

Community Enhancement and Code Compliance

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



SPECIAL MAGISTRATE HEARING AGENDA

November 21, 2022

2:00 PM

CALL TO ORDER

IMPOSITION OF FINES – CODE COMPLIANCE DIVISION

- 1. 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 9-19-22
- 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 9-19-22
- 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 9-19-22
- 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 9-19-22
- 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 9-19-22
- 6. 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 10-17-22

7. **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 10-17-22
8. **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 private sidewalk which is in a state of disrepair.
9. **Case 0399-2022** **WATERSTONE CAPITAL SPRINGTREE LLC**
8027 West Oakland Park Boulevard – Common Area
Section 16-167 – City initiated tree removal on private property
Code Officer Terrell McCombs
The commercial property “*Walgreens Plaza*” has several dead trees in which one mature Medjool date palm tree stump is at the main entrance doors into Walgreens. Additionally, there are four standing dead Sabal palm trees and one standing dead Pigeon plum tree that is along North University Drive.
10. **Case 0456-2022** **DOE, CANDICE & DOE, STEPHEN – 2520 NW 83 Avenue**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Carole Himmel
“*Doe Roofing and Construction Corporation*” is operating a business without first obtaining a local business tax receipt.
11. **Case 0610-2022** **WEST COMMERCIAL SHELL LLC – 10300 West Commercial Boulevard**
Section 17-12(9) – Exterior standards – Code Officer Maira Tarrau
The commercial property has worn asphalt pavement and damaged catch basins in the parking areas. The overall vehicular striping within the parking areas is worn and faded.
12. **Case 0613-2022** **ACE REAL ESTATE GROUP LLC – 9444 NW 45 Street**
Section 17-12(9) – Exterior standards – Code Officer Maira Tarrau
The residential property has a cracked and worn asphalt driveway, and damaged catch basins in the vehicular area and pot holes.
13. **Case 0679-2022** **12541 W SUNRISE BLVD LLC – 12541 West Sunrise Boulevard**
Section 17-12(9) – Exterior standards – Code Officer Carole Himmel
The commercial property “*Fruitful Enterprises Incorporated d/b/a Steak 'n Shake*” has worn asphalt pavement with pot holes, worn and faded vehicular striping with the parking area, traffic control signs that are worn and faded, broken wheel stops, and broken curbing.
14. **Case 0683-2022** **12541 W SUNRISE BLVD LLC – 12541 West Sunrise Boulevard**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Carole Himmel
“*12541 W Sunrise Blvd LLC*” is operating a business without first obtaining a local business tax receipt for a Commercial Lessor.

- 15. Case 0680-2022 **BEACH HOLDING, INC. – 2033 North University Drive**
Section 7-27 – Persons required to obtain local business tax receipt –
Code Officer Lydia Walker
“Queen’s Klosef” is operating a business without first obtaining a local business tax receipt.

- 16. Case 0889-2022 **NOVOA, JULIAN – 2521 NW 84 Way**
Section 16-165(h) – Plant material – Code Officer Carole Himmel
The residential has missing sod in the front and side yard.

- 17. Case 0899-2022 **JIA INC. – 2240 North University Drive**
Section 17-12(9) – Exterior standards – Code Officer Lydia Walker
The commercial property *“American School of Jewelry”* has the parking lot which is faded and in need of restriping and sealing.

- 18. Case 0911-2022 **WELLS FARGO BANK NA – 2300 North University Drive – Common Area**
Section 17-12(9) – Exterior standards – Code Officer Lydia Walker
The commercial property has the striping in the parking lot which is not visible to the public and needs to be repainted.

FORMAL HEARINGS – CODE COMPLIANCE DIVISION

- 19. Case 0615-2022 **CARLA MINYAN LLC – 2474 North University Drive #215**
Section 7-27 – Persons required to obtain a local business tax receipt
Code Officer Lydia Walker
“Makeup Sincere LLC” is operating a business without first obtaining the required local business tax receipt.

- 20. Case 0692-2022 **GLOBAL SUNRISE WEST LLC – 9170 West Commercial Boulevard**
Section 7-27 – Persons required to obtain a local business tax receipt
Code Officer Maira Tarrau
“OM JN LLC” also known as *“Mile High Smoke and Vape Shop”* is operating a business without first obtaining the required local business tax receipt from the City of Sunrise.

