

Community Enhancement and Code Compliance

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



SPECIAL MAGISTRATE HEARING AGENDA

June 20, 2022

2:00 PM

CALL TO ORDER

IMPOSITION OF FINES – CODE COMPLIANCE DIVISION

1. **Case 19-1755** **WILK, ARTHUR, WILK, BARBARA & WILK, BELLA – 9542 NW 33 Place**
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.
Continued from 5-16-22
2. **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 3-24-22
3. **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 3-24-22
4. **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 3-24-22
5. **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 3-24-22
6. **Case 0747-2021** **FYR SFR BORROWER LLC – 2021 NW 63 Avenue**
Section 16-172(o)(1) – Tree preservation – Code Officer Terrell McCombs
The commercial property had a mature Tropical-almond tree which was cut to a stump around March 11, 2021, without first obtaining the required tree removal permits.
7. **Case 0005-2022** **NNN TRS INC – 2301 North University Drive – Common Area**
Section 9-31(a)(4) – Proper maintenance required – Code Officer Carole Himmel
The commercial property has pot holes in the vehicular parking area.

8. **Case 0332-2022** **NNN TRS INC – 2301 North University Drive – Common Area**
Section 9-31(a)(1) – Proper maintenance required – Code Officer Carole Himmel
The commercial property has garbage and debris on the property.
9. **Case 0027-2022** **FOWLER, GODFREY – 7420 NW 21 Street**
Section 16-125 – Open storage, garbage and refuse – Code Officer Nicholas Rousseau
The residential property has multiple items and equipment being stored in plain view.
10. **Case 0168-2022** **3060 NW 60 AVENUE-SUNRISE LLC – 3060 NW 60 Avenue – Common Area**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Nicholas Rousseau
The commercial property is conducting a business from this location without first obtaining a business tax receipt (BTR) from the City.
11. **Case 0209-2022** **CACERES, JOSEFINA – 1059 NW 124 Terrace**
Section 18-1(b) – Compulsory sidewalk construction and repair
Code Officer Nosbel Pacio
The residential property has the adjacent City sidewalk which is in a state of disrepair.
12. **Case 0261-2022** **SURPRIS, EUGENIE & JONAS – 2301 NW 60 Avenue**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Lydia Walk
“Ezzy Wash Mobile Detailing Pressure Wash LLC” is operating from this address without first obtaining a business tax receipt (BTR) from the City.
13. **Case 0289-2022** **PHIL’S LEGACY LLC, PRASHAD, ROOPAINDRAS & 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).
Continued from 5-16-22
14. **Case 0317-2022** **TETE, JEFFREY – 9360 NW 34 Court**
Section 16-111 – Swimming pool regulations – Code Officer Maira Tarrau
The residential property has the wood shadow box fence which protects the swimming pool in a state of disrepair. The fence is in a general state of decay especially by the east side of the property which is evident by the mildew growing on the surface, further this section of the fence is not firmly affixed to the ground and is leaning into the property next door. Additionally, there are vines growing in the fence and some slats are broken.
15. **Case 0336-2022** **AMERICANA OAK LLC – 3850 North University Drive**
Section 7-27 – Persons required to obtain a local business tax receipt
Code Officer Maira Tarrau
The Florida nonprofit corporation *“Divine Hearts Foundation Inc”* is operating without first applying for the required exempt local business tax receipt (BTR) from the City.
16. **Case 0337-2022** **AMERICANA OAK LLC – 3850 North University Drive**
Section 7-27 – Persons required to obtain a local business tax receipt
Code Officer Maira Tarrau
“House of Divine Limited Liability Company” is operating without first obtaining the required local business tax receipt (BTR) from the City.

17. Case 0347-2022 BILU ASSOCIATION LLC – 7766 NW 44 Street
Section 7-27 – Persons required to obtain a local business tax receipt
Code Officer Maira Tarrau
The nonprofit corporation “*Smith Christian University, Inc.*” is operating without first applying for the required exempt local business tax receipt (BTR) from the City.

