

Community Enhancement and Code Compliance

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

Phone: (954) 572-2344



SPECIAL MAGISTRATE HEARING AGENDA

August 15, 2022

2:00 PM

CALL TO ORDER

IMPOSITION OF FINES – CODE COMPLIANCE DIVISION

1. **Case 1447-2020 CAUL CHARLES FACEY TRUST (81-6512571) & FACEY, CAUL CHARLES
8520 NW 29 Street
Section 16-125 – Open storage, garbage and refuse – Code Officer Carole Himmel**
The residential property has outdoor storage.
2. **Case 1448-2020 CAUL CHARLES FACEY TRUST (81-6512571) & FACEY, CAUL CHARLES
8520 NW 29 Street
Section 9-31(a)(1) – Proper maintenance required – Code Officer Carole Himmel**
The residential property has garbage and debris on the property.
3. **Case 1449-2020 CAUL CHARLES FACEY TRUST (81-6512571) & FACEY, CAUL CHARLES
8520 NW 29 Street
Section 9-51 – Junked or inoperative vehicles – Code Officer Carole Himmel**
The residential property has a vehicle with missing and/or expired license plate and/or tag.
4. **Case 1451-2020 CAUL CHARLES FACEY TRUST (81-6512571) & FACEY, CAUL CHARLES
8520 NW 29 Street
Section 16-165(h) – Plant material – Code Officer Carole Himmel**
The residential property has sod missing in the swale area.
5. **Case 1452-2020 CAUL CHARLES FACEY TRUST (81-6512571) & FACEY, CAUL CHARLES
8520 NW 29 Street
Section 17-12(3) – Exterior standards – Code Officer Carole Himmel**
The residential property has windows in disrepair with plywood covering them.
6. **Case 1456-2020 CAUL CHARLES FACEY TRUST (81-6512571) & FACEY, CAUL CHARLES
8520 NW 29 Street
Section 16-191(d)(7)(9) – Fences and hedges in residential districts
Code Officer Carole Himmel**
The residential property has a fence in disrepair.
7. **Case 1473-2020 CAUL CHARLES FACEY TRUST (81-6512571) & FACEY, CAUL CHARLES
8520 NW 29 Street
Section 7-27 – Persons required to obtain a local business tax receipt
Code Officer Carole Himmel**
Cool Breeze Lawn and Pressure Cleaning Services, Inc. is operating a business without first obtaining a local business tax receipt.

8. Case 0859-2021 **SALBO, DANNICK BOUCHER – 8340 NW 26 Place**
Section 7-27 – Persons required to obtain a local business tax receipt
Code Officer Carole Himmel
DSK Construction Corporation is operating a business without first obtaining a local business tax receipt.
9. Case 0860-2021 **SALBO, DANNICK BOUCHER – 8340 NW 26 Place**
Section 7-27 – Persons required to obtain a local business tax receipt
Code Officer Carole Himmel
Accurate Expediting, LLC is operating a business without first obtaining a local business tax receipt.
10. 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.
Continued from 2-21-22
11. Case 0395-2022 **SALBO, DANNICK BOUCHER – 8340 NW 26 Place**
Section 7-27 – Persons required to obtain a local business tax receipt
Code Officer Carole Himmel
TDS Rentals, LLC is operating a business without first obtaining a local business tax receipt.
12. 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
“*Smith Christian University, Inc.*” is operating without first applying for the required exempt local business tax receipt (BTR) from the City.
Continued from 6-20-22
13. 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.
Continued from 6-20-22
14. 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.

FORMAL HEARINGS – CODE COMPLIANCE DIVISION

15. Case 19-1978 **4101 N HIATUS LLC – 4101 North Hiatus Road**
Section 16-164 – Maintenance – Code Officer Terrell McCombs
The multi-residential property “**The Rise Luxury Lake Front Apartments**” has deficiencies from the City Approved Landscape Site Plans dated March 6, 1987. There is a total of 21 canopy trees, 21 palm trees and 61 accent trees which are missing, dead or not Florida #1 on this site.
Continued from 7-18-22