- 21. Case 0701-2022 **GLOBAL SUNRISE WEST LLC – 9300 West Commercial Boulevard**
Section 14-16 a-f – Illegal parking – Code Officer Maira Tarrau
The commercial property *“Publix Supermarket, Inc.”* has several commercial trucks illegally parked in the interior road, located in the front and the rear of the building.

- 22. Case 0715-2022 **GLOBAL SUNRISE WEST LLC – 9060 West Commercial Boulevard**
Section 16-112 – Outdoor restaurant seating areas – Code Officer Maira Tarrau
The commercial property *“Bob G’s Wings N’ Things of Sunrise”* known as *“Bru’s Room Wings N’ Things”* has outdoor seating without the required approval from the City of Sunrise Planning and Engineering Division.

- 23. Case 0729-2022 **ELLIOT, SIMONE & ELLIOT, ADRIAN – 12361 NW 29 Manor**
Section 9-51 – Junked or inoperative vehicles – Code Officer Manfred Velette
The residential property has an inoperable vehicle on the front lawn.

24. Case 0749-2022 **BEACH HOLDING, INC. – 2101 North University Drive**
Section 7-27 – Persons required to obtain a local business tax receipt
Code Officer Lydia Walker
 “*Bayalage Beauty Salon*”, local business tax receipt 002010-2021 has not been renewed.
25. Case 0894-2022 **HUMBOLD 18 LLC – 3100 NW 90 Terrace**
Section 16-191(d)(7)(9) – Fences and hedges in residential districts
Code Officer Maira Tarrau
 The agriculture property “*Fruscian’s Farm*” has the post and rail wood fence surrounding the property has not been maintained in a good state of repair as required by the City of Sunrise Code. The fence is in a general state of decay, with missing rails in several areas and it is covered in mildew. Some of the rails are hanging because they are not firmly attached to the poles.
26. Case 0895-2022 **HUMBOLD 18 LLC – 3100 NW 90 Terrace**
Section 17-12(3) – Exterior standards – Code Officer Maira Tarrau
 The agriculture property “*Fruscian’s Farm*” has the roof of the stables not being maintained in a good state of repair as required by the City of Sunrise Code. There are areas of the roof that have been replaced but have not have not been painted, including the suffix.
27. Case 0920-2022 **ARCHDIOCESE OF MIAMI & ST BERNARD CHURCH – 8275 Sunset Strip**
Section 17-12(9) – Exterior standards – Code Officer Lydia Walker
 The commercial property has the parking lot in general disrepair including multiple large potholes throughout the parking lot.
28. Case 0926-2022 **CSMA FT LLC – 9330 NW 39 Street**
Section 18-1(b) – Compulsory sidewalk construction and repair
Code Officer Nosbel Pacio
 The residential property has the adjacent City sidewalk in a state of disrepair.
29. Case 0927-2022 **GATOR UNIVERSITY SUNRISE, LLC – 8237 Sunset Strip**
Section 9-2 – Conditions declared public nuisances – Code Officer Lydia Walker
 The commercial property “*Fastmed Health Mart Pharmacy*” has the windows boarded up, which is creating a public nuisance.
30. Case 0967-2022 **NOEL, ANDERSON R – 10024 NW 46 Street**
Section 7-27 – Persons required to obtain a local business tax receipt
Code Officer Terrell McCombs
 “*ARC Tints*” is operating a business inside the warehouse without first obtaining a local business tax receipt.
31. Case 0968-2022 **NOEL, ANDERSON R – 10024 NW 46 Street**
Section 7-27 – Persons required to obtain a local business tax receipt
Code Officer Terrell McCombs
 “*Noel, Anderson R / Anderson Noel Business Services Inc.*” is currently renting the warehouse spaces without first obtaining a local commercial lessor business tax receipt for the City of Sunrise.
32. Case 0979-2022 **WATER BRIDGE CORPORATION, INC. – 1050 Del Lago Circle**
Section 17-13(6) – Interior standards – Code Officer Nicholas Rousseau
 The property located at 1101 NW 58 Terrace – Unit #107 has the Air Conditioner unit leaking into the unit as a result of a blocked central drain line.

