

Community Enhancement and Code Compliance

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



SPECIAL MAGISTRATE HEARING AGENDA

May 15, 2023

2:00 PM

CALL TO ORDER

IMPOSITION OF FINES – CODE COMPLIANCE DIVISION

- 1. 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.
Continued from 4-10-23
- 2. 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.
Continued from 4-10-23
- 3. 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 2-20-23
- 4. 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 2-20-23
- 5. 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 4-10-22

6. **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 4-10-22**
7. **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.
8. **Case 0251-2023** **PORTER, CAROLEYN & 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.
9. **Case 0253-2023** **PORTER, CAROLEYN & 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.
10. **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.
11. **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.
12. **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.
13. **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.
14. **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.

FORMAL HEARINGS – CODE COMPLIANCE DIVISION

15. Case 2018-2833 **RAMDHAN, DARIAN, DARWIN & SEUDATH – 5333 NW 93 Terrace**
 Section 16-172(o)(1) – Tree preservation – Code Officer Terrell McCombs
 The residential property had one (1) Washingtonia palm tree which was cut down to a stump. A search of the records of the City of Sunrise revealed that no tree removal permit was issued for the removal of this tree.
16. Case 2018-2834 **RAMDHAN, DARIAN, DARWIN & SEUDATH – 5333 NW 93 Terrace**
 Section 16-173(b) – Tree abuse – Code Officer Terrell McCombs
 The residential property has six (6) Black olive trees which were severely topped or rounded over at predetermined heights without regards to the trees’ natural structure.
17. Case 0210-2022 **FRANCO, CARLOS & MARY JANE – 9310 NW 37 Manor**
 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.
18. Case 0547-2022 **RAMON, PABLO – 13080 NW 8 Court**
 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.
19. Case 0780-2022 **SAWGRASS IP II LLC – 1580 Sawgrass Corporate Parkway (Common Area)**
 Section 7-27 – Persons required to obtain a local business tax receipt
 Code Officer Carole Himmel
 Sawgrass IP II LLC, is operating a business as a *Commercial Lessor*, without first obtaining a local business tax receipt.
20. Case 0811-2022 **SAWGRASS IP II LLC – 1580 Sawgrass Corporate Parkway, Suite #130**
 Section 7-27 – Persons required to obtain a local business tax receipt
 Code Officer Carole Himmel
 Colosseo USA Inc., is operating a business, without first obtaining a local business tax receipt.
21. Case 0814-2022 **SAWGRASS IP II LLC – 1580 Sawgrass Corporate Parkway, Suite #130**
 Section 7-27 – Persons required to obtain a local business tax receipt
 Code Officer Carole Himmel
 Donovan Clarke Realty, Inc., is operating a business, without first obtaining a local business tax receipt.
22. Case 0815-2022 **SAWGRASS IP II LLC – 1580 Sawgrass Corporate Parkway, Suite #130**
 Section 7-27 – Persons required to obtain a local business tax receipt
 Code Officer Carole Himmel
 Edge Gallery Group, Inc., is operating a business, without first obtaining a local business tax receipt.
23. Case 0819-2022 **SAWGRASS IP II LLC – 1580 Sawgrass Corporate Parkway, Suite #130**
 Section 7-27 – Persons required to obtain a local business tax receipt
 Code Officer Carole Himmel
 Genoa Employment Solutions, Inc., is operating a business, without first obtaining a local business tax receipt.