- 16. Case 19-2004** **4101 N HIATUS LLC – 4101 North Hiatus Road**
Section 16-164(a) – Maintenance – Code Officer Terrell McCombs
The multi-residential property “**The Rise Luxury Lake Front Apartments**” has a number of landscape maintenance items that include work completed without first obtaining city tree removal & tree trimming permits that resulted in stub tree branches.
Continued from 7-18-22
- 17. Case 19-2171** **4101 N HIATUS LLC – 4101 North Hiatus Road**
Section 16-172(o)(1) – Tree preservation – Code Officer Terrell McCombs
The multi-residential property “**The Rise Luxury Lake Front Apartments**” has 2 mature trees which were removed and stump ground without first obtaining the necessary tree removal permits from the City.
Continued from 7-18-22
- 18. Case 19-2172** **4101 N HIATUS LLC – 4101 North Hiatus Road**
Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs
The multi-residential property “**The Rise Luxury Lake Front Apartments**” has areas inside the vehicular & pedestrian areas with damaged asphalt paving and broken concrete curbing. Additionally, the overall striping is older, worn and faded with old permits never being finalized.
Continued from 7-18-22
- 19. Case 1603-2021** **KRUEGER, RAYMOND E – 9391 NW 26 Place**
Section 17-12 – Exterior standards – Code Officer Carole Himmel
The residential property has a swimming pool that is unsanitary.
- 20. Case 0015-2022** **CHANDRIANI, KAHINI & WADEKAR, VIPUL – 10760 NW 29 Manor**
Count I
Section 4-26(a) – Prohibited on public streets unless leashed or under control – Code Officer Arshaad Mohamed
On September 29, 2019 in accordance with police report 42-2109-039645 the Respondents allowed a dog to leave the premises without a proper leash.
- Count II**
Section 4-30 – Vicious dogs – Code Officer Arshaad Mohamed
On September 29, 2019 in accordance with police report 42-2109-039645 the Respondents allowed a dog to bite another dog without provocation.
Continued from 7-18-22
- 21. Case 0062-2022** **THE REGENCY CLUB COMMUNITY ASSOCIATION, INC. – 2488 Aragon Boulevard**
Section 17-12(3) – Exterior standards – Code Officer Nicholas Rousseau
The multi-family residential property has a section of an exterior side wall located behind 2470 Aragon Boulevard which has extensive damage and in need of major repair.
- 22. Case 0209-2022** **CACERES, JOSEFINA & OSPREY AT SAWGRASS MILLS HOMEOWNERS ASSOCIATION, INC. – 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.
Continued from 7-18-22

23. Case 0292-2022 **AMERICANA OAK LLC & KIDS HAVEN ACADEMY SUNRISE INC.**
3816 North University Drive
Section 16-79 – Master business list – Code Officer Maira Tarrau
 “Kids Haven Academy Sunrise Inc.” located at Americana Oak Plaza, Unit #3816, is operating an elementary school which is a non-compliance use of the B-3 zoning district.
 Continued from 7-18-22
24. Case 0402-2022 **KENNETH L. BINGER REVOCABLE TRUST; BINGER, TRUSTEE, KENNETH L & TAI-BINGER, TRUSTEE, BEVERLEY R – 2221 Sunset Strip**
Section 14-16(d) – Illegal parking – Code Officer Nicholas Rousseau
 The residential property has vehicle(s) stored in non-designated parking locations.
25. Case 0403-2022 **KENNETH L. BINGER REVOCABLE TRUST; BINGER, TRUSTEE, KENNETH L & TAI-BINGER, TRUSTEE, BEVERLEY R – 2221 Sunset Strip**
Section 14-31 – Trucks in residential zones – Code Officer Nicholas Rousseau
 The residential property has a commercial vehicle parked at the property which exceeds the maximum size allowance.
26. Case 0404-2022 **KENNETH L. BINGER REVOCABLE TRUST; BINGER, TRUSTEE, KENNETH L & TAI-BINGER, TRUSTEE, BEVERLEY R – 2221 Sunset Strip**
Section 9-51 – Junked or inoperative vehicles – Code Officer Nicholas Rousseau
 The residential property has a wrecked vehicle shored on the front lawn.
27. Case 0405-2022 **DAWKINS, RAHLEEK & NELSON, SHAMAR – 2211 NW 61 Avenue**
Section 14-16(d) – Illegal parking – Code Officer Nicholas Rousseau
 The residential property has vehicles stored in non-designated parking locations.
28. Case 0406-2022 **DAWKINS, RAHLEEK & NELSON, SHAMAR – 2211 NW 61 Avenue**
Section 9-51 – Junked or inoperative vehicles – Code Officer Nicholas Rousseau
 The residential property has inoperable vehicles stored on the property.
29. Case 0407-2022 **MATERA HC LLC – 2151 NW 61 Avenue**
Section 9-51 – Junked or inoperative vehicles – Code Officer Nicholas Rousseau
 The residential property has a vehicle without a license plate and/or tag stored on the property.
30. Case 0408-2022 **MATERA HC LLC – 2151 NW 61 Avenue**
Section 16-191(d)(7)(9) – Fences and hedges in residential districts
Code Officer Nicholas Rousseau
 The residential property has fencing in need of maintenance.
31. Case 0409-2022 **MATERA HC LLC – 2151 NW 61 Avenue**
Section 14-16(d) – Illegal parking – Code Officer Nicholas Rousseau
 The residential property has vehicle(s) parked in non-designated parking locations.
32. Case 0464-2022 **ALTER, LUDMILA – 8680 NW 24 Place**
Section 14-16(d) – Illegal parking – Code Officer Carole Himmel
 The residential property has vehicles that are not parked in a designated parking space.
33. Case 0465-2022 **ALTER, LUDMILA – 8680 NW 24 Place**
Section 16-165(h) – Plant material – Code Officer Carole Himmel
 The residential property has sod missing from the front yard and swale area.

