

Community Enhancement and Code Compliance

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



SPECIAL MAGISTRATE HEARING AGENDA

April 10, 2023

2:00 PM

CALL TO ORDER

IMPOSITION OF FINES – CODE COMPLIANCE DIVISION

- 1. Case 18-3740** **VILLAS DE VENEZIA CONDOMINIUM ASSOCIATION, INC. – 0 Nob Hill Place**
Section 16-164 – Maintenance – Code Officer Terrell McCombs
The multi-family residential property, buildings #1-29 have deficiencies from the City Approved Landscape Site Plans dated September 4, 1987. There is a total of 160 canopy trees, 46 palm trees that are missing, dead, or not Florida #1 grade on this site.
- 2. Case 18-3741** **VILLAS DE VENEZIA CONDOMINIUM ASSOCIATION, INC. – 0 Nob Hill Place**
Section 16-164(a) – Maintenance – Code Officer Terrell McCombs
The multi-family residential property, buildings #1-29 have a number of landscape general maintenance issues.
- 3. Case 1445-2020** **FRENCH OVERSEAS COMPANY LLC – 1401 NW 136 Avenue**
Section 16-164(a) – Maintenance – Code Officer Terrell McCombs
The commercial property has a number of landscape maintenance items that include tree trimming work completed without first obtaining a City tree trimming permit which resulted in stub tree branches. Additionally, there are dead and missing trees.
- 4. Case 1453-2020** **IBB REALTY LLC – 14051 NW 14 Street**
Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs
The commercial property has the overall vehicular striping within the parking area worn and faded, and with broken/missing concrete curbing, and damaged, faded, missing traffic control signs with damaged asphalt.
- 5. Case 1454-2020** **IBB REALTY LLC – 14051 NW 14 Street**
Section 16-164(a) – Maintenance – Code Officer Terrell McCombs
The commercial property has a number of landscape maintenance items that include tree work completed without first obtaining a City tree trimming permits which resulted in stub tree branches.
- 6. Case 1138-2021** **SUNRISE OPERATIONS LLC – 11100 West Oakland Park Boulevard – Common Area**
Section 16-167 – City initiated tree removal on private property
Code Officer Terrell McCombs
The commercial property “CVS Plaza” has one standing dead Coconut palm tree which collapsed onto the public sidewalk on June 18, 2021. There are also an additional six standing dead trees on this site.

7. **Case 1139-2021** **SUNRISE OPERATIONS LLC – 11100 West Oakland Park Boulevard – Common Area**
Section 16-164 – Maintenance – Code Officer Terrell McCombs
The commercial property “CVS Plaza” has considerable deficiencies from the approved site plan. There is a total of 30 trees that are either dead or missing. Additionally, there are dead and missing hedge plants, ground-cover plants and sod.
8. **Case 1140-2021** **SUNRISE OPERATIONS LLC – 11100 West Oakland Park Boulevard – Common Area**
Section 16-164 – Maintenance – Code Officer Terrell McCombs
The commercial property “CVS Plaza” has deficiencies in the area determined to be part of the City’s landscape feature.
9. **Case 1141-2021** **SUNRISE OPERATIONS LLC – 11100 West Oakland Park Boulevard – Common Area**
Section 16-164(a) – Maintenance – Code Officer Terrell McCombs
The commercial property “CVS Plaza” has a number of general landscape maintenance items that include deficiencies in the automatic irrigation system, trees, plants and Saint Augustine sod which has died over a period of time from poor landscape maintenance.
10. **Case 1143-2021** **SUNRISE OPERATIONS LLC – 11100 West Oakland Park Boulevard – Common Area**
Section 16-248 – Prohibited signs – Code Officer Terrell McCombs
The commercial property “CVS Plaza” had several prohibited signs installed inside the common ground area that include banners attached to palm trees at the front corner feature area. Additionally, any snipe signs, flags, A-frame signs along the front or rear drive through are non-permitted and must be removed.
11. **Case 1144-2021** **SUNRISE OPERATIONS LLC – 11100 West Oakland Park Boulevard – Common Area**

Count I

Section 9-31(a)(1) – Proper maintenance required – Code Officer Terrell McCombs

The commercial property “CVS Plaza” has garbage, cans, wood, bottles, bags, boxes, pipes, chairs, tires, containers, and other debris included rusted gutters.