18. Case 0378-2022 BILU ASSOCIATION LLC – 7818 NW 44 Street
Count I
Section 16-32 – Site plan adjustments and revisions – Code Officer Maira Tarrau
The commercial property “*Lincoln Park Plaza*” has two portable commercial refrigerator units installed in the parking area behind unit #7818 by the west side of the property; without first requesting a plan review from the City of Sunrise Planning Division to change the use of the area. Further three commercial smokers are being stored in the parking area in the rear of the property. Additionally, members of the gyms located in the plaza are utilizing the private road for exercising/running.

Count II
Section 16-31(g) – Site plan conformity required – Code Officer Maira Tarrau
The commercial property “*Lincoln Park Plaza*” has two portable commercial refrigerator units installed in the parking area behind unit #7818 by the west side of the property; without first requesting a plan review from the City of Sunrise Planning Division to change the use of the area. Further three commercial smokers are being stored in the parking area in the rear of the property. Additionally, members of the gyms located in the plaza are utilizing the private road for exercising/running.

19. Case 0396-2022 FINALY INTERESTS 40 LTD & FINLAY INTERESTS 6 LTD
4011 North Pine Island Road
Section 17-12(7) – Exterior standards – Code Officer Maira Tarrau
The multi-family property “*Shamrock at Sunrise*” has the roof in disrepair and not weather tight, which is evident by the leaking complaints reported to the City of Sunrise by residents of the complex.

FORMAL HEARINGS – CODE COMPLIANCE DIVISION

20. Case 19-1406 JOHNSON, MICHAEL – 3481 NW 122 Avenue
Section 16-173(b) – Tree abuse – Code Officer Terrell McCombs
The residential property has one Pongam tree which was severely topped or rounded over at predetermined heights without regard to the tree’s natural structural around January 31, 2019.

21. Case 1707-2020 SUNRISE ANIMAL HOSPITAL LLC – 1190 Sunset Strip – Common Area
Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs
The commercial property folio# 49.41.35.02.0780 has the vehicular striping within the parking & pedestrian area missing after the parking areas were re-paved without first obtaining city paving permits.

Continued from 5-16-22

22. Case 1708-2020 **1200 SUNSET STRIP LLC – 1200 Sunset Strip**
Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs
The commercial property folio# 49.41.35.02.0782 has the vehicular striping within the parking & pedestrian area missing after the parking areas were re-paved without first obtaining city paving permits.
Continued from 5-16-22
23. Case 0380-2022 **SMITH, VAUGHN D & MARILYN – 9300 NW 40 Court**
Section 9-51 – Junked or inoperative vehicles – Code Officer Maira Tarrau
The residential property has an inoperative vehicle with an expired license tag parked on the driveway.
24. Case 0398-2022 **CALDERON, DIANNI N & CALDERON, MICHAEL A – 9418 NW 46 Court**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Maira Tarrau
Stack Enterprises LLC is registered as the residential property without obtaining the required home-based local business tax receipt from the City.
25. Case 0423-2022 **CALDERON, DIANNI N & CALDERON, MICHAEL A – 9418 NW 46 Court**
Section 14-16(d) – Illegal parking – Code Officer Maira Tarrau
The residential property has an enclosed cargo trailer parked over the grass by the west side of the front yard and a truck parked obstructing the sidewalk.
26. Case 0462-2022 **ALEGRET, JULIE & RIVAS, TERESA H – 8660 NW 24 Place**
Section 9-51 – Junked or inoperative vehicles – Code Officer Carole Himmel
The residential property has vehicles with missing and/or expired license tags as well as a vehicle that has been in a wreck.
27. Case 0474-2022 **ROWE, JONATHAN M, ESTATE OF – 8690 NW 24 Place**
Section 17-12(9) – Exterior standards – Code Officer Carole Himmel
The residential property has a driveway in disrepair.
28. Case 0478-2022 **MARCELON, JEAN MARC & MARCELON, VERLANDE – 8691 NW 24 Place**
Section 14-31 – Trucks in residential zones – Code Officer Carole Himmel
The residential property has a prohibited vehicles or trucks in excess of twenty-one (21) feet parked in the swale and/or front yard.
29. Case 0479-2022 **MARCELON, JEAN MARC & MARCELON, VERLANDE – 8691 NW 24 Place**
Section 14-16 a-f – Illegal parking – Code Officer Carole Himmel
The residential property has vehicle parked in the front and/or back yard.
30. Case 0480-2022 **MARCELON, JEAN MARC & MARCELON, VERLANDE – 8691 NW 24 Place**
Section 16-191(c)(1) – Fences and hedges in residential districts
Code Officer Carole Himmel
The residential property has hedges over six (6) feet in height.
31. Case 0481-2022 **MARCELON, JEAN MARC & MARCELON, VERLANDE – 8691 NW 24 Place**
Section 9-51 – Junked or inoperative vehicles – Code Officer Carole Himmel
The residential property has a vehicle with a missing and/or expired license tag.
32. Case 0482-2022 **MARCELON, JEAN MARC & MARCELON, VERLANDE – 8691 NW 24 Place**
Section 9-31(a)(1) – Proper maintenance required – Code Officer Carole Himmel
The residential property has garbage and debris on the property.