34. Case 0466-2022 **ALTER, LUDMILA – 8680 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.
35. Case 0467-2022 **ALTER, LUDMILA – 8680 NW 24 Place**
Section 16-125 – Open storage, garbage and refuse – Code Officer Carole Himmel
The residential property has outdoor storage.
36. Case 0503-2022 **FINLAY INTERESTS 40 LTD & FINLAY INTERESTS 6 LTD**
4011 North Pine Island Road
Section 18-1 – Compulsory sidewalk construction and repair – Code Officer Maira Tarrau
The multi-residential property known as “The Shamrock at Sunrise” has the adjacent public sidewalk which is in a state of disrepair.
37. Case 0515-2022 **HERNANDEZ SANTANA, EDUARDO – 9510 NW 24 Street**
Section 7-27 – Persons required to obtain a local business tax receipt
Code Officer Arshaad Mohamed
MEGA EKEK LLC, is operating a business without first obtaining a local business tax receipt.
38. Case 0517-2022 **CUE, IHOSVANY & GUTIERREZ, NIURKA QUESADA – 9160 NW 25 Court**
Section 14-16(d) – Illegal parking – Code Officer Carole Himmel
The residential property has a vehicle parked on the front lawn.
39. Case 0518-2022 **CUE, IHOSVANY & GUTIERREZ, NIURKA QUESADA – 9160 NW 25 Court**
Section 16-165(h) – Plant material – Code Officer Carole Himmel
The residential property has sod missing in the front yard and swale area.
40. Case 0525-2022 **NNN TRS INC – 2901 North University Drive – Common Area**
Section 17-12(9) – Exterior standards – Code Officer Carole Himmel
The commercial property “The Home Depot” has broken wheel stops.
Continued from 7-18-22
41. Case 0526-2022 **NNN TRS INC – 2901 North University Drive – Common Area**
Section 9-31(a)(1) – Proper maintenance required – Code Officer Carole Himmel
The commercial property “The Home Depot”, folio 49.41.28.14.1310 has garbage and debris.
Continued from 7-18-22
42. Case 0529-2022 **NNN TRS INC – 2901 North University Drive – Common Area**
Section 16-248 – Prohibited signs – Code Officer Carole Himmel
The commercial property “The Home Depot”, folio 49.41.28.14.1310 has non-compliant signs on the property.
Continued from 7-18-22
43. Case 0531-2022 **NATIONAL RETAIL PROPERTIES LP – 2901 North University Drive – Common Area**
Section 9-31(a)(1) – Proper maintenance required – Code Officer Carole Himmel
The commercial property “The Home Depot”, folio 49.41.28.19.0020 has garbage and debris.
Continued from 7-18-22
44. Case 0532-2022 **NATIONAL RETAIL PROPERTIES LP – 2901 North University Drive – Common Area**
Section 16-248 – Prohibited signs – Code Officer Carole Himmel
The commercial property “The Home Depot”, folio 49.41.28.19.0020 has non-compliant signs on the property.
Continued from 7-18-22

45. Case 0549-2022 CSMA FT LLC – 9110 NW 25 Court
Section 7-27 – Persons required to obtain a local business tax receipt
Code Officer Carole Himmel
EMB Trading LLC, is operating a business without first obtaining a local business tax receipt.

46. Case 551-2022 CSMA FT LLC – 9110 NW 25 Court
Section 9-51 – Junked or inoperative vehicles – Code Officer Carole Himmel
The residential property has derelict vehicles that are in a state of evident disuse, neglect or abandonment; are wrecked or partially dismantled having no motor, engine, transmission, or other major parts necessary for operation; has refuse or debris collected underneath; is being used solely for storage purposes; does not have all tires inflated; or does not display a current valid license tag.

47. Case 0553-2022 CSMA FT LLC – 9110 NW 25 Court
Section 16-165(h) – Plant material – Code Officer Carole Himmel
The residential property has sod missing in the front yard and swale area.