Count II

Section 17-12(6) – Exterior standards – Code Officer Terrell McCombs

The commercial property “CVS Plaza” has mold, mildew, stains, grease, discoloration from faded worn paint on the exterior surface of building, monument sign, feature corner planter wall, walks, dumpster enclosures, and roof fascia.

12. **Case 1145-2021** **SUNRISE OPERATIONS LLC – 11100 West Oakland Park Boulevard – Common Area**
Section 17-15(14) – Minimum standards for basic equipment and facilities
Code Officer Terrell McCombs

The commercial property “CVS Plaza” has one pole light which was severely damaged on August 23, 2021 by a semi-truck and trailer along the SE corner of the property.

13. **Case 0129-2022** **GF SUNRISE PARTNERS LLC – 8445-8481 Springtree Drive**
Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs

The commercial property “Golfview Flats” has the overall vehicular striping within the parking area worn and faded. Additionally, the overall asphalt paving is worn and damaged with pot holes existing in the parking area.

14. **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.

Continued from 2-20-22

15. Case 0944-2022 **GC-SAWGRASS LLC & VPTC-CC II LLC – 1571 Sawgrass Corporate Parkway #140**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Carole Himmel
Cigna Dental Health of Florida, Inc. is operating a business without first obtaining a local business tax receipt.
16. Case 0945-2022 **GC-SAWGRASS LLC & VPTC-CC II LLC – 1571 Sawgrass Corporate Parkway #300**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Carole Himmel
Cigna International Health Services, LLC is operating a business without first obtaining a local business tax receipt.
17. Case 0960-2022 **RIVERBEND BUSINESS CENTER CONDOMINIUM ASSOCIATION, INC.**
10002-10070 NW 46 Street – Common Area
Section 17-12(6) – Exterior standards – Code Officer Terrell McCombs
The commercial property has mold, mildew, stains, grease, discoloration from faded worn paint on the exterior surface of building, walls, walk ways, dumpster enclosure, and roof overhangs.
Continued from 2-20-22
18. Case 0961-2022 **RIVERBEND BUSINESS CENTER CONDOMINIUM ASSOCIATION, INC.**
10002-10070 NW 46 Street – Common Area
Section 17-12(3) – Exterior standards – Code Officer Terrell McCombs
The commercial property has the exterior building roof overhangs, doors, and overhead garage doors which have not been maintained in an overall good condition.
Continued from 2-20-22
19. Case 0962-2022 **RIVERBEND BUSINESS CENTER CONDOMINIUM ASSOCIATION, INC.**
10002-10070 NW 46 Street – Common Area
Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs
The commercial property has the overall vehicular striping and signage within the parking area worn and faded. Additionally, the vehicular pavement has worn, damaged and missing asphalt, there are also damaged vehicular concrete curbing and many vehicular parking wheel stops are missing or not anchored.
Continued from 2-20-22
20. Case 0963-2022 **RIVERBEND BUSINESS CENTER CONDOMINIUM ASSOCIATION, INC.**
10002-10070 NW 46 Street – Common Area
Section 17-12 – Exterior standards – Code Officer Terrell McCombs
The commercial property has the interior sidewalks in a state of disrepair.
Continued from 2-20-22
21. Case 0966-2022 **RIVERBEND BUSINESS CENTER CONDOMINIUM ASSOCIATION, INC.**
10002-10070 NW 46 Street – Common Area
Section 16-164(a) – Maintenance – Code Officer Terrell McCombs
The commercial property has general landscape maintenance items that have occurred over a period of time in which many hedge plants and sod have died and are missing.
Continued from 2-20-22
22. Case 1036-2022 **HIGGINS, DEBRA & HIGGINS, DENNIS ESTATE OF – 9352 NW 24 Place**
Section 4-6 – Feeding wild ducks prohibited – Code Officer Carole Himmel
The residential property has food and water dishes in the driveway and/or front yard to feed ducks.
Continued from 2-20-23