24. Case 0823-2022 **SAWGRASS IP II LLC – 1580 Sawgrass Corporate Parkway, Suite #130**
Section 7-27 – Persons required to obtain a local business tax receipt
Code Officer Carole Himmel
Integrated Solutions Investments, LLC, is operating a business, without first obtaining a local business tax receipt.
25. Case 0824-2022 **SAWGRASS IP II LLC – 1580 Sawgrass Corporate Parkway, Suite #130**
Section 7-27 – Persons required to obtain a local business tax receipt
Code Officer Carole Himmel
International News Media, LLC, is operating a business, without first obtaining a local business tax receipt.
26. Case 0830-2022 **SAWGRASS IP II LLC – 1580 Sawgrass Corporate Parkway, Suite #130**
Section 7-27 – Persons required to obtain a local business tax receipt
Code Officer Carole Himmel
Margaret P. Stewart, Psy. D., LLC, is operating a business, without first obtaining a local business tax receipt.
27. Case 0840-2022 **SAWGRASS IP II LLC – 1580 Sawgrass Corporate Parkway, Suite #130**
Section 7-27 – Persons required to obtain a local business tax receipt
Code Officer Carole Himmel
Robert S. Tanner, PLLC, is operating a business, without first obtaining a local business tax receipt.
28. Case 0849-2022 **SAWGRASS IP II LLC – 1580 Sawgrass Corporate Parkway, Suite #130**
Section 7-27 – Persons required to obtain a local business tax receipt
Code Officer Carole Himmel
Union Partners Systems, LLC, is operating a business, without first obtaining a local business tax receipt.
29. Case 0851-2022 **SAWGRASS IP II LLC – 1580 Sawgrass Corporate Parkway, Suite #130**
Section 7-27 – Persons required to obtain a local business tax receipt
Code Officer Carole Himmel
Alpine Chemicals, LLC, is operating a business, without first obtaining a local business tax receipt.
30. Case 0919-2022 **SAWGRASS IP II LLC – 1580 Sawgrass Corporate Parkway, Suite #430**
Section 7-27 – Persons required to obtain a local business tax receipt
Code Officer Carole Himmel
Highmark Residential Sub, LLC, is operating a business, without first obtaining a local business tax receipt.
31. Case 0510-2023 **SAWGRASS IP II LLC – 1580 Sawgrass Corporate Parkway, Suite #400**
Section 7-50 – Penalty – Code Officer Carole Himmel
The local business tax receipt for *Brown and Caldwell*, for the professional Valentina Gari, has not been renewed.
32. Case 0511-2023 **SAWGRASS IP II LLC – 1580 Sawgrass Corporate Parkway, Suite #400**
Section 7-50 – Penalty – Code Officer Carole Himmel
The local business tax receipt for *Brown and Caldwell*, for the professional Nigel Grace, has not been renewed.

33. Case 0512-2023 **SAWGRASS IP II LLC – 1580 Sawgrass Corporate Parkway, Suite #130**
Section 7-50 – Penalty – Code Officer Carole Himmel
The local business tax receipt for *CH Planning Corporation*, has not been renewed.
34. Case 0513-2023 **SAWGRASS IP II LLC – 1580 Sawgrass Corporate Parkway, Suite #130**
Section 7-50 – Penalty – Code Officer Carole Himmel
The local business tax receipt for *Liora Nutrition and Health Corp*, has not been renewed.
35. Case 0514-2023 **SAWGRASS IP II LLC – 1580 Sawgrass Corporate Parkway, Suite #130**
Section 7-50 – Penalty – Code Officer Carole Himmel
The local business tax receipt for *Truerealty, Inc.*, has not been renewed.
36. Case 1001-2022 **LIGHTBOURNE, DAVIDE E – 3820 NW 113 Terrace**
Section 18-1 (b) – Compulsory sidewalk construction and repair
Code Officer Nosbel Pacio
The residential property has the adjacent sidewalk which is in a state of disrepair.
37. Case 0294-2023 **PIZONERO, YAMILA REYES – 9468 NW 45 Street**
Section 14-16(d) – Illegal parking – Code Officer Carole Himmel
The residential property has several vehicles parked on the front yard.
38. Case 0441-2023 **PIZONERO, YAMILA REYES – 9468 NW 45 Street**
Section 16-142 (B) (4) – Parking unpaved - Code Officer Terrell McCombs
The residential property had the side yard coated with two stripes of white 3/4 inches drainage gravel. This graveled area is being used to either park or drive additional vehicles in the back yard for storage.
39. Case 0376-2023 **RANKIN, SHELBY J & JENNIFER – 8165 NW 21 Street**
Section 17-12 – Exterior standards – Code Officer Carole Himmel
The residential property has a swimming pool in an unsanitary condition.
40. Case 0392-2023 **AYALA CASTANO, RONALD & RESTREPO CARDONA, DANIELA – 8560 NW 28 Street**
Section 14-16 (a-f) – Illegal parking – Code Officer Carole Himmel
The residential property was found to have a vehicle and/or boat parked on the front lawn.
41. Case 0432-2023 **NNN TRS INC – 2301 North University Drive – Common Area**
Section 16-150 – Lighting requirements – Code Officer Carole Himmel
The commercial property has lighting that is not operational in the parking area, from dusk to dawn.
42. 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-striped and sealed.
Continued from 4-10-22
43. Case 0458-2023 **ANM REAL ESTATE INVESTMENTS LLC – 819 Shotgun Road, Unit F**
Section 7-50 – Penalty – Code Officer Terrell McCombs
The local business tax receipt for *Zoofies.com*, business tax number BTR-003727-2022, has not been renewed.