REPEAT VIOLATIONS – CODE COMPLIANCE DIVISION

48. Case 0596-2022 NNN TRS INC – 2901 North University Drive – Common Area
Section 16-125 – Open storage, garbage and refuse – Code Officer Carole Himmel
The commercial property “The Home Depot” has outside storage of various items including but not limited to equipment, materials, supplies and products. *This is a repeat case of the Final Order CNOV-0063-2019 signed by the Special Magistrate on December 20, 2019.*
Continued from 7-18-22

IMPOSITIONS OF FINE – BUILDING DIVISION

49. Case 0510-2019 SUNRISE LAKES CONDOMINIUM APTS., PHASE 3, INC. 3
9330 Sunrise Lakes Boulevard – Building 100
Section 105.1 – Permits Required – Electrical Inspector Eusebio Luft
The property was found to have corridor lights, parking lot lights, and CCTV cameras installed, without first obtaining the necessary permits from the Building Official.

50. Case 0513-2019 SUNRISE LAKES CONDOMINIUM APTS., PHASE 3, INC. 3
9310 Sunrise Lakes Boulevard – Building 101
Section 105.1 – Permits Required – Electrical Inspector Eusebio Luft
The property was found to have corridor lights, parking lot lights, and CCTV cameras installed, without first obtaining the necessary permits from the Building Official.

51. Case 0514-2019 SUNRISE LAKES CONDOMINIUM APTS., PHASE 3, INC. 3
9241 Sunrise Lakes Boulevard – Building 103
Section 105.1 – Permits Required – Electrical Inspector Eusebio Luft
The property was found to have corridor lights, parking lot lights, and CCTV cameras installed, without first obtaining the necessary permits from the Building Official.

52. Case 0515-2019 SUNRISE LAKES CONDOMINIUM APTS., PHASE 3, INC. 3
9360 Sunrise Lakes Boulevard – Building 105
Section 105.1 – Permits Required – Electrical Inspector Eusebio Luft
The property was found to have corridor lights, parking lot lights, and CCTV cameras installed, without first obtaining the necessary permits from the Building Official.

53. **Case 0518-2019** **SUNRISE LAKES CONDOMINIUM APTS., PHASE 3, INC. 3**
9320 Sunrise Lakes Boulevard – Building 106
Section 105.1 – Permits Required – Electrical Inspector Eusebio Luft
The property was found to have corridor lights, parking lot lights, and CCTV cameras installed, without first obtaining the necessary permits from the Building Official.
54. **Case 0524-2019** **SUNRISE LAKES CONDOMINIUM APTS., PHASE 3, INC. 3**
9221 Sunrise Lakes Boulevard – Building 109
Section 105.1 – Permits Required – Electrical Inspector Eusebio Luft
The property was found to have corridor lights, parking lot lights, and CCTV cameras installed, without first obtaining the necessary permits from the Building Official.
55. **Case 0525-2019** **SUNRISE LAKES CONDOMINIUM APTS., PHASE 3, INC. 3**
9101 Sunrise Lakes Boulevard – Building 110
Section 105.1 – Permits Required – Electrical Inspector Eusebio Luft
The property was found to have corridor lights, parking lot lights, and CCTV cameras installed, without first obtaining the necessary permits from the Building Official.
56. **Case 0526-2019** **SUNRISE LAKES CONDOMINIUM APTS., PHASE 3, INC. 3**
9081 Sunrise Lakes Boulevard – Building 111
Section 105.1 – Permits Required – Electrical Inspector Eusebio Luft
The property was found to have corridor lights, parking lot lights, and CCTV cameras installed, without first obtaining the necessary permits from the Building Official.
57. **Case 0527-2019** **SUNRISE LAKES CONDOMINIUM APTS., PHASE 3, INC. 3**
9141 Sunrise Lakes Boulevard – Building 113
Section 105.1 – Permits Required – Electrical Inspector Eusebio Luft
The property was found to have corridor lights, parking lot lights, and CCTV cameras installed, without first obtaining the necessary permits from the Building Official.
58. **Case 0528-2019** **SUNRISE LAKES CONDOMINIUM APTS., PHASE 3, INC. 3**
9181 Sunrise Lakes Boulevard – Building 114
Section 105.1 – Permits Required – Electrical Inspector Eusebio Luft
The property was found to have corridor lights, parking lot lights, and CCTV cameras installed, without first obtaining the necessary permits from the Building Official.
59. **Case 0529-2019** **SUNRISE LAKES CONDOMINIUM APTS., PHASE 3, INC. 3**
9380 Sunrise Lakes Boulevard – Building 116
Section 105.1 – Permits Required – Electrical Inspector Eusebio Luft
The property was found to have corridor lights, parking lot lights, and CCTV cameras installed, without first obtaining the necessary permits from the Building Official.
60. **Case 0531-2019** **SUNRISE LAKES CONDOMINIUM APTS., PHASE 3, INC. 3**
9121 Sunrise Lakes Boulevard – Building 112
Section 105.1 – Permits Required – Electrical Inspector Eusebio Luft
The property was found to have corridor lights, parking lot lights, and CCTV cameras installed, without first obtaining the necessary permits from the Building Official.
61. **Case 0532-2019** **SUNRISE LAKES CONDOMINIUM APTS., PHASE 3, INC. 3**
9061 Sunrise Lakes Boulevard – Building 104
Section 105.1 – Permits Required – Electrical Inspector Eusebio Luft
The property was found to have corridor lights, parking lot lights, and CCTV cameras installed, without first obtaining the necessary permits from the Building Official.