23. Case 1037-2022 **HIGGINS, DEBRA & HIGGINS, DENNIS ESTATE OF – 9352 NW 24 Place**
Section 9-31(a)(4) – Proper maintenance required – Code Officer Carole Himmel
 The residential property has a driveway in disrepair.
 Continued from 2-20-23
24. Case 1050-2022 **NORTH BROWARD HOSPITAL DISTRICT – 9001 West Oakland Park Boulevard**
Section 17-12(6) – Exterior standards – Code Officer Maira Tarrau
 The vacant property has the exterior surfaces of the building which are not being maintained in a good state of repair due to the following violations:
- The exterior walls are covered with mildew in some areas.
 - The front of the property is painted with two different paint colors.
 - The skylight of the main entrance of the building is dirty and needs to be cleaned.
- Continued from 2-20-22
25. Case 1089-2022 **TRI-STATE REALTY INVESTMENT CO., INC. – 8502 NW 44 Street**
Section 18-1(b) – Compulsory sidewalk construction and repair
Code Officer Maira Tarrau
 The commercial property “*Dollar General*” has the adjacent public sidewalk which is not being maintained in a good state of repair. The sidewalk has several areas of broken concrete, along with uplifted slabs.
 Continued from 2-20-22
26. Case 1090-2022 **TRI-STATE REALTY INVESTMENT CO., INC. – 8502 NW 44 Street**
Section 17-12(9) – Exterior standards – Code Officer Maira Tarrau
 The commercial property “*Dollar General*” has worn asphalt pavement, damaged catch basins along with oil stains and blemishes in the vehicular areas. The overall vehicular striping within the parking areas is worn and faded.
 Continued from 2-20-22
27. Case 0312-2023 **PLSAB TRUST & GRUPO L CORPORATION TRUSTEE – 9148 NW 35 Place**
Section 16-125 – Open storage, garbage and refuse – Code Officer Maira Tarrau
 The residential property has illegal outdoor storage of construction supplies, materials, and equipment in the backyard.
28. Case 0313-2023 **PLSAB TRUST & GRUPO L CORPORATION TRUSTEE – 9148 NW 35 Place**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Maira Tarrau
Avisorno Services, Inc is operating out of the residential property without first obtaining a local business tax receipt.
29. Case 0388-2023 **LAMY, ROSE HALEINE & SIMBREUX, MARTIN – 8381 NW 27 Place**
Section 4-50(a)(b) – Registration – Code Officer Carole Himmel
 The residential property has a pit bull and/or a pit bull mix that has not been registered with the City.

FORMAL HEARINGS – CODE COMPLIANCE DIVISION

- 30. Case 17-4948** **SUNRISE BY LUXCOM, LLC – 3469 North University Drive**
Previous Owner: CPAC OAKLAND UNIVERSITY LLC
Sec. 16-191(d)(7)(9) – Fences and hedges in residential districts
Code Officer Maira Tarrau
The commercial property has the precast concrete perimeter fence in a state of disrepair and has become unsightly to the surrounding properties for the following reasons:
1. Concrete panels are not firmly affixed to the ground.
 2. Concrete columns are loose leaving a gap between panels.
 3. Concrete columns are broken leaving the structural steel exposed.
 4. The design features on the wall including the concrete spheres and panels are broken.
 5. Fence is in need of painting.
- Continued from 7-18-22**
- 31. Case 0401-2022** **FLORVIL, EXANTEE & MERTILUS, CIA – 2150 NW 61 Avenue**
Section 14-31 – Trucks in residential zones – Code Officer Carole Himmel
The residential property has a prohibited vehicle parked on location.
- 32. Case 0226-2023** **CHIAPPONE, ANTHONY – 9101 NW 25 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.
- 33. Case 0251-2023** **PORTER, CAROLYN & PORTER, PAUL – 8581 NW 28 Street**
Section 14-16(d) – Illegal parking – Code Officer Carole Himmel
The residential property has vehicles and/or trailers parked on the front lawn.
- 34. Case 0253-2023** **PORTER, CAROLYN & PORTER, PAUL – 8581 NW 28 Street**
Section 16-165(h) – Plant material – Code Officer Carole Himmel
The residential property has missing sod in the front yard and swale area.
- 35. Case 0258-2023** **ALCORN, THOMAS JR – 8651 NW 28 Street**
Section 16-165(h) – Plant material – Code Officer Carole Himmel
The residential property has missing sod in the front yard and/or swale area.
- 36. Case 0259-2023** **ALCORN, THOMAS JR – 8651 NW 28 Street**
Section 9-51 – Junked or inoperative vehicles – Code Officer Carole Himmel
The residential property has a vehicle and/or trailer with missing and/or expired license tag.
- 37. Case 0260-2023** **ALCORN, THOMAS JR – 8651 NW 28 Street**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Carole Himmel
“*Outdoor Works of Florida, LLC*” is operating a business without first obtaining a local business tax receipt.
- 38. Case 0279-2023** **AMERICANA OAK LLC & HARRISON’S PIZZA AND KITCHEN LLC**
3834 North University Drive
Section 16-32 – Site plan adjustments and revisions – Code Officer Maira Tarrau
The commercial property “Americana Oak Plaza” had a portable commercial refrigerator unit installed in the parking area behind unit 3834 North University Drive without first requesting a plan review from the City of Sunrise Planning Division to change the use of the area and request a site plan adjustment.