- 44. Case 0459-2023 ANM REAL ESTATE INVESTMENTS LLC – 819 Shotgun Road, Unit F**
Section 7-50 – Penalty – Code Officer Terrell McCombs
The local business tax receipt for *JNC Firearms, LLC*, business tax number BTR-004558-2022, has not been renewed.
- 45. Case 0571-2023 ANM REAL ESTATE INVESTMENTS LLC – 819 Shotgun Road, Unit F**
Section 7-27 – Persons required to obtain a local business tax receipt
Code Officer Terrell McCombs
ANM Real Estate Investments LLC, is operating a business inside New River Business Centre as the Commercial Lessor, without first obtaining a local business tax receipt.
- 46. Case 0477-2023 CYNTHIA J. IGLESIAS LIVING REVOCABLE TRUST & IGLESIAS, CRISTINA**
11837 NW 39 Street
Section 18-2 – Compulsory sidewalk construction and repair – Code Officer Tyler Jones
The residential property has the adjacent City sidewalk which is in a state of disrepair.
- 47. Case 0479-2023 GERGER, GREGORY S – 11847 NW 39 Street**
Section 18-2 – Compulsory sidewalk construction and repair – Code Officer Tyler Jones
The residential property has the adjacent City sidewalk which is in a state of disrepair.
- 48. Case 0554-2023 PAIPO LLC & ROAD KINGDOM LLC – 3940 NW 91 Terrace**
Section 7-27 – Persons required to obtain a local business tax receipt
Code Officer Maira Tarrau
The business known as “*Road Kingdom LLC*”, is registered at the residential property, without obtaining the required local business tax receipt (BTR), which constitutes a violation of the Code of the City of Sunrise.
- 49. Case 0555-2023 PAIPO LLC & ROAD KINGDOM LLC – 3940 NW 91 Terrace**
Section 14-16 (d) – Illegal parking – Code Officer Maira Tarrau
The business known as “*Road Kingdom LLC*”, registered at the residential property, has vehicles which are illegally parked on City of Sunrise roads.
- 50. Case 0643-2023 RUS’S PROPERTY, L.L.C – 5975 West Sunrise Boulevard – Common Area**
Section 7-27 – Penalty – Code Officer Tyler Jones
The commercial property “*Rus’s Property LLC*”, is operating a business without first obtaining a local business tax receipt.
- 51. Case 0644-2023 RUS’S PROPERTY, L.L.C – 5975 West Sunrise Boulevard – Common Area**
Section 16-125(b) – Open storage, garbage and refuse – Code Officer Tyler Jones
The commercial property has a dumpster outside its enclosure, along with garbage and refuse outside the dumpster and scattered throughout the property.
- 52. Case 0645-2023 RUS’S PROPERTY, L.L.C – 5975 West Sunrise Boulevard – Common Area**
Section 9-51 – Junked or inoperable vehicles – Code Officer Tyler Jones
The commercial property has numerous inoperable vehicle(s) stored in plain view.
- 53. Case 0646-2023 RUS’S PROPERTY, L.L.C – 5975 West Sunrise Boulevard – Common Area**
Section 14-16 a-f – Illegal parking – Code Officer Tyler Jones
The commercial property has numerous vehicles parked in non-designated parking locations.
- 54. Case 0648-2023 RUS’S PROPERTY, L.L.C – 5975 West Sunrise Boulevard – Common Area**
Section 9-32 – Littering – Code Officer Tyler Jones
The commercial property has litter and debris, scattered throughout property and swale.