- 62. Case 0533-2019** **SUNRISE LAKES CONDOMINIUM APTS., PHASE 3, INC. 3**
9201 Sunrise Lakes Boulevard – Building 108
Section 105.1 – Permits Required – Electrical Inspector Eusebio Luft
The property was found to have corridor lights, parking lot lights, and CCTV cameras installed, without first obtaining the necessary permits from the Building Official.
- 63. Case 0534-2019** **SUNRISE LAKES CONDOMINIUM APTS., PHASE 3, INC. 3**
9370 Sunrise Lakes Boulevard – Building 115
Section 105.1 – Permits Required – Electrical Inspector Eusebio Luft
The property was found to have corridor lights, parking lot lights, and CCTV cameras installed, without first obtaining the necessary permits from the Building Official.
- 64. Case 0297-2021** **TERVIL, RONY – 3050 Sunrise Lakes Drive East, Unit #101**
Section 116.1 – Unsafe Structures – Structural Inspector Jose Sadin
The property was found was found to have fire damage, creating an unsafe condition. The damage must be repaired and all of the necessary permits must be obtained from the Building Official.
- 65. Case 0519-2021** **ALDANA, ANDRES & JOVAN E – 10331 Welleby Isles Boulevard**
Section 105.1 – Permits Required – Mechanical Inspector George Paraskis
The property was found was found to have a new a/c unit was installed, without first obtaining the necessary permits from the Building Official.
- 66. Case 0524-2021** **RODRIGUEZ, KIMANYS LEMUS – 6520 NW 22 Street**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The property was found was found to have windows installed, without first obtaining the necessary permits from the Building Official.
- 67. Case 0525-2021** **KAYUSA, KAREN LAUREL – 2704 NW 104 Avenue, Unit #402**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The property was found was found to interior alteration work done without first obtaining the necessary permits from the Building Official.
- 68. Case 0655-2021** **PINE ISLAND SHOPPING PLAZA AT SUNRISE LLC**
4527 N Pine Island Road
Section 105.1 – Permits Required – Electrical Inspector Eusebio Luft
The property was found was found to have electrical work done without first obtaining the necessary permits from the Building Official.
- 69. Case 0731-2021** **BELIZAIRE, ESSELIE & ANILUS, JOSNEL – 7661 NW 21 Street**
Section 105.1 – Permits Required – Electrical Inspector Eusebio Luft
The property was found was found to have an opening created (in which a door was installed); without first obtaining the necessary permits from the Building Official.
- 70. Case 0751-2021** **JOSEPH, GARY – 5979 NW 28 Street, Unit #140**
Section 105.1 – Permits Required – Plumbing Inspector John Giunta
The property was found was found to have a sewer line installed; without first obtaining the necessary permits from the Building Official.
- 71. Case 0771-2021** **ROJAS, NORMA – 643 S Wind Circle**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The property was found was found to have a fence and a gate (with an electric gate opener) installed, without first obtaining the necessary permits from the Building Official.