33. Case 0483-2022 **MARCELON, JEAN MARC & MARCELON, VERLANDE – 8691 NW 24 Place**
Section 16-165(h) – Plant material – Code Officer Carole Himmel
 The residential property has sod missing in the swale area and front yard.
34. Case 0511-2022 **REID, SASHA NICHOLE – 9170 NW 49 Court**
Section 4-50(a)(b) – Registration – Code Officer Maira Tarrau
 As per Sunrise Police report# 42-2204-013727 the pit bull dog living at the residential property got loose and bit the neighbor’s dog. The pit bull dog was not registered with the City of Sunrise at the time of the attach.
35. Case 0512-2022 **REID, SASHA NICHOLE – 9170 NW 49 Court**
Section 4-49(a)(b) – Confinement – Code Officer Maira Tarrau
 As per Sunrise Police report# 42-2204-013727 on the evening of April 2, 2022, Rachel Harralson was walking her Chiweenie breed dog and the pit bull dog living at the residential property broke its leash, got loose charged her from across the street and bit her dog inflicting him serious wounds while she fell to the ground. The pit bull dog was left in the front yard secured with a leash tied to a tree.
36. Case 0513-2022 **REID, SASHA NICHOLE – 9170 NW 49 Court**
Section 4-30 – Vicious dogs – Code Officer Maira Tarrau
 As per Sunrise Police report# 42-2204-013727 on the evening of April 2, 2022, Rachel Harralson was walking her Chiweenie breed dog and the pit bull dog living at the residential property broke its leash, got loose from across the street and without any provocation charged her and bit her dog inflicting him serious wounds while she fell to the ground. Mrs. Harralson is 36 weeks pregnant and had to go to the Hospital where she was admitted for observation while her dog went to The Weston Animal Hospital where it had several surgeries. The owner of the pit bull, Sasha Reid has paid the vet bill.
37. Case 0534-2022 **SCHREIBER-HEIDT HOLDINGS IV – 2200 North University Drive – Common Area**
Section 9-2 – Conditions declared public nuisances – Code Officer Lydia Walker
 The commercial property has garbage and debris along the fence line and in the dumpster and enclosure area. Also, there is garbage in the front of the building left by homeless individuals.
38. Case 0552-2022 **BRE MARINER SUNRISE TOWN CENTER LLC – 3432 North University Drive – A**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Maira Tarrau
Belle Kreole Boutique is operating without first obtaining the required local business tax from the City.

