” at “Big Vibes Headquarters 4541 N. Pine Island Road”
7. October 26, 2021 “Big Vibes Tuesdays” at “Big Vibes Headquarters 4541 N. Pine Island Road”
8. October 30, 2021 “Hallodrip Costume Fete”
9. November 2, 2021 “Big Vibes Tuesdays” at “Big Vibes Headquarters 4541 N. Pine Island Road”
10. November 9, 2021 “Big Vibes Tuesdays” at “Big Vibes Headquarters 4541 N. Pine Island Road” (Sunrise Police Case #42-2111-046030)
11. November 16, 2021 “Big Vibes Tuesdays” at “Big Vibes Headquarters 4541 N. Pine Island Road”
12. November 23, 2021 “Big Vibes Tuesdays” at “Big Vibes Headquarters 4541 N. Pine Island Road” (ABT "Sale without License" Official Notice issued)
13. December 1, 2021 (Sunrise Police email regarding event with five armed security guards)
14. December 7, 2021 “Big Vibes Tuesdays” at “Big Vibes Headquarters 4541 N. Pine Island Road”
15. December 12, 2021 (Sunrise Police Report #42-2112-050995)
16. December 18, 2021 (Sunrise Police Report #42-2112-051892)
17. February 6, 2022 “Studio Nine54” event with \$10.00 tickets (Sunrise Police Report #42-2202-005391)



## **Count II**

### **Section 16-79 – Master business list – Code Officer Kimberley Sibner**

On the following dates, the Respondent Melanin Edge LLC advertised the premises located at 4541-4543 N. Pine Island Road, as a nightclub with the availability of musical entertainment and/or charge a cover charge, door charge, required contribution, or a minimum drink requirement; without obtaining a special exception approval in violation of Section 16-79 of the Code of the City of Sunrise:

1. August 13, 2021 “Jam Session” event
2. October 1, 2021 “Ass Out Lingerie & Pajamas” event (Shut down by Sunrise Police and Code Compliance after tip from FBI)
3. October 3, 2021 Unnamed "memorial party" (Sunrise Police email regarding memorial party for recently deceased family member with front/rear security and alcohol)
4. October 5, 2021 “Big Vibes Tuesdays” at “Big Vibes Headquarters 4541 N. Pine Island Road”
5. October 12, 2021 “Big Vibes Tuesdays” at “Big Vibes Headquarters 4541 N. Pine Island Road”
6. October 19, 2021 “Big Vibes Tuesdays” at “Big Vibes Headquarters 4541 N. Pine Island Road”
7. October 26, 2021 “Big Vibes Tuesdays” at “Big Vibes Headquarters 4541 N. Pine Island Road”
8. October 30, 2021 “Halldrip Costume Fete”
9. November 2, 2021 “Big Vibes Tuesdays” at “Big Vibes Headquarters 4541 N. Pine Island Road”
10. November 9, 2021 “Big Vibes Tuesdays” at “Big Vibes Headquarters 4541 N. Pine Island Road” (Sunrise Police Case #42-2111-046030)
11. November 16, 2021 “Big Vibes Tuesdays” at “Big Vibes Headquarters 4541 N. Pine Island Road”
12. November 23, 2021 “Big Vibes Tuesdays” at “Big Vibes Headquarters 4541 N. Pine Island Road” (ABT "Sale without License" Official Notice issued)
13. December 1, 2021 (Sunrise Police email regarding event with five armed security guards)
14. December 7, 2021 “Big Vibes Tuesdays” at “Big Vibes Headquarters 4541 N. Pine Island Road”
15. December 12, 2021 (Sunrise Police Report #42-2112-050995)
16. December 18, 2021 (Sunrise Police Report #42-2112-051892)
17. February 6, 2022 “Studio Nine54” event with \$10.00 tickets (Sunrise Police Report #42-2202-005391)

**50. Case 0283-2022 PINES PLAZA SHOPS, L.L.C, NWS MANAGEMENT GROUP LLC & INNOCENT, WEBERT – 4519 North Pine Island Road**

**Count I**

**Section 16-36(b) – Special exception uses – Code Officer Kimberley Sibner**

On the following dates, the Respondent NWS Management Group LLC dba Krave Lounge utilized the premises as a nightclub, which requires a special exception use in a B-3 business district, in violation of Section 16-36 (b) of the Code of the City of Sunrise.