- 72. Case 0829-2021 CONETTA FRANCESCA & WENSJOE, BROR – 12101 NW 33 Street**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The property was found was found to have shutters installed without first obtaining the necessary permits from the Building Official.
- 73. Case 0899-2021 FERGUSON, MARLON G & NARATILOVA L – 8268 NW 36 Place**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The property was found was found to have wood fence was installed, without first obtaining the necessary permits from the Building Official.
- 74. Case 0302-2022 SPRINGCREST CONDOMINIUM ASSOCIATION INC.**
4255 North University Drive – Building 8
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 1, 2021. Required repairs should have been completed by March 30, 2022.
- 75. Case 0304-2022 SPRINGCREST CONDOMINIUM ASSOCIATION INC.**
4235 North University Drive – Building 9
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 1, 2021. Required repairs should have been completed by March 30, 2022.
- 76. Case 0453-2022 SPRINGCREST CONDOMINIUM ASSOCIATION INC.**
4205 North University Drive – 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 & 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 1, 2021. Required repairs should have been completed by March 30, 2022.
- 77. Case 0454-2022 SPRINGCREST CONDOMINIUM ASSOCIATION INC.**
4215 North University Drive – 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 & 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 1, 2021. Required repairs should have been completed by March 30, 2022.

FORMAL HEARING – BUILDING DIVISION

- 78. Case 2018-2366** **RICHMOND HEALTH CARE INC., CWC ONE CHARLES RIVER PL,
SUNRISE HEALTH AND REHABILITATION CENTER
4800 North Nob Hill Road**
Section 6-100 – Emergency Power Systems Required – Interim Fire Susie Malken
The Nursing Home Facility known as “Sunrise Health and Rehabilitation Center” has not installed and obtained the required permanent and fully operational emergency power source and an on-site supply of fuel needed to maintain the emergency power source for a minimum of (5) days during a power outage.
Continued from 7-18-22
- 79. Case 0157-2019** **EGLISE BAPTISTE MEMORIAL CALVAIRE INC
6120-6124 NW 11 Street, Unit #10**
Section 116.1 – Unsafe Structures – Structural Inspector Jose Sadin
The property changed the occupancy of the space, from a window and screen store, to a church; creating an unsafe condition, without first obtaining the necessary permits required from the Building Official.
- 80. Case 0412-2020** **SUNRISE COMMERCE PARK, LLC
4747 Nob Hill Road, Unit(s) # 7 and 8**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The property was found to have interior alteration work done, by creating an opening between Unit #7 and Unit #8; and building a wall in Unit #7; without first obtaining the necessary permits required from the Building Official.
- 81. Case 0503-2020** **RUS’S PROPERTY, LLC
5975 W Sunrise Boulevard (Unit #(s) 116 and 117)**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The property was found to have interior alteration work done, by creating an opening between Unit #116 and Unit #117; without first obtaining the necessary permits required from the Building Official.
- 82. Case 0869-2020** **SZEFEL, WANDA – 2931 Sunrise Lakes Drive E, Unit #105**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property was found to have interior demolition work done, without first obtaining the necessary permits required from the Building Official.
- 83. Case 1286-2020** **FKH SFR C1 LP d/b/a FIRST KEY HOMES, LLC
6240 NW 14 Place**
Section 116.1 – Unsafe Structures – Structural Inspector Jose Sadin
The property has been damaged by a fire, and has been deemed unsafe by the Building Official. The damage must be repaired and all necessary permits required, must be obtained from the Building Official.
- 84. Case 1588-2020** **MIAMI SOAR INVESTMENTS, LLC
1440 NW 61 Avenue**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The property was found to have new windows, a new front door, and a door on the side of the unit; that was installed, without first obtaining the necessary permits required from the Building Official.

85. Case 1744-2020 **CLENA INVESTMENTS, INC**
8463 W Oakland Park Boulevard
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The property was found to have interior walls in which were built on the property, without first obtaining the necessary permits required from the Building Official.
86. Case 1778-2020 **BOWERS, ROBERT J & IROLANDA B – 4885 NW 115 Way**
Section 105.1 – Permits Required – Chief Electrical Inspector Angel Perez
The property was found to have CCTV cameras installed, without first obtaining the necessary permits required from the Building Official.
87. Case 1788-2020 **BAJAYO, HANAN – 7800 W Oakland Park Boulevard, Unit # 4A33**
Section 105.1 – Permits Required – Chief Electrical Inspector Angel Perez
The property was found to have electrical work done and the remodeling of a bathroom, without first obtaining the necessary permits required from the Building Official.
88. Case 2194-2020 **ESQUIAGOLA, DANNY & JOSUE – 2051 NW 93 Lane**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The property was found to have alteration work done at the property (which includes – but is not limited to: enclosing the terrace in the backyard, cutting new openings on exterior walls to install windows and doors, pouring of a concrete slab by the front door); without first obtaining the necessary permits required from the Building Official.
89. Case 2218-2020 **PACHECO, HUMBERTO JOSE & RODRIGUEZ, INGRID T – 2531 NW 64 Avenue**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The property was found to have a new exterior door installed, without first obtaining the necessary permits required from the Building Official.
90. Case 2286-2020 **LEONTES, DORLEANS LIVING TRUST & DORLEANS, LEONTES TRUSTEE**
4332 NW 103 Terrace
Section 105.1 – Permits Required – Plumbing Inspector John Giunta
The property was found to have drain lines installed, without first obtaining the necessary permits required from the Building Official.
91. Case 0367-2021 **WINT, FRITZ G – 9321 NW 33 Manor**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The property was found to have a slab-on-grade was poured on the property, without first obtaining the necessary permits from the Building Official.
Continued from 7-18-22
92. Case 0372-2021 **GUERRERO VEGA, GILBERT – 8460 NW 21 Street**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The property was found to have a fence installed, without first obtaining the necessary permits required from the Building Official.
93. Case 0419-2021 **SALAS, MAYERLIN V & ROA, FREDDY M SALAS – 9110 NW 25 Street**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The property was found to have a structure built in the backyard, without first obtaining the necessary permits required from the Building Official.
94. Case 0552-2021 **MEDRANDA, ISABEL M CASTILLO – 162 SW 159 Way**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The property was found to have windows installed and a metal structure that was built in the backyard, without first obtaining the necessary permits required from the Building Official.