REPEAT VIOLATIONS – CODE COMPLIANCE DIVISION

39. Case 1644-2020 **MANTILLA, YESENIA – 9260 Sunset Strip**
Section 16-165(h) – Plant material – Code Officer Carole Himmel
 The residential property has sod missing in the front yard, side yard and swale area. *This is a repeat case of the Final Order 18-1236 signed by the Special Magistrate on July 24, 2018.*
 Additional time from 5-16-22
40. Case 0599-2022 **KELLY, JAMES & KELLY, JESSICA NADINE – 2410 NW 85 Avenue**
Section 9-31 – Proper maintenance required – Code Office Carole Himmel
 The residential property has overgrown grass and weeds; including but not limited to the front and side yards, up against the front and side of the house and grass growing on top of the sidewalk. *This is a repeat violation of Final Order CNOV-000036-2021 signed by the Special Magistrate on September 27, 2021.*

41. Case 0600-2022 **KELLY, JAMES & KELLY, JESSICA NADINE – 2410 NW 85 Avenue**
Section 16-125 – Open storage, garbage and refuse – Code Officer Carole Himmel
The residential property has outdoor storage. *This is the 3rd repeat violation of Final Order 18-3777 signed by the Special Magistrate on November 27, 2018.*

IMPOSITIONS OF FINE – BUILDING DIVISION

42. Case 0612-2020 **PIERRE-LOUIS, FRANCK – 1845 NW 60 Avenue, Unit #H**
Section 105.1 – Permits 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 5-16-22
43. Case 1876-2020 **BAGLIVO, SAMUEL – 2900 North Pine Island Road, Unit #102**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property had two bathrooms and the kitchen, that was being remodeled, without first obtaining the necessary permits from the Building Official.
44. Case 2160-2020 **FERNANDEZ, AILETTE & LEGORBURO, LAZARO – 9571 NW 24 Street**
Section 105.1 – Permit required – Structural Inspector Jose Sadin
The residential property had a concrete slab poured onto the property without first obtaining the necessary permits from the Building Official.
45. Case 2209-2020 **VERDESAZ, MARIA & GARCIA, PELAYO – 10422 NW 24 Place, Unit #310**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property had windows installed, without first obtaining the necessary permits from the Building Official.
46. Case 2278-2020 **ROBAINA, HENRY ALEJANDRO & LABRADA MORALES, CLAUDIA**
11500 NW 39 Place
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property had windows and a new front door installed, without first obtaining the necessary permits from the Building Official.
47. Case 0157-2021 **PUSEY, FERMETHA A – 1881 NW 60 Avenue, Unit #D**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property had a roof that was installed on the property, without first obtaining the necessary permits from the Building Official.
48. Case 0253-2021 **YMP BOARDWALK LLC – 2903 – 2916 NW 60 Avenue, Unit #219**
Section 116.1 – Unsafe Structures – Structural Inspector Jose Sadin
The property had fire damage to the interior of (unit #219), which created an unsafe condition. The damage must be repaired and all of the necessary permits must be obtained from the Building Official.
49. Case 0448-2021 **JACKSON, CHANDRIS – 5820 NW 12th Street, Unit #H**
Section 110.13.10 – Storm Shutters – Structural Inspector Jose Sadin
The residential property had window openings that were 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.

- 50. Case 0453-2021 WEIZMAN, MIRI – 2480 NW 81 Terrace**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property had an attached addition, in which was built in the rear of the property, without first obtaining the necessary permits from the Building Official.
- 51. Case 1253-2021 ACOSTA, VICTOR & INFANZON, FLOR – 7001 NW 20 Street**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property had a structure built in the backyard without first obtaining the necessary permits from the Building Official.
- 52. Case 1507-2021 SUNRISE VILLAS CONDOMINIUM 12 ASSOCIATION, INC.**
1815-1825 NW 60 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 & 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 26, 2021, and compliance was required by November 29, 2021.
Continued from 5-16-22
- 53. Case 1551-2021 WESTGATE SQUARE SHOPPING CENTER, LLC**
15900 West State Road 84
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The property located at 15900 State Rd 84 “*Tag Gymnastics*” was found to have interior alteration work done, without first obtaining the necessary permits from the Building Official.
- 54. Case 0171-2022 LAKESIDE VILLAS AT BONAVENTURE CONDOMINIUM ASSOCIATION, INC.**
31–37 Lakeside Circle – Building 54
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 & 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 28, 2021. Required repairs should have been completed by March 28, 2022.
- 55. Case 0177-2022 LAKESIDE VILLAS AT BONAVENTURE CONDOMINIUM ASSOCIATION, INC.**
328–334 Lakeside Court – Building 57
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 & 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 28, 2021. Required repairs should have been completed by March 28, 2022.
- 56. Case 0178-2022 LAKESIDE VILLAS AT BONAVENTURE CONDOMINIUM ASSOCIATION, INC.**
348–352 Lakeside Court – Building 58
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 & 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 28, 2021. Required repairs should have been completed by March 28, 2022.