1. October 17, 2021 (Sunrise Police Report #42-2110-042273)
2. November 21, 2021 (Sunrise Police Report #42-2111-047744)
3. December 5, 2021 (Sunrise Police Report #42-2112-049865)
4. January 1, 2022 (Sunrise Police Report #42-2201-000023)
5. January 18, 2022 (Sunrise Police Report #42-2201-002519)

**Count II**

**Section 16-79 – Master business list – Code Officer Kimberley Sibner**

On the following dates, the Respondent NWS Management Group LLC dba Krave Lounge has been found operating a nightclub with the availability of musical entertainment and/or charged a cover charge, door charge, required contribution or a minimum drink requirement; without first obtaining a special exception approval in violation of Section 16-79 of the Code of the City of Sunrise.

1. October 17, 2021 (Sunrise Police Report #42-2110-042273)
2. November 21, 2021 (Sunrise Police Report #42-2111-047744)
3. December 5, 2021 (Sunrise Police Report #42-2112-049865)
4. January 1, 2022 (Sunrise Police Report #42-2201-000023)
5. January 18, 2022 (Sunrise Police Report #42-2201-002519)

**51. Case 0287-2022 PINES PLAZA SHOPS, L.L.C, NWS MANAGEMENT GROUP LLC & INNOCENT, WEBERT – 4519 North Pine Island Road**

**Section 3-4 – Hours of sale, consumption and service restricted**

**Code Officer Kimberley Sibner**

On the following dates, the Respondent NWS Management Group LLC dba Krave Lounge permitted alcoholic beverages to be sold, consumed, served, or permitted to be served on the premises after 1:00 a.m., without being granted an extended hours license pursuant to Article II of Chapter 3 of the Code of the City of Sunrise.

1. October 17, 2021 (Sunrise Police Report #42-2110-042273)
2. November 21, 2021 (Sunrise Police Report #42-2111-047744)
3. December 5, 2021 (Sunrise Police Report #42-2112-049865)
4. January 1, 2022 (Sunrise Police Report #42-2201-000023)

52. Case 0288-2022 PINES PLAZA SHOPS, L.L.C, NWS MANAGEMENT GROUP LLC & INNOCENT, WEBERT – 4519 North Pine Island Road

**Count I**

**Section 16-79 – Master business list – Code Officer Kimberley Sibner**

The Respondent “*NWS Management Group LLC dba Krave Lounge*” is operating a liquor and alcoholic beverage store without first obtaining a special exception approval.

**Count II**

**Section 16-36(b) – Special exception uses – Code Officer Kimberley Sibner**

The Respondent “*NWS Management Group LLC dba Krave Lounge*” is operating a liquor and alcoholic beverage store, which requires a special exception use in a B-3 business district.

53. Case 0289-2022 PHIL’S LEGACY LLC, PRASHAD, ROOPAINDRA S & SABITA V & SHOWROOM ENTERTAINMENT GROUP LLC – 6531 SUNSET STRIP 18W

**Section 7-27 – Persons required to obtain local business tax receipt**

**Code Officer Kimberley Sibner**

“*Phil’s Legacy LLC, Showroom Entertainment Group LLC dba Legacy Lounge Sunrise Bar & Grill*” are operating a bar and/or nightclub at 6531 Sunset Strip without first obtaining the required local business tax receipt(s).