55. Case 0649-2023 **RUS'S PROPERTY, L.L.C – 5975 West Sunrise Boulevard – Common Area
Section 16-125 – Open storage, garbage and refuse – Code Officer Tyler Jones**
The commercial property has multiple items being stored outside.
56. Case 0652-2023 **RUS'S PROPERTY, L.L.C – 5975 West Sunrise Boulevard – Common Area
Section 16-191(d)(7)(9) – Fences and hedges in residential districts
Code Officer Tyler Jones**
The commercial property has fencing in need of maintenance and repair.
57. Case 0660-2023 **RUS'S PROPERTY, L.L.C – 5975 West Sunrise Boulevard – Common Area
Section 16-248 – Prohibited signs – Code Officer Tyler Jones**
The commercial property has numerous non-compliant signs and/or banners.
58. Case 0680-2023 **RUS'S PROPERTY, L.L.C – 5975 West Sunrise Boulevard – Suite #209
Section 7-27 – Persons required to obtain a local business tax receipt
Code Officer Tyler Jones**
The commercial property “*WISP Assist LLC*”, is operating a business without first obtaining a local business tax receipt.
59. Case 0681-2023 **RUS'S PROPERTY, L.L.C – 5975 West Sunrise Boulevard – Suite #115
Section 7-50 – Penalty – Code Officer Tyler Jones**
The local business tax receipt for “*Assurance of Hope Institute Inc.*”, has not been renewed
60. Case 0656-2023 **BERKMAN, ALFRED A – 8420 NW 21 Court
Section 14-45 – Parking of recreational vehicles – Code Officer Arshaad Mohamed**
The residential property has two (2) recreational vehicles on the property: an RV parked in the driveway and a boat in the grass next to the driveway.
61. Case 0659-2023 **MCAULEY, DALANDA S – 2831 NW 111 Avenue
Section 16-111 – Swimming pool regulations – Code Officer Arshaad Mohamed**
The residential property has swimming pool without a safety barrier.
62. Case 0685-2023 **REALTY INCOME PROPERTIES 4 LLC
9919 West Oakland Park Boulevard – Common Area
Section 16-125 – Open storage, garbage and refuse – Code Officer Lydia Walker**
The commercial property has garbage and debris in the rear of the building.
63. Case 0703-2023 **PHOENIX 3737 SUNRISE LLC – 3737 Pine Island Road
Section 17-12 (9) – Exterior standards – Code Officer Maira Tarrau**
The commercial property has the overall vehicular striping within the parking area and internal road along with the vehicular pavement which is worn and faded.
64. Case 0729-2023 **PHOENIX 3737 SUNRISE LLC – 3737 Pine Island Road
Section 9-1 – Prohibited generally– Code Officer Maira Tarrau**
The commercial property has the public sidewalk adjacent to the property covered with mildew which makes the sidewalk slippery when raining. In addition, the concrete base of the monumental sign is covered by rust stains.
65. Case 0707-2023 **BANK OF AMERICA – 8800 West Oakland Park Boulevard
Section 7-50 – Penalty – Code Officer Maira Tarrau**
The local business tax receipt for the business “*Bank of America Corporation*” is expired.

- 66. Case 0728-2023** **SWOPE PROPERTIES LLC – 6390 West Oakland Park Boulevard – Common Area**
Section 16-36 – Special exception uses – Code Officer Carole Himmel
The commercial property, “*Advance Auto Parts*”, has customers conducting automotive repairs on the premises, including but not limited to, changing tires, doing an oil change as well as other maintenance and/or repairs in violation of Resolution #8-18 executed on January 22, 2008.
- 67. Case 0730-2023** **SWOPE PROPERTIES LLC – 6390 West Oakland Park Boulevard – Common Area**
Section 16-78(c)(1) – Business districts – Code Officer Carole Himmel
The commercial property, *Advance Auto Parts*, is allowing customers to conduct a mobile car wash business in their parking lot which is a non-permitted use for general business district B-3.
- 68. Case 0731-2023** **SWOPE PROPERTIES LLC – 6390 West Oakland Park Boulevard – Common Area**
Section 9-31(a)(1) – Proper maintenance required – Code Officer Carole Himmel
The commercial property, *Advance Auto Parts*, has garbage and debris on the property.
- 69. Case 0732-2023** **SWOPE PROPERTIES LLC – 6390 West Oakland Park Boulevard – Common Area**
Section 16-125 – Open storage, garbage and refuse – Code Officer Carole Himmel
The commercial property, *Advance Auto