- 57. Case 0179-2022 LAKESIDE VILLAS AT BONAVENTURE CONDOMINIUM ASSOCIATION, INC.
354–360 Lakeside Court – Building 59
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 & 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 28, 2021. Required repairs should have been completed by March 28, 2022.
- 58. Case 0186-2022 LAKESIDE VILLAS AT BONAVENTURE CONDOMINIUM ASSOCIATION, INC.
317–323 Lakeside Court – Building 64
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 & 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 28, 2021. Required repairs should have been completed by March 28, 2022.
- 59. Case 0187-2022 LAKESIDE VILLAS AT BONAVENTURE CONDOMINIUM ASSOCIATION, INC.
309–315 Lakeside Court – Building 65
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 & 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 28, 2021. Required repairs should have been completed by March 28, 2022.
- 60. Case 0188-2022 LAKESIDE VILLAS AT BONAVENTURE CONDOMINIUM ASSOCIATION, INC.
301–307 Lakeside Court – Building 66
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 & 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 28, 2021. Required repairs should have been completed by March 28, 2022.
- 61. Case 0189-2022 LAKESIDE VILLAS AT BONAVENTURE CONDOMINIUM ASSOCIATION, INC.
341–347 Lakeside Court – Building 61
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 & 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 28, 2021. Repairs required repairs should have been completed by March 28, 2022.

- 62. Case 0190-2022 LAKESIDE VILLAS AT BONAVENTURE CONDOMINIUM ASSOCIATION, INC.
308–312 Lakeside Court – Building 56
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 & 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 28, 2021. Required repairs should have been completed by March 28, 2022.
- 63. Case 0255-2022 HOWELL TRUST, LELAND & ROSELINE, HOWELL TRUST, KEITH
1847 NW 60 Avenue, Unit #G
Section 105.1 – Permits Required – Electrical Inspector Eusebio Luft**
The residential property had a main disconnect that was replaced on the property, without first obtaining the necessary permits from the Building Official.
- 64. Case 0256-2022 HOWELL TRUST, KEITH – 1849 NW 60 Avenue, Unit #F
Section 105.1 – Permits Required – Electrical Inspector Eusebio Luft**
The residential property had a main disconnect that was replaced on the property, without first obtaining the necessary permits from the Building Official.
- 65. Case 0257-2022 HOWELL TRUST, LELAND & ROSELINE, HOWELL TRUST, KEITH
1851 NW 60 Avenue, Unit #D
Section 105.1 – Permits Required – Electrical Inspector Eusebio Luft**
The residential property had a main disconnect that was replaced on the property, without first obtaining the necessary permits from the Building Official.
- 66. Case 0258-2022 L & R HOWELL TRUST – 1853 NW 60 Avenue, Unit #C
Section 105.1 – Permits Required – Electrical Inspector Eusebio Luft**
The residential property had a main disconnect that was replaced on the property, without first obtaining the necessary permits from the Building Official.
- 67. Case 0259-2022 HOWELL TRUST, LELAND & ROSELINE, HOWELL TRUST, KEITH
1855 NW 60 Avenue, Unit #B
Section 105.1 – Permits Required – Electrical Inspector Eusebio Luft**
The residential property had a main disconnect that was replaced on the property, without first obtaining the necessary permits from the Building Official.