39. Case 0285-2023 **AMERICANA OAK LLC & HARRISON'S PIZZA AND KITCHEN LLC**
3834 North University Drive
Section 16-31(g) – Site plan conformity required – Code Officer Maira Tarrau
The commercial property “Americana Oak Plaza” had a portable commercial refrigerator unit installed in the parking area behind unit 3834 North University Drive without first requesting a plan review from the City of Sunrise Planning Division to change the use of the area and request a site plan adjustment.
40. Case 0344-2023 **HUMPHREY, COREY – 5971 NW 14 Place**
Section 14-16(d) – Illegal parking – Code Officer Carole Himmel
The residential property has a trailer parked in the swale.
41. Case 0352-2023 **ALTE-EDOUARD, ARISIA; EDOUARD, ELTEN WILDIN & EDOUARD, LUC**
8621 NW 28 Street
Section 4-28 – Barking dogs – Code Officer Carole Himmel
The residential property has dogs barking excessively so as to disturb the sleep, peace and quietude of any inhabitants on the city on or about October 25, 2022, in accordance with Sunrise Police Report #42-2210-046653.
42. Case 0353-2023 **ALTE-EDOUARD, ARISIA; EDOUARD, ELTEN WILDIN & EDOUARD, LUC**
8621 NW 28 Street
Section 4-50(a)(b) – Registration – Code Officer Carole Himmel
The residential property has pit bull dog(s) that are not registered with the city.
43. Case 0354-2023 **ALTE-EDOUARD, ARISIA; EDOUARD, ELTEN WILDIN & EDOUARD, LUC**
8621 NW 28 Street
Section 4-49(a)(b) – Confinement – Code Officer Carole Himmel
The residential property has a pit bull dog(s) that was not securely confined indoors or in a locked pen on or about October 25, 2022, in accordance with Sunrise Police Report #42-2210-046653.
44. Case 0407-2023 **GRANT JOY M – 7201 NW 25 Court**
Section 17-12(3) – Exterior standards – Code Officer Carole Himmel
The residential property has ceiling, door, windows and walls not in good state of repair.
45. Case 0409-2023 **GRANT JOY M – 7201 NW 25 Court**
Section 17-12(4) – Exterior standards – Code Officer Carole Himmel
The residential property has a garage door, awnings and gutters that are not in a good state of repair.
46. Case 0411-2023 **GRANT JOY M – 7201 NW 25 Court**
Section 17-12(7) – Exterior standards – Code Officer Carole Himmel
The residential property has the roof not in a good state of repair.
47. Case 0414-2023 **GRANT JOY M – 7201 NW 25 Court**
Section 9-1 – Prohibited generally – Code Officer Carole Himmel
The residential property shows to have a wasp infestation.
48. Case 0436-2023 **GEST HOLDING CORP. – 2670 North University Drive #202**
Section 7-50 – Penalty – Code Officer Lydia Walker
“India’s Clairvoyant” has failed to renew their Business Tax Receipt.