- 95. Case 0569-2021 HTA-E FLORIDA LTC LLC**
9711 W Oakland Park Boulevard
Section 105.1 – Permits Required – Mechanical Plans Examiner Paul Anderson
The property was found to have an exhaust and supply fan (for the kitchen hood), that was installed, without first obtaining the necessary permits required from the Building Official.
Continued from 7-18-22
- 96. Case 0624-2021 CASIMIR, WILGUENS & FANFAN, MIANDITHE – 2800 NW 83 Terrace**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The property was found to have an addition, in which was built in the backyard, without first obtaining the necessary permits required from the Building Official.
- 97. Case 0641-2021 POLA, SAMUEL & MIRIAM – 8371 Sunset Strip**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The property was found to a fence installed, without first obtaining the necessary permits required from the Building Official.
- 98. Case 0783-2021 ARROLIGA, ALYSHA M & RICARDO J – 11000 NW 25 Court**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The property was found to have a fence installed, without first obtaining the necessary permits required from the Building Official.
- 99. Case 0818-2021 SUNRISE LAKES CONDOMINUM ASSOCIATION PHASE 1, INC.**
8100 North Sunrise Lakes Drive – REC 1
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The property was found to have a electrical work done in the community pool and Tiki Hut, without first obtaining the necessary permits from the Building Official
Continued from 7-18-22
- 100. Case 0877-2021 HILL, NINA – 9751 NW 21 Manor**
Section 105.1 – Permits Required – Plumbing Inspector John Giunta
The property had sewer lines installed, without first obtaining the necessary permits required from the Building Official.
- 101. Case 0950-2021 MARMOL, BARBARA & CARLOS ALBERTO – 11441 NW 31 Street**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The property was found to have a wood fence installed, without first obtaining the necessary permits required from the Building Official.
- 102. Case 0967-2021 LANE, BRIAN & TONYA LYNN – 6500 NW 25 Court**
Section 116.1 – Unsafe Structures – Structural Inspector Jose Sadin
The property was found to have the space occupied, without first obtaining a Certificate of Occupancy. All necessary permits required, must be applied for and obtained from the Building Official.
- 103. Case 0971-2021 BRE MARINER SUNRISE TOWN CTR, LLC**
3426 N University Drive
Section 105.1 – Permits Required – Mechanical Inspector George Paraskis
The property was found to have multiple A/C units installed, without first obtaining the necessary permits required from the Building Official.