FORMAL HEARING – BUILDING DIVISION

- 68. Case 1815-2020 SANDOVAL, RITCHIE – 8461 NW 27 Place
Section 105.1 – Permits Required – Structural Inspector Jose Sadin**
The residential property was found to have a wood fence installed on the property, without first obtaining the necessary permits from the Building Official.
- 69. Case 2219-2020 TAIME, PATRICIA ANNE – 546 Woodgate Circle, Unit #D
Section 105.1 – Permits Required – Structural Inspector Jose Sadin**
The residential property had a concrete slab in which was poured onto the property, without first obtaining the necessary permits from the Building Official.
Continued from 5-16-22

- 70. Case 0142-2021 HILDA, MARISA S – 6590 NW 25 Court**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property had an addition built in the rear of the property, without first obtaining the necessary permits from the Building Official.
- 71. Case 0226-2021 CHAMBERS, DELANEY – 11651 NW 29 Place**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property had a flat roof built, without first obtaining the necessary permits from the Building Official.
- 72. Case 0377-2021 CHAMBERS, DELANEY – 11651 NW 29 Place**
Section 105.1 – Permits Required – Electrical Inspector Eusebio Luft
The residential property was found to have electrical work done, without first obtaining the necessary permits from the Building Official.
- 73. Case 0289-2021 GARCIA, DANIEL – 8400 Sunrise Lakes Boulevard, Unit #312**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property was found to have windows installed, without first obtaining the necessary permits from the Building Official.
- 74. Case 0367-2021 WINT, FRITZ G – 9321 NW 33 Manor**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property had a slab-on-grade that was poured onto the property, without first obtaining the necessary permits from the Building Official.
- 75. Case 0371-2021 TAYLOR, COURTNEY – 8460 NW 21 Court**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property was found to have wood decks in which was built in the backyard, without first obtaining the necessary permits from the Building Official.
- 76. Case 0444-2021 KILI GROUP LLC – 8360 West Oakland Park Boulevard**
Section 105.1 – Permits Required – Electrical Inspector Eusebio Luft
The property was found to have electrical work done in the bathrooms, without first obtaining the necessary permits from the Building Official.
- 77. Case 0449-2021 KILI GROUP LLC – 8360 West Oakland Park Boulevard**
Section 105.1 – Permits Required – Plumbing Inspector John Giunta
The property was found to have plumbing fixtures installed in the bathrooms, without first obtaining the necessary permits from the Building Official.
- 78. Case 0513-2021 MORILLO JIMENEZ, JUAN C & RAMIREZ, NUNEZ MARLENNY**
2502 NW 73 Avenue
Section 105.1 – Permits Required – Plumbing Inspector John Giunta
The residential property was found to have a water heater installed, without first obtaining the necessary permits from the Building Official.
- 79. Case 0514-2021 ADAMS, JADARIUS & XIANG, YUNXIAO – 5356 NW 93 Terrace**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property was found to have a wood fence installed, without first obtaining the necessary permits from the Building Official.

- 80. Case 0525-2021 KAYUSA, KAREN LAUREL – 2704 NW 104 Avenue, Unit #402**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property was found to have interior alteration work done, without first obtaining the necessary permits from the Building Official.
- 81. Case 0526-2021 SMITH, SUSSIE – 6701 NW 22 Street**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property was found to have a wood fence installed, without first obtaining the necessary permits from the Building Official.
- 82. Case 0545-2021 CHEN, XIAO QING & CHEN, YUN SHENG – 8441 NW 29 Street**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property was found to have an enclosed room in the rear of the property, without first obtaining the necessary permits from the Building Official.
- 83. Case 0557-2021 CARDONA, MAURY & NICOLE MARIE – 3700 NW 119 Avenue**
Section 105.1 – Permits Required – Plumbing Inspector John Giunta
The residential property was found to have a water heater installed, without first obtaining the necessary permits from the Building Official.
- 84. Case 0566-2021 SUNRISE MILLS (MLP) LTD PARTNERSHIP & SIMON PROPERTY GROUP**
12801 W Sunrise Boulevard
Section 105.1 – Permits Required – Electrical Inspector Eusebio Luft
The property was found to have multiple signs installed in Suite #1015 (J. Crew Factory), without first obtaining the necessary permits from the Building Official.
- 85. Case 0623-2021 GRACIA, WALTA, EUGENE, MAGDA & GRACIA, WADLER – 8210 NW 21 Street**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The property was found to have an enclosed porch in the backyard, without first obtaining the necessary permits from the Building Official.
- 86. Case 0658-2021 SUNRISE LAKES CONDOMINIUM ASSOCIATION PHASE I, INC.**
8080 North Sunrise Lakes Drive – Building 28
Section 116.1 – Unsafe Structures – Structural Inspector Jose Sadin
The property was found to have structural damage to an exterior wall, creating an unsafe condition. The damage must be repaired and all of the necessary permits must be obtained from the Building Official.
- 87. Case 0736-2021 SUNRISE LAKES CONDOMINIUM ASSOCIATION PHASE I, INC.**
8081 North Sunrise Lakes Drive – Building 30
Section 105.1 – Permits Required – Electrical Inspector Eusebio Luft
The property was found to have photocells installed, without first obtaining the necessary permits from the Building Official.
- 88. Case 0818-2021 SUNRISE LAKES CONDOMINIUM ASSOCIATION PHASE I, INC.**
8100 North Sunrise Lakes Drive – REC 1
Section 105.1 – Permits Required – Electrical Inspector Eusebio Luft
The property was found to have electrical work done in the community pool and Tiki Hut, without first obtaining the necessary permits from the Building Official.