49. Case 0442-2023 **72ND ST HOLDINGS LLC – 2660 North University Drive – Common Area**
Section 17-12(9) – Exterior standards – Code Officer Lydia Walker
The commercial property has the parking which is old and worn and needs to be re-stripped and sealed.
50. Case 0488-2023 **SHAMI LLC – 2124 North University Drive**
Section 7-50 – Penalty – Code Officer Lydia Walker
“*Angel Paws Pet Grooming*” has failed to renew their local Business Tax Receipt.
51. Case 0496-2023 **ANDRADE, ERICK & KORCHMA, KEITH – 4264 NW 95 Terrace**
Section 4-49(a)(b) – Confinement – Code Officer Maira Tarrau
As per Sunrise Police Report #42-2301-001906, a pit bull dog which is being kept at the residential property got loose and threatened Sunrise Police Officer E.A. Carter. Officer Carter contacted a resident at the property that identified himself as Gabriel Medina, the son of the tenant Erick Andrade.
52. Case 0497-2023 **ANDRADE, ERICK & KORCHMA, KEITH – 4264 NW 95 Terrace**
Section 4-50(a)(b) – Registration – Code Officer Maira Tarrau
As per Sunrise Police Report #42-2301-001906, on January 12, 2023, Sunrise Police Officer E.A. Carter witnessed a pit bull dog described as to weighing around 100 pounds and being gray and white in color running at large on the Northern side of NW 42 Street. The pit bull described on the police report is not registered with the City of Sunrise, along with another pit bull puppy also being kept at the property.
53. Case 0498-2023 **ANDRADE, ERICK & KORCHMA, KEITH – 4264 NW 95 Terrace**
Section 16-191(d)(7)(9) – Fences and hedges in residential districts
Code Officer Maira Tarrau
As per an inspection by the Sunrise Police Department and described on Sunrise Police Report #42-2301-001906, there is a hole in the soil underneath the fence and several wood slabs on the wood fence are not firmly affixed to the ground. This allowed a pit bull dog being kept at the property to get loose.
54. Case 0515-2023 **CARLA MINYAN LLC – 2600 North University Drive**
Section 7-50 – Penalty – Code Officer Lydia Walker
“*B R Taxes and Insurance, LLC*” failed to renew its Business Tax Receipt.

REPEAT VIOLATIONS – CODE COMPLIANCE DIVISION

55. 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 2-20-22
56. 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 2-20-22

IMPOSITIONS OF FINE – BUILDING DIVISION

57. 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 commercial 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.
Continued from 2-20-23
58. Case 1706-2020 **JEAN-MARIE, JONATHAN & LALANNE, MURIELLE – 9310 NW 26 Place**
Section 105.1 – Permits Required - Structural Inspector Jose Sadin
The residential property was found to have an opening created on the side of the garage, and a door installed, without first obtaining the necessary permits from the Building Official.
59. Case 1921-2020 **HERNANDEZ, ESTHEFANY C M & ACOSTA, WALTHER ARIEL PINEDA**
1521 NW 63 Avenue
Section 105.1 – Permits Required - Structural Inspector Jose Sadin
The residential property was found to have a shingle roof installed, without first obtaining the necessary permits from the Building Official.
60. Case 0246-2021 **CADENA, LUIS; PATINO, LUCERO; ANGEL, JUAN & CADENA, MARIA**
13232 NW 12 Court
Section 105.1 – Permits Required - Structural Inspector Jose Sadin
The residential property was found to have a structure built on the side of the property, without first obtaining the necessary permits from the Building Official.
61. Case 0116-2022 **BROWNE, JOSEPH & BETTY ANN – 6100 NW 18 Court**
Section 116.1 – Unsafe Structures – Structural Inspector Jose Sadin
The residential 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.
Continued from 2-20-23
62. Case 0200-2022 **MARTINEZ, SAILY & PORRAS, YUDER – 11401 NW 32 Place**
Section 105.1 – Permits Required - Structural Inspector Jose Sadin
The residential property was found to have a metal structure, (*built in the backyard*), without first obtaining the necessary permits from the Building Official.
63. Case 0585-2022 **LABABERA, CAROL ANN – 2901 North Nob Hill Road, Unit #402**
Section 105.1 – Permits Required - Structural Inspector Jose Sadin
The multi-family residential property was found to have shutters installed, without first obtaining the necessary permits from the Building Official.
64. Case 0723-2022 **SUNRISE SPRINGS CONDOMINIUM ASSOCIATION**
3730 North Pine Island Road, Building 4
Section 110.15 – 40yr Building Safety Inspection Program – Structural Inspector Jose Sadin
The multi-family residential 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 June 17, 2022, and compliance was required by September 16, 2022.
Continued from 3-20-23