- 33. Case 0262-2023 HARRIS, JR, CHARLES E – 1280 NW 58 Terrace**
Section 4-30 – Vicious dogs – Code Officer Nicholas Rousseau
As per Sunrise Police Department report # 42-2102-007091, On October 24, 2022 the responding officer stated, I contacted Jacob Reza who advised that his wife Amanda Reza was walking their dog, a mixed-breed black dog, in the park at the intersection. While walking the dog Amanda observed two Pit Bulls, 1 full-grown, and 1 smaller, both black in color, roaming free and unattended through the streets. Jacob advised that he had seen the same dogs running free throughout the neighborhood on a number of prior occasions. Jacob stated that the dogs suddenly charged Amanda in an aggressive and threatening manner. As the Pit Bull lunged toward Amanda her dog stepped in front of her and attempted to protect her from the attack. The dogs engaged in a brief physical altercation before the Pit Bulls fled the area. As a result of the altercation, Amanda`s dog suffered a small puncture of the skin on the center of the back. Amanda was not hurt.

REPEAT VIOLATIONS – CODE COMPLIANCE DIVISION

- 34. Case 0921-2022 LOWES HOME CENTERS INC – 8050 West Oakland Park Boulevard – Common Area**
Section 16-164(a) – Maintenance – Code Officer Terrell McCombs
The commercial property has many general landscape maintenance deficiencies which need immediate correction. *This is a repeat case of the Final Order 2018-0968 and 2018-0970 both signed by the Special Magistrate on November 19, 2018.*
Continued from 9-19-22
- 35. Case 0930-2022 LOWES HOME CENTERS INC – 8050 West Oakland Park Boulevard – Common Area**
Section 16-164 – Maintenance – Code Officer Terrell McCombs
The commercial property has deficiencies from the City Approved Landscape Site Plans. There are standing dead palm tree, Canopy and palm trees were cut down to stumps and thousands of missing or dead hedge / foliage plants which are also missing, dead or not Florida grade #1. *This is a repeat case of the Final Order 2018-0969 signed by the Special Magistrate on November 19, 2018.*
Continued from 9-19-22
- 36. Case 1105-2022 RONDI ASSOCIATES – 12525 West Sunrise Boulevard**
Section 16-125 – Open storage, garbage and refuse – Code Officer Nosbel Pacio
The commercial property “Home Depot” has outdoor storage of materials, supplies and inventory. *This is a repeat case of the Final Order CNOV-0062-2019 signed by the Special Magistrate on December 20, 2019.*
- 37. Case 0274-2023 AAPA PROPERTIES LLC – 1201 Sunset Strip**
Section 9-1 – Nuisance – Code Officer Lydia Walker
The commercial property has the parking lot and dumpster area full of garbage and debris creating a sanitary nuisance. *This is a repeat case of the Final Order 2019-01507 signed by the Special Magistrate on June 24, 2019.*

IMPOSITIONS OF FINE – BUILDING DIVISION

38. Case 1133-2021 **LELAND & ROSELINE HOWELL TRUST, & HOWELL TRUSTEE, KEITH**
1847 NW 60 Avenue, Unit G
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.
39. Case 0213-2022 **MARTIN, SANDRA M – 9300 NW 35 Manor**
Section 105.1 – Permits Required – Electrical Inspector William Sansone
The property was found to have an interior electrical panel replaced, without first obtaining the necessary permits from the Building Official.
40. Case 0219-2022 **CASTILLO, FRANK & YVETTE – 8600 Sunrise Lakes Boulevard, Unit #202**
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.
41. Case 0233-2022 **BILU ASSOCIATION LLC – 7738 – 7856 NW 44 Street**
Section 116.1 – Unsafe Structures – Chief Electrical Inspector Angel Perez
The property (units 7750 and 7756), was found to be damaged by a fire. The units have been deemed unsafe by the Building Official. The damage must be repaired and all of the necessary permits must be obtained from the Building Official.
42. Case 0250-2022 **ROSCHE CARTER, JENNIFER & RICKY – 10228 NW 33 Place**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The property was found to have a screen enclosure and French doors installed, without first obtaining the necessary permits from the Building Official.
43. Case 0296-2022 **HOLLAND, JAMES – 2580 NW 85 Avenue**
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.
44. Case 0299-2022 **PIERRE, JEAN CLAUDE & MELONNE J – 2871 East Sunrise Lakes Drive, Unit #101**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The property was found to have two bathrooms remodeled, without first obtaining the necessary permits from the Building Official.
45. Case 0301-2022 **HERA WESTON LLC – 55 Weston Road**
Section 105.1 – Permits Required – Chief Electrical Inspector Angel Perez
The property was found to have electrical work done on the exterior water fountain and interior bathrooms, without first obtaining the necessary permits from the Building Official.
46. Case 0305-2022 **ESPINA-FUENMAYOR, WENDY C – 9280 NW 24 Street**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The property was found to have an addition built in the backyard, without first obtaining the necessary permits from the Building Official.