**REPEAT VIOLATIONS – CODE COMPLIANCE DIVISION**

54. 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.*

**Continued from 1-24-22**

55. Case 0227-2022 MOORE, KENNETH D – 2430 NW 87 Lane

**Section 16-125 – Open storage, garbage and refuse – Code Officer Carole Himmel**

The residential property has outdoor storage of fencing materials in the front yard in a trailer parked in the driveway and in the driveway. *This is a repeat case of the Final Order CNOV-1152-2020 signed by the Special Magistrate on July 23, 2021.*

56. Case 0228-2022 MOORE, KENNETH D – 2430 NW 87 Lane

**Section 7-53 – Home occupations – Code Officer Carole Himmel**

The residential property has a truck and trailer used in conjunction with Touch of Class Fencing parked at the property and also has outdoor storage of fencing materials in the trailer, front yard and driveway. *This is a repeat case of the Final Order CNOV-1150-2020 signed by the Special Magistrate on July 23, 2021.*

## IMPOSITIONS OF FINE – BUILDING DIVISION

57. Case 0612-2020     **PIERRE-LOUIS, FRANCK – 1845 NW 60 Avenue #14-H**  
**Section 105.1 – Permit required – Electrical Inspector Eusebio Luft**  
The residential property had the main disconnect replaced without first obtaining the necessary building permit from the Building Official.  
**Continued from 12-20-21**
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 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.  
**Continued from 1-24-22**
61. 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.
62. Case 1743-2020     **CLENA INVESTMENTS INC – 8461 West Oakland Park Boulevard**  
**Section 105-1 – Permit required – Structural Inspector Jose Sadin**  
The commercial property had interior walls built without first obtaining the necessary permits from the Building Official.  
**Continued from 12-20-21**
63. 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.
64. 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.  
**Continued from 1-24-22**
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 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.
- 68. 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.
- 69. 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.

**FORMAL HEARING – BUILDING DIVISION**

- 70. Case 0857-2019**     **KARAIAN, DAVID & SUAREZ, LAVINIA C – 12220 NW 30 Place**  
**Section 105.1 – Permit required – Structural Inspector Jose Sadin**  
The residential property had the covered screen room enclosed and a structure was built in the backyard without first obtaining the necessary permits from the Building Official.
- 71. 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.  
Continued from 1-24-22
- 72. Case 0501-2020**     **SUNRISE LAKES CONDOMINIUM APTS., INC. 5 –**  
**8515 Sunrise Lakes Boulevard – Building 45**  
**Section 105.1 – Permit required – Plumbing Inspector John Giunta**  
The multi-residential property had plumbing work done in a common wall of units 110, 210 and 310, without first obtaining the necessary permits from the Building Official.
- 73. Case 0675-2020**     **GUZMAN, LUISA FERNANDA & MONROY, VALENTINA – 4760 NW 114 Avenue**  
**Section 105.1 – Permit required – Structural Inspector Jose Sadin**  
The residential property had a front door installed without first obtaining the necessary permits from the Building Official.
- 74. Case 0679-2020**     **DAHANAND, ITAMAR & MARTINS-DAHAN, CRYSTAL LEE – 10391 Sunset Strip**  
**Section 105.1 – Permit required – Structural Inspector Jose Sadin**  
The residential property had a chain link fence and a wood fence installed without first obtaining the necessary permits from the Building Official.