- 65. Case 0884-2022 EPOC 708 LLC – 1880 NW 60 Avenue**
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.
- 66. Case 0925-2022 TRAMMELL, MATILDE & JEFFREY M – 9801 Sunrise Lakes Boulevard, Unit #106**
Section 105.1 – Permits Required - Mechanical Inspector George Paraskis
The residential multi-family property, was found to have an A/C unit installed, without first obtaining the necessary permits from the Building Official.
- 67. Case 0984-2022 SUNRISE VILLAS CONDOMINIUM 12 ASSOCIATION, INC. – 1815 NW 60 Avenue**
Section 110.15 – Building Safety Inspection Program - Structural Inspector Jose Sadin
The residential multi-family 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 July 18, 2022. Required repairs should have been completed by January 13, 2023.
- 68. Case 0993-2022 B.T. OF SUNRISE VILLAS CONDOMINIUM ASSOCIATION, INC.**
7800 West Oakland Park Boulevard, Building A
Section 110.15 – Building Safety Inspection Program - Structural Inspector Jose Sadin
The residential multi-family 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 August 3, 2022. Required repairs should have been completed by January 29, 2023.
- 69. Case 0994-2022 B.T. OF SUNRISE VILLAS CONDOMINIUM ASSOCIATION, INC.**
7800 West Oakland Park Boulevard, Building B
Section 110.15 – Building Safety Inspection Program - Structural Inspector Jose Sadin
The residential multi-family 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 August 3, 2022. Required repairs should have been completed by January 29, 2023.
- 70. Case 0995-2022 B.T. OF SUNRISE VILLAS CONDOMINIUM ASSOCIATION, INC.**
7800 West Oakland Park Boulevard, Building C
Section 110.15 – Building Safety Inspection Program - Structural Inspector Jose Sadin
The residential multi-family 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 August 3, 2022. Required repairs should have been completed by January 29, 2023.

- 71. Case 0996-2022** **B.T. OF SUNRISE VILLAS CONDOMINIUM ASSOCIATION, INC.**
7800 West Oakland Park Boulevard, Building D
Section 110.15 – Building Safety Inspection Program - Structural Inspector Jose Sadin
The residential multi-family 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 August 3, 2022. Required repairs should have been completed by January 29, 2023.
- 72. Case 0998-2022** **B.T. OF SUNRISE VILLAS CONDOMINIUM ASSOCIATION, INC.**
7800 West Oakland Park Boulevard, Building E
Section 110.15 – Building Safety Inspection Program - Structural Inspector Jose Sadin
The residential multi-family 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 August 3, 2022. Required repairs should have been completed by January 29, 2023.
- 73. Case 0999-2022** **B.T. OF SUNRISE VILLAS CONDOMINIUM ASSOCIATION, INC.**
7800 West Oakland Park Boulevard, Building F
Section 110.15 – Building Safety Inspection Program - Structural Inspector Jose Sadin
The residential multi-family 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 August 3, 2022. Required repairs should have been completed by January 29, 2023.
- 74. Case 1000-2022** **B.T. OF SUNRISE VILLAS CONDOMINIUM ASSOCIATION, INC.**
7800 West Oakland Park Boulevard, Building G
Section 110.15 – Building Safety Inspection Program - Structural Inspector Jose Sadin
The residential multi-family 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 August 3, 2022. Required repairs should have been completed by January 29, 2023.
- 75. Case 1101-2022** **BRICE, KHAULAH & ATKINSON, ART – 9321 NW 33 Place**
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.
- 76. Case 1104-2022** **MARSHALL, CANDICE A & LINUS L – 7502 NW 30 Place**
Section 105.1 – Permits Required - Mechanical Inspector George Paraskis
The residential property was found to have an A/C unit installed, without first obtaining the necessary permits from the Building Official.