- 89. Case 0837-2021** **SUNRISE LAKES CONDOMINIUM ASSOCIATION PHASE I, INC.**
3071 East Sunrise Lakes Drive – Building 21 – Pool & Recreation Area
Section 105.1 – Permits Required – Electrical Inspector Eusebio Luft
The property was found to have electrical work done, at the pool and rec area (Tiki Hut), without first obtaining the necessary permits from the Building Official.
- 90. Case 1137-2021** **SUNRISE LAKES CONDOMINIUM ASSOCIATION PHASE I, INC.**
8081 North Sunrise Lakes Drive – Building 30
Section 105.1 – Permits Required – Electrical Inspector Eusebio Luft
The property was found to have an irrigation pump system installed (behind Building 30), without first obtaining the necessary permits from the Building Official.
- 91. Case 0748-2021** **PORTOFINO PLAZA INC – 10322 NW 55 Street**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The property was found to have interior alteration work done, without first obtaining the necessary permits from the Building Official.
- 92. Case 0808-2021** **BERKMAN, ALFRED A – 8420 NW 21 Court**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The property was found to have a roof that was being installed, without first obtaining the necessary permits from the Building Official.
- 93. Case 0973-2021** **RUBIN, MICHAEL & DIANA, DIANA & MICHAEL RUBIN REVOCABLE TRUST**
10208 NW 28 Place, Unit #401
Section 105.1 – Permits Required – Mechanical Inspector George Paraskis
The property was found to have an A/C unit installed, without first obtaining the necessary permits from the Building Official.
- 94. Case 1199-2021** **SUNRISE LAKES CONDOMINIUM APTS., INC. 5**
8465 Sunrise Lakes Boulevard – Building 44
Section 116.1 – Unsafe Structures – Structural Inspector Jose Sadin
The property was found to have damage and deteriorated soffits around the building, creating a hazardous condition. The damage must be repaired and all of the necessary permits, must be obtained from the Building Official.
- 95. Case 0167-2022** **SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 1**
10467 Sunrise Lakes Boulevard – Building 164
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 & 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 27, 2021. Required repairs should have been completed by April 25, 2022.
- 96. Case 0169-2022** **SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 1**
10451 Sunrise Lakes Boulevard – Building 163
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 & 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 27, 2021. Required repairs should have been completed by April 25, 2022.

REDUCTIONS OF FINE – BUILDING DIVISION

- 97. Case 2000-2020** **GOLDEN AGE INVESTMENTS TRUST, LIQUID 21 LLC TRUSTEE**
2714 N Nob Hill Road
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property had a wood fence that was installed at the property, without first obtaining the necessary permits from the Building Official.