- 47. Case 0358-2022 CASS, MARGARETTE & ETIENNE, IVORIC – 9330 NW 38 Place**
Section 116.1 – Unsafe Structures - Structural Inspector Jose Sadin
 The property was found to have structural damage to the carport beam, creating an unsafe condition. The damage must be repaired and all of the necessary permits must be obtained from the Building Official.
- 48. Case 0468-2022 ASH SUNRISE LLC & SUNRISE PORTFOLIO LLC**
5980 NW 16 Place – Building A, Unit #6
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
 The property was found to have removed the drywall/insulation from the bathroom walls. In addition, the plumbing fixtures were also replaced, without first obtaining the necessary permits from the Building Official.
- 49. Case 0469-2022 SUNRISE ISLAND RECREATION ASSOCIATION, INC. – 3925 North Nob Hill Road**
Section 116.1 – Unsafe Structures – Structural Inspector Jose Sadin
 The property was found to have interior demolition work done (pool cabana); without first obtaining the necessary permits from the Building Official.

FORMAL HEARING – BUILDING DIVISION

- 50. 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 from the Building Official.
 Continued from 9-19-22
- 51. 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, in which was poured on the property, without first obtaining the necessary permits from the Building Official.
 Continued from 10-17-22
- 52. Case 1569-2021 SPRINGCREST CONDOMINIUM ASSOCIATION, INC.**
4205 North University Drive – Building 1
Section 116.1 – Unsafe Structures – Structural Inspector Jose Sadin
 The property was found to have multiple cracks throughout the building, exposed rebar and spalling concrete, creating a hazardous condition. The damage must be repaired and all of the necessary permits must be obtained from the Building Official.
 Continued from 9-19-22
- 53. Case 0030-2022 ARROYO DE LEON, CARMEN MARIA – 2811 North Pine Island Road, Unit #306**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
 The property was found to have windows installed, without first obtaining the necessary permits from the Building Official.
- 54. Case 0313-2022 SPRINGCREST CONDOMINIUM ASSOCIATION, INC**
215 North University Drive – Building 2
Section 116 – Unsafe Structures - Structural Inspector Jose Sadin
 The property was found to have spalling concrete and cracks throughout 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 10-17-22