FORMAL HEARING – BUILDING DIVISION

77. Case 2018-2366 **SUNRISE NURSING HOME PROPERTY COMPANY LLC – 4800 North Nob Hill Road**
 Section 6-100 – Emergency Power Systems Required – Fire Captain Susie Malken
The Nursing Home Facility known as “Sunrise Nursing Home Property Company LLC” 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 1-23-23
78. Case 1601-2020 **1440 HOMELAND TRUST – 1440 NW 61 Avenue**
 Section 105.1 – Permits Required – Mechanical Inspector George Paraskis
The residential property was found to have an A/C unit installed, without first obtaining the necessary permits from the Building Official.
79. Case 0294-2022 **SUNRISE MILLS (MLP) LTD PARTNERSHIP d/b/a SIMON PROPERTY GROUP**
 12801 West Sunrise Boulevard
 Section 105.1 – Permits Required - Structural Inspector Jose Sadin
Permit #2017-5001 has expired on the commercial property, (Unit # Anchor C), without having all mandatory inspections approved.
Continued from 3-20-23
80. Case 0397-2022 **CHAPRON, JN EMMANUEL HERVE – 7960 North Sunrise Lakes Drive, Unit #310**
 Section 105.1 – Permits Required – Plumbing Inspector John Giunta
The residential multi-family property was found to have plumbing and structural work done in the bathrooms, without first obtaining the necessary permits from the Building Official.
81. Case 0629-2022 **JEAN BAPTISTE, SAINTE-FANIE – 6660 NW 25 Court**
 Section 105.1 – Permits Required – Mechanical Inspector George Paraskis
The residential property was found to have two mini split A/C units installed, without first obtaining the necessary permits from the Building Official.
82. Case 1143-2022 **FERNANDEZ, AILETTE & LEGORBURO, LAZARO – 9571 NW 24 Street**
 Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property was found to have a window installed, without first obtaining the necessary permits from the Building Official.
83. Case 0045-2023 **BOYSIE, BHARATH – 5985 Del Lago Circle, Unit #123**
 Section 105.1 – Permits Required – Mechanical Inspector George Paraskis
The residential multi-family property was found to have an A/C unit installed, without first obtaining the necessary permits from the Building Official.
84. Case 0082-2023 **V ENTERPRISES OF MIAMI INC – 5995 – 6033 West Sunrise Boulevard**
 Section 105.1 – Permits Required – Electrical Inspector Eusebio Luft
The commercial property was found to have electrical panels replaced, in Unit #'s 5995, 6049 and 6073, without first obtaining the necessary permits from the Building Official.
85. Case 0217-2023 **WAGNER, GLADYS ODERAY & GURIDYS, JOHANNA HORTENCIA**
 10434 Sunrise Lakes Boulevard, Unit #101
 Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential multi-family property was found to have an interior remodeling work done (in two bathrooms and the kitchen), without first obtaining the necessary permits from the Building Official.

- 86. Case 0222-2023** **ANDERSON, PATRICIA LYNE & WELSH, TIMOTH DAN – 2411 NW 63 Avenue**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property was found to have a fence installed, without first obtaining the necessary permits from the Building Official.
- 87. Case 0223-2023** **DALY, CASIOPIA G & GREENE, EMILE O – 1811 NW 63 Avenue**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property was found to have a fence installed, without first obtaining the necessary permits from the Building Official.
- 88. Case 0224-2023** **AVILES, ELSY MARIA & CAMPO, DANIEL GUILLERMO – 6791 NW 25 Street**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property was found to have a fence installed, without first obtaining the necessary permits from the Building Official.
- 89. Case 0242-2023** **TORO, EDGAR A – 15920 West Wind Circle**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property was found to have a fence installed, without first obtaining the necessary permits from the Building Official.
- 90. Case 0273-2023** **WELLEBY SHORES CONDOMINIUM ASSOCIATION, INC**
9984 Nob Hill Court – Building 1
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential multi-family property was found to have was found to have concrete restoration work done without first obtaining the necessary permits from the Building Official.
- 91. Case 0293-2023** **SHAMI LLC – 2100 North University Drive**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The commercial property was found to have was found to have an exterior sign installed, without first obtaining the necessary permits from the Building Official.
- 92. Case 0301-2023** **CIX SOLE AT SUNRISE LLC – 3551 NW 85 Way**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The commercial property was found to have was found to have pool resurfacing work done, without first obtaining the necessary permits from the Building Official.
- 93. Case 0307-2023** **PAUL, LUCIA & ULYSSE, EDOUANCY – 1860 NW 59 Way**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property was found to have was found to have a structure built in the backyard, without first obtaining the necessary permits from the Building Official.
- 94. Case 0339-2023** **RAMSAY, DENIS & PRAKASH – 3051 Sunrise Lakes Drive E, Unit #103**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential multi-family property was found to have was found to have interior alteration work done, without first obtaining the necessary permits from the Building Official. The work includes but is not limited to, electrical rewiring of the unit, relocation of a/c registers/grills, new drywall throughout the unit (including new drop ceilings), removing plumbing fixtures in the kitchen and bathrooms.
- 95. Case 0367-2023** **GUTIERREZ, GERMAN & CEBALLOS, GLORIA – 3000 Sunrise Lakes Drive E, Unit #103**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential multi-family property was found to have was found to have a screen enclosure was installed, without first obtaining the necessary permits from the Building Official.