- 104. Case 0978-2021 LOMINY, GUNCE & MARIE – 2335 NW 73 Avenue**
Section 105.1 – Permits Required – Plumbing Inspector John Giunta
The property was found to have a sewer line installed, without first obtaining the necessary permits required from the Building Official.
- 105. Case 1013-2021 THREE-D SAC SELF STORAGE LIMITED PARTNERSHIP**
4747 Nob Hill Road
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The commercial property (2nd Floor above the U-Haul Office) was found to have interior alteration work done, without first obtaining the necessary permits required from the Building Official.
- 106. Case 1103-2021 ST ANGE, NARDITH – 9771 NW 44 Court**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The property was found to have an enclosed garage, without first obtaining the necessary permits required from the Building Official.
- 107. Case 1104-2021 ALEXIS, STEVE & OLNA – 6801 NW 25 Street**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The property was found to have an opening created (on the side of the garage); and a door installed, without first obtaining the necessary permits required from the Building Official.
- 108. Case 1108-2021 YMP BOARDWALK LLC**
2915 NW 60 Avenue – Building 1
Section 116.1 – Unsafe Structures – Electrical Inspector Eusebio Luft
The property was found to have exposed live conductors (in the green areas at the entrance of the building); creating a hazardous condition. The conductors shall be maintained in a safe condition and all devices and safeguards maintained in good working order. The hazardous condition must be corrected and all necessary permits must be obtained from the Building Official.
- 109. Case 1135-2021 GUERRERO, MARTA I & CRISTIAN – 8207 Fairway Road**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The property was found to have a deck and a wood fence, in which was installed, without first obtaining the necessary permits required from the Building Official.
- 110. Case 1157-2021 VERA, SABRINA ROSARIO & JAVIER ALBERTO – 8631 NW 24 Court**
Section 105.1 – Permits Required – Electrical Inspector Eusebio Luft
The residential property had high hats installed in the soffit area of the main entrance, without first obtaining the necessary permits required from the Building Official.
- 111. Case 1158-2021 VERA, SABRINA ROSARIO & JAVIER ALBERTO – 8631 NW 24 Court**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property had a new front door and the soffit at the front entrance, in which was installed, without first obtaining the necessary permits required from the Building Official.
- 112. Case 1173-2021 EWALD, CHRISTOPHER & BRITNAY – 11300 NW 35 Street**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The property was found to have a fence installed, without first obtaining the necessary permits required from the Building Official.
- 113. Case 1289-2021 KABBARA, ADNAN – 2280 NW 63 Avenue**
Section 105.1 – Permits Required – Electrical Inspector Eusebio Luft
The property was found to have electrical work done, without first obtaining the necessary permits required from the Building Official.

114. Case 1290-2021 AMERICANA OAK, LLC
7822 NW 44 Street
Section 105.1 – Permits Required – Chief Electrical Inspector Angel Perez
The property was found to have a walk-in cooler, in which was installed, without first obtaining the necessary permits required from the Building Official.

115. Case 1312-2021 TAO SAWGRASS CONDOMINIUM ASSOCIATION, INC.
2681 N Flamingo Road
Section 116.1 – Unsafe Structures – Mechanical Inspector John Giunta
The property was found to have an inadequate or malfunctioning waste disposal systems, creating an unsanitary condition in unit 501S. The damage must be repaired and all of the necessary permits must be obtained from the Building Official.
Continued from 7-18-22

116. Case 1334-2021 JEAN-CHARLES, FRANTZ – 9352 Springtree Lakes Drive
Section 116.1 – Unsafe Structures – Structural Inspector Jose Sadin
The property had a fire, in which the unit has been deemed as unsafe by the Building Official.

REDUCTIONS OF FINE – BUILDING DIVISION

117. Case 2017-3975 HERNANDEZ, LUIS R & MARGARITA DEL PILAR
Partial Release of Lien for property address: 9101 Sunrise Lakes Boulevard, Unit #112

REDUCTIONS OF FINE – CODE COMPLIANCE DIVISION

118. 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.

119. 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.

120. 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.

121. 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.

- 122. 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.
- 123. 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.
- 124. 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.
- 125. Case 1031-2020** **MARQUEZ, DAIMELYS & MURPHY, MATHEW GARLAND – 2450 NW 85 Avenue**
Section 16-191(d)(7)(9) – Fences and hedges in residential districts
Code Officer Carole Himmel
The residential property has a fence in disrepair.
- 126. Case 1032-2020** **MARQUEZ, DAIMELYS & MURPHY, MATHEW GARLAND – 2450 NW 85 Avenue**
Section 16-111 – Swimming pool regulations – Code Officer Carole Himmel
The residential property has a fence in disrepair and screens missing from the screen enclosure thus not providing a swimming pool safety barrier.
- 127. Case 2421-2020** **ALLIANCE HOLDCO LLC – 4675 NW 103 Avenue**
Section 9-31 – Proper maintenance required – Code Officer Tyler Jones
The commercial property has overgrown grass and weed growth in excess of six (6) inches in height.
- 128. Case 2422-2020** **ALLIANCE HOLDCO LLC – 4675 NW 103 Avenue**
Section 16-125 – Open storage, garbage and refuse – Code Officer Tyler Jones
The commercial property has garbage and debris scattered throughout the property and swale.
- 129. Case 1311-2021** **ALLIANCE HOLDCO LLC – 4675 NW 103 Avenue**
Section 9-36 – Graffiti on public or private property – Code Officer Tyler Jones
The commercial property has graffiti on the property.

OLD BUSINESS – CODE COMPLIANCE DIVISION

130. 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.

(Motion for extension of time on compliance date for Imposition of Fine)

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.