55. Case 0577-2022 **ESTRADA JR, RAFAEL – 9326 NW 19 Place**
Section 105.1 – Permits Required – Electrical Inspector William Sansone
The property was found to have solar panels installed, without first obtaining the necessary permits from the Building Official.
56. Case 0614-2022 **DECASTRO, JOSEPH & FERNANDEZ, DEBORAH – 11800 NW 39 Place**
Section 105.1 – Permits Required – Plumbing Inspector John Giunta
The property was found to have a gas water heater installed, in which was relocated on the property, without first obtaining the necessary permits from the Building Official.
57. Case 0645-2022 **WINDING LAKE AT WELLEBY CONDOMINIUM ASSOCIATION, INC.**
10003 Winding Lake Road – Building 2
Section 110.15 – 40yr Building Safety Inspection Program – Structural Inspector Jose Sadin
The property was found to have 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 June 17, 2022, and compliance was required by September 17, 2022.
58. Case 0646-2022 **WINDING LAKE AT WELLEBY CONDOMINIUM ASSOCIATION, INC.**
10005 Winding Lake Road – Building 3
Section 110.15 – 40yr Building Safety Inspection Program – Structural Inspector Jose Sadin
The property was found to have 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 June 17, 2022, and compliance was required by September 17, 2022.
59. Case 0648-2022 **WINDING LAKE AT WELLEBY CONDOMINIUM ASSOCIATION, INC.**
10002 Winding Lake Road – Building 4
Section 110.15 – 40yr Building Safety Inspection Program – Structural Inspector Jose Sadin
The property was found to have 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 June 17, 2022, and compliance was required by September 17, 2022.
60. Case 0655-2022 **WINDING LAKE AT WELLEBY CONDOMINIUM ASSOCIATION, INC.**
10057 Winding Lake Road – Building 8
Section 110.15 – 40yr Building Safety Inspection Program – Structural Inspector Jose Sadin
The property was found to have 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 June 17, 2022, and compliance was required by September 17, 2022.
61. Case 0661-2022 **WINDING LAKE AT WELLEBY CONDOMINIUM ASSOCIATION, INC.**
10049 Winding Lake Road – Building 15
Section 110.15 – 40yr Building Safety Inspection Program – Structural Inspector Jose Sadin
The property was found to have 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 June 17, 2022, and compliance was required by September 17, 2022.

- 62. Case 0665-2022** **WINDING LAKE AT WELLEBY CONDOMINIUM ASSOCIATION, INC.**
10050 Winding Lake Road – Building 26
Section 110.15 – 40yr Building Safety Inspection Program – Structural Inspector Jose Sadin
The property was found to have 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 June 17, 2022, and compliance was required by September 17, 2022.
- 63. Case 0667-2022** **WINDING LAKE AT WELLEBY CONDOMINIUM ASSOCIATION, INC.**
10047 Winding Lake Road – Building 16
Section 110.15 – 40yr Building Safety Inspection Program – Structural Inspector Jose Sadin
The property was found to have 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 June 17, 2022, and compliance was required by September 17, 2022.
- 64. Case 0668-2022** **WINDING LAKE AT WELLEBY CONDOMINIUM ASSOCIATION, INC.**
10043 Winding Lake Road – Building 18
Section 110.15 – 40yr Building Safety Inspection Program – Structural Inspector Jose Sadin
The property was found to have 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 June 17, 2022, and compliance was required by September 17, 2022.
- 65. Case 0671-2022** **WINDING LAKE AT WELLEBY CONDOMINIUM ASSOCIATION, INC.**
10037 Winding Lake Road – Building 21
Section 110.15 – 40yr Building Safety Inspection Program – Structural Inspector Jose Sadin
The property was found to have 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 June 17, 2022, and compliance was required by September 17, 2022.
- 66. Case 0672-2022** **WINDING LAKE AT WELLEBY CONDOMINIUM ASSOCIATION, INC.**
10038 Winding Lake Road – Building 22
Section 110.15 – 40yr Building Safety Inspection Program – Structural Inspector Jose Sadin
The property was found to have 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 June 17, 2022, and compliance was required by September 17, 2022.
- 67. Case 0674-2022** **WINDING LAKE AT WELLEBY CONDOMINIUM ASSOCIATION, INC.**
10040 Winding Lake Road – Building 23
Section 110.15 – 40yr Building Safety Inspection Program – Structural Inspector Jose Sadin
The property was found to have 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 June 17, 2022, and compliance was required by September 17, 2022.

- 68. Case 0731-2022 WINDWARD ISLE PLAZA L C – 11431 – 11491 West Oakland Park Boulevard**
110.15 – 40yr Building Safety Inspection Program – Structural Inspector Jose Sadin
 The property was found to have 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 June 21, 2022 and compliance was required by September 20, 2022.
- 69. Case 0733-2022 REGENCY CENTERS LP – 10075 – 10155 West Oakland Park Boulevard**
110.15 – 40yr Building Safety Inspection Program – Structural Inspector Jose Sadin
 The property was found to have 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 June 17, 2022 and compliance was required by September 17, 2022.
- 70. Case 0735-2022 SELMED INVESTMENT GROUP LLC – 8358 West Oakland Park Boulevard**
110.15 – 40yr Building Safety Inspection Program – Structural Inspector Jose Sadin
 The property was found to have 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 June 21, 2022 and compliance was required by September 20, 2022.
- 71. Case 0738-2022 K-PAL ENTERPRISES INC – 3501 NW 84 Avenue**
110.15 – 40yr Building Safety Inspection Program – Structural Inspector Jose Sadin
 The property was found to have 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 June 21, 2022 and compliance was required by September 20, 2022.