REDUCTIONS OF FINE – BUILDING DIVISION

- 96. Case 2019-00517 CTG INVESTMENT HOLDINGS 5150 LLC – 5150 NW 109 Avenue, Suite #4**
Section 105.1– Permits Required – Structural Inspector Jose Sadin
The property, was found to have interior demolition work done without first obtaining the necessary permits from the Building Official.
- 97. Case 2035-2020 B.T. OF SUNRISE CONDOMINIUM ASSOCIATION, INC.**
7800 West Oakland Park Boulevard, Building A
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
The multi-family 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 July 17, 2020, and compliance was required by October 15, 2020.
- 98. Case 2036-2020 B.T. OF SUNRISE CONDOMINIUM ASSOCIATION, INC.**
7800 West Oakland Park Boulevard, Building B
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
The multi-family 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 July 17, 2020, and compliance was required by October 15, 2020.
- 99. Case 2037-2020 B.T. OF SUNRISE CONDOMINIUM ASSOCIATION, INC.**
7800 West Oakland Park Boulevard, Building C
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
The multi-family 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 July 17, 2020, and compliance was required by October 15, 2020.
- 100. Case 2038-2020 B.T. OF SUNRISE CONDOMINIUM ASSOCIATION, INC.**
7800 West Oakland Park Boulevard, Building D
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
The multi-family 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 July 17, 2020, and compliance was required by October 15, 2020.
- 101. Case 2039-2020 B.T. OF SUNRISE CONDOMINIUM ASSOCIATION, INC.**
7800 West Oakland Park Boulevard, Building E
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
The multi-family 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 July 17, 2020, and compliance was required by October 15, 2020.

102. Case 2040-2020 B.T. OF SUNRISE CONDOMINIUM ASSOCIATION, INC.
7800 West Oakland Park Boulevard, Building F
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
The multi-family 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 July 17, 2020, and compliance was required by October 15, 2020.

103. Case 2041-2020 B.T. OF SUNRISE CONDOMINIUM ASSOCIATION, INC.
7800 West Oakland Park Boulevard, Building G
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
The multi-family 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 July 17, 2020, and compliance was required by October 15, 2020.

104. Case 0419-2021 SALAS, MAYERLIN V & FREDDY – 9110 NW 25 Street
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property, was found to have a structure built in the backyard, without first obtaining the necessary permits from the Building Official.

REDUCTIONS OF FINE – CODE COMPLIANCE DIVISION

No Cases Scheduled

STATUS HEARINGS – CODE COMPLIANCE DIVISION

105. 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 3-20-23

STATUS HEARINGS – BUILDING DIVISION

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

- 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 & 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 & 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 & 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.
- 110. Case 0917-2022 ARAGON CONDOMINIUM ASSOCIATION, INC.**
2571 Aragon Boulevard – Building 19
Section 116.1– Unsafe Structures – Structural Inspector Jose Sadin
The multi-family residential property was found to have spalling concrete on the balcony of unit #220, creating an unsafe condition. The damage must be repaired and all of the necessary permits must be obtained from the Building Official.
- 111. Case 1154-2022 BELLEVUE, MARGARETH – 10208 NW 24 Place, Unit #404**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The multi-family residential property was found to have interior alteration work done, which includes, but not limited to: (*demolition in the kitchen and bathroom*), without first obtaining the necessary permits from the Building Official.

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.