REDUCTIONS OF FINE – CODE COMPLIANCE DIVISION

- 98. Case 16-1755** **SUNSHINE DADE INVESTMENTS LLC – 10001 Sunset Strip**
Section 16-31(g) – Site plan – Code Officer Terrell McCombs
The commercial property, *Citco and Quik-Mart*, have site preparation permits that have expired with no final city inspections since May 20, 2014. The site needs to be restored according to the city's approved site plans.
- 99. Case 16-1758** **SUNSHINE DADE INVESTMENTS LLC – 10001 Sunset Strip**
Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs
The commercial property, *Citco and Quik-Mart*, has site preparation permit #14-90000468 that has expired with no final city inspections since May 20, 2014.
- 100. Case 16-1759** **SUNSHINE DADE INVESTMENTS LLC – 10001 Sunset Strip**
Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs
The commercial property, *Citco and Quik-Mart*, has site preparation permits that have expired with no final city inspections since May 20, 2014.
- 101. Case 16-1760** **SUNSHINE DADE INVESTMENTS LLC – 10001 Sunset Strip**
Section 16-164 – Maintenance – Code Officer Terrell McCombs
The commercial property, *Citco and Quik-Mart*, has deficiencies from the approved site plan. There are three (3) canopy trees, hedge plants and groundcover missing dead or not Florida #1 on this site.
- 102. Case 16-1761** **SUNSHINE DADE INVESTMENTS LLC – 10001 Sunset Strip**
Section 16-164(a) – Maintenance – Code Officer Terrell McCombs
The commercial property, *Citco and Quik-Mart*, has general landscape maintenance deficiencies.
- 103. Case 16-1762** **SUNSHINE DADE INVESTMENTS LLC – 10001 Sunset Strip**
Section 16-164(a) – Maintenance – Code Officer Terrell McCombs
The commercial property, *Citco and Quik-Mart*, has deficiencies in the landscape and the automatic irrigation system.
- 104. Case 16-1765** **SUNSHINE DADE INVESTMENTS LLC – 10001 Sunset Strip**
Section 17-15(14) – Minimum standards for basic equipment and facilities
Code Officer Terrell McCombs
The commercial property, *Citco and Quik-Mart*, has the interior pole light fixtures light covers that are in disrepair with the globes hanging and broken.

STATUS HEARINGS – BUILDING DIVISION

- 105. Case 1556-2021 SUNRISE LAKES CONDOMINIUM APTS., INC. 5**
8500 Sunrise Lakes Boulevard – Building 49
Section 116.1 – Unsafe structures – Structural Inspector Jose Sadin
The property was found to have d spalling concrete in multiple areas of the building creating a hazardous condition. The damage must be repaired and all of the necessary permits must be obtained from the Building Official.
Continued from 5-16-22
- 106. Case 0128-2022 SUNRISE LAKES CONDOMINIUM APTS., INC. 5**
8435 Sunrise Lakes Boulevard – Building 43
Section 116.1 – Unsafe structures – Structural Inspector Jose Sadin
The property was found to have a damaged/deteriorated soffit, on the 3rd floor walkway, creating an unsafe condition. The damage must be repaired and all of the necessary permits must be obtained from the Building Official.
Continued from 5-16-22
- 107. Case 0161-2022 SUNRISE SPRINGS CONDOMINIUM ASSOCIATION, INC.**
3700 North Pine Island Road – Building 1
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 June 17, 2021. Required repairs should have been completed by December 14, 2021.
- 108. Case 0162-2022 SUNRISE SPRINGS CONDOMINIUM ASSOCIATION, INC.**
3710 North Pine Island Road – Building 2
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 June 17, 2021. Required repairs should have been completed by December 14, 2021.
- 109. Case 0163-2022 SUNRISE SPRINGS CONDOMINIUM ASSOCIATION, INC.**
3720 North Pine Island Road – Building 3
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 June 17, 2021. Required repairs should have been completed by December 14, 2021.

PARTIAL RELEASE OF LIEN – CODE COMPLIANCE / BUILDING DIVISION

110. Case 15-6532 SUNRISE TOWNE PREFERRED CONDOMINIUM, INC.
Partial Release of Lien for property address: 5966 NW 27 Place, #161

111. Case 0054-2020 SUNRISE ISLAND CONDOMINIUM ASSOCIATION, INC.
Partial Release of Lien for property address: 3905 North Nob Hill Road #103

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.