REDUCTIONS OF FINE – BUILDING DIVISION

- 72. Case 11-2368 TOUSSAINT, ROSALINE – 7775 Grande Street**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
 The residential property was found to have a water heater, in which was replaced and an outside block wall, that was being rebuilt, without first obtaining the necessary permits required from the Building Official.
- 73. Case 18-3679 C A E DEV, INC – 1305 Shotgun Road**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
 The property was found to have built a mezzanine in Unit #1305 through Unit #1309, without first obtaining the necessary permits from the Building Official.
Reduction Granted on 9-15-22 – Request for Reconsideration
- 74. Case 1426-2021 ABRAHAM, JOSE & SHAFRANNA C – 5840 NW 16 Place**
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
 The property has exceeded the 90-day deadline to comply with the Broward County Board of Rules & 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 3, 2021, and compliance was required by November 2, 2021.

REDUCTIONS OF FINE – CODE COMPLIANCE DIVISION

75. Case 0579-2019 EXCEL ENTERPRISE, L.L.C. – 9980 West Oakland Park Boulevard

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.

**76. Case 0265-2022 PINES PLAZA SHOPS, L.L.C, MELANIN EDGE LLC & WRIGHT, JODIE ANN
4529 North Pine Island Road**

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”
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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)

78. Case 0931-2022 SUNRISE LAND 10900 LLC – 10900 NW 52 Street

Section 9-31 – Proper maintenance required – Code Officer Nosbel Pacio

The commercial property has overgrown grass and weed growth in excess of six inches in height. *This is a repeat case of the Final Order CNOV-000832-2021 signed by the Special Magistrate on July 23, 2021.*

STATUS HEARINGS – CODE COMPLIANCE DIVISION

- 79. Case 18-3635** **VILLAS DE TUSCANY CONDOMINIUM ASSOCIATION, INC**
701-785 SW 148 Avenue
Section 16-164(b) – Maintenance – Code Officer Terrell McCombs
The multi-family residential property “Villas De Tuscany” has deficiencies from the City Approved Landscape Plans. (Reset from July 18, 2022)
- 80. Case 18-3637** **VILLAS DE TUSCANY CONDOMINIUM ASSOCIATION, INC**
701-785 SW 148 Avenue
Section 16-164(a) – Maintenance – Code Officer Terrell McCombs
The multi-family residential property “Villas De Tuscany” has a number of landscape maintenance issues that include dead, missing trees and plants that died from lack of general landscape maintenance issues. (Reset from July 18, 2022)

STATUS HEARINGS – BUILDING DIVISION

- 81. Case 1750-2020** **MURPHY, MELVIN J – 9101 Sunrise Lakes Boulevard, Unit 111**
Section 116.1 – Unsafe structures – Structural Inspector Jose Sadin
The residential property was severely damaged by a fire and the unit is deemed unsafe. The damage must be repaired and all of the necessary permits must be obtained from the Building Official.
- 82. Case 0215-2022** **SUNSET REALTY PARTNERS LLC – 2330 NW 72 Avenue**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The property was found to have wood fences (around 2 dumpsters), installed on the property, without first obtaining the necessary permits from the Building Official.
Request to extend Imposition of Fine date
- 83. 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.
- 84. 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.

85. 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.

86. 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.

PARTIAL RELEASE OF LIEN – CODE COMPLIANCE / BUILDING DIVISION

87. Case 1199-2021 SUNRISE LAKES CONDOMINIUM APTS., INC. 5
Partial Release of Lien for property address: 8285 Sunrise Lakes Blvd., Unit #307

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.