- 75. Case 0972-2020**     **SUNRISE LAKES PHASE 3 RECREATION ASSOCIATION, INC.**  
**2725 North Pine Island Road**  
**Section 105.1 – Permit required – Plumbing Inspector John Giunta**  
The multi-residential property had bathroom remodel work done without first obtaining the necessary permits from the Building Official
- 76. Case 1697-2020**     **YEGGY, JENNY L – 8021 NW 28 Place**  
**Section 105.1 – Permit required – Structural Inspector Jose Sadin**  
The residential property had an a/c installed without first obtaining the necessary permits from the Building Official.
- 77. Case 1808-2020**     **AJOY, JOYCE D – 5417 NW 90 Terrace**  
**Section 105.1 – Permit required – Structural Inspector Jose Sadin**  
The residential property had a slab-on-grade poured without first obtaining the necessary permits from the Building Official.
- 78. Case 1913-2020**     **RODRIGUEZ, RICHARD ARMANDO & TANYA 0 12041 NW 30 Place**  
**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.
- 79. Case 1984-2020**     **COLON, YUBELKIS & MARRERO, ALEXANDER COLON – 8411 NW 24 Court**  
**Section 105.1 – Permit required – Structural Inspector Jose Sadin**  
The residential property had a slab-on-grade poured without first obtaining the necessary permits from the Building Official.
- 80. Case 1993-2020**     **ARISTIZABAL, JIMMY – 9081 NW 25 Street**  
**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.
- 81. Case 2047-2020**     **SUNRISE SHOPPES, L.C. – 2750-2784 North University Drive**  
**Section 110.15 – Building safety inspection program – Structural Inspector Jose Sadin**  
The commercial 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.
- 82. Case 2123-2020**     **EARLINGTON, CHRISTOPHER M & EARLINGTON, MONEFIA R – 6790 NW 24 Place**  
**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.
- 83. Case 2126-2020**     **RAPPAPORT, JOSHUA AARON – 10221 NW 24 Court**  
**Section 105.1 – Permit required – Plumbing Inspector John Giunta**  
The residential property had new water service installed without first obtaining the necessary permits from the Building Official.
- 84. Case 2193-2020**     **WILLIAMS, APRIL JOHNSON – 9276 NW 49 Place**  
**Section 116.1 – Unsafe structures – Structural Inspector Jose Sadin**  
The residential property has damage to the front door, the front window and to the porch from a car accident, creating an unsafe condition.

- 85. Case 1571-2021**     **HOWELL, TRUST, LELAND & ROSELINE, HOWELL, TRUSTEE, KEITH L**  
**5951 NW 16 Place – All Units**  
**Section 110.15 – Building safety inspection program – Structural Inspector Jose Sadin**  
The commercial 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 September 22, 2021 and compliance was required by December 22, 2021.
- 86. Case 1572-2021**     **HOWELL, TRUST, LELAND & ROSELINE, HOWELL, TRUSTEE, KEITH L**  
**5991 NW 16 Place**  
**Section 110.15 – Building safety inspection program – Structural Inspector Jose Sadin**  
The commercial 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 September 22, 2021 and compliance was required by December 22, 2021.

**REDUCTIONS OF FINE – BUILDING DIVISION**

- 87. Case 16-4675**     **GONZALEZ-ORCOYEN, FLORENCIA & ISSEL, AXEL GUILLERMO**  
**15813 West Waterside Circle Unit 103 Building 27**  
**Section 105.1- Permit Required- Plumbing Inspector John Giunta**  
The property has been altered by renovating the kitchen without first obtaining the necessary permits from the Building Official.
- 88. Case 0468-2019**     **GUNTHER, RENEE S & KURZEJEWSKI, DOUGLAS J – 3721 NW 121 Avenue**  
**Section 105.1 – Permit required – Structural Inspector Jose Sadin**  
The residential property had windows installed on the property without first obtaining the necessary building permits from the Building Official.
- 89. Case 16-1333**     **BEACH HOLDING INC – 2087-2177 North University Drive**  
**Section 105.1- Permit Required- Structural Inspector Jamie Hudson**  
The property has a rear fence with major damage beyond repair and it requires a permit from the Building Official.
- 90. Case 16-1909**     **BEACH HOLDING INC – 2087 North University Drive**  
**Section 105.1 – Permit Required – Structural Inspector Jose Sadin**  
The property has been altered by conducting interior alterations (to include: structural, electrical, plumbing, and mechanical) without first obtaining the necessary permits from the Building Official.
- 91. Case 16-1913**     **BEACH HOLDING INC – 2085 North University Drive**  
**Section 105.1 – Permit Required – Structural Inspector Jose Sadin**  
The property has been by altered by conducting interior alterations and a change of occupancy without first obtaining the necessary permits from the Building Official.
- 92. Case 16-2039**     **BEACH HOLDING INC – 2087 North University Drive**  
**Section 105.1 – Permit Required – Structural Inspector Jose Sadin**  
The property has been by altered by adding a sign without first obtaining the necessary permits from the Building Official.

- 93. Case 16-2040**      **BEACH HOLDING INC – 2085 North University Drive**  
**Section 105.1 – Permit Required – Structural Inspector Jose Sadin**  
The property has been by altered by adding a sign without first obtaining the necessary permits from the Building Official.
- 94. Case 16-5722**      **BEACH HOLDING INC– 2141 North University Drive**  
**Section 105.1- Permit Required- Structural Inspector Jamie Hudson**  
The property has been altered by performing interior renovations without first obtaining the necessary permits from the Building Official.

**REDUCTIONS OF FINE – CODE COMPLIANCE DIVISION**

- 95. Case 12-1669**      **BEACH HOLDINGS, INC – 2019 North University Drive**  
**Section 16-164 – Maintenance – Code Officer Terrell McCombs**  
The commercial property, Sunset Square, has 11 canopy trees, 6 pam trees, 30 hedges and 15 groundcover plants that are missing, dead and/or not Florida #1.
- 96. Case 12-1670**      **BEACH HOLDINGS, INC – 2019 North University Drive**  
**Section 16-164 – Maintenance – Code Officer Terrell McCombs**  
The commercial property, Sunset Square, has deficiencies in the landscape feature.
- 97. Case 12-1671**      **BEACH HOLDINGS, INC – 2019 North University Drive**  
**Section 16-164(a) – Maintenance – Code Officer Terrell McCombs**  
The commercial property, Sunset Square, folio #49.41.28.04.1192 has a number of landscape maintenance issues.
- 98. Case 12-1673**      **BEACH HOLDING, INC. – 2019 North University Drive**  
**Section 16-31(g) – Site Plan – Code Officer Terrell McCombs**  
There are a number of changes from the approved site plan, either without permits or approvals: Two (2) concrete slabs are installed over an approved landscape area; parking spaces and a tree island next to “Primanti Restaurant” are not on the site plan; two (2) dumpsters, at the south rear building and four (4) dumpsters, west of “Sunset Square” building, that are not approved.
- 99. Case 12-1674**      **BEACH HOLDING, INC. – 2019 North University Drive**  
**Section 16-125(b) – Open storage, garbage and refuse – Code Officer Terrell McCombs**  
There are eight (8) dumpsters at this folio with enclosures visible from University Drive. There are also thirteen (13) dumpsters on this site that do not have city approvals.
- 100. Case 16-1580**      **BEACH HOLDING INC – 2085 North University Drive**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Carole Himmel**  
“*Udder Sweets*” is operating without a local business tax receipt.
- 101. Case 16-1582**      **BEACH HOLDING INC – 2087 North University Drive**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Carole Himmel**  
“*Mr. Smokes*” is operating without a local business tax receipt.
- 102. Case 12-1680**      **BEACH HOLDINGS, INC – 2087-2177 North University Drive**  
**Section 16-164 – Maintenance – Code Officer Terrell McCombs**  
The commercial property, Sunset Square, has 3 trees and 68 plants that are missing, dead and/or not Florida #1.



**103. Case 12-1681 BEACH HOLDINGS, INC – 2087-2177 North University Drive**  
**Section 16-164(a) – Maintenance – Code Officer Terrell McCombs**  
The commercial property, Sunset Square, folio #49.41.28.04.1190 has a number of landscape maintenance issues.

**STATUS HEARINGS – CODE COMPLIANCE DIVISION**

No Cases Scheduled

**ADJOURNMENT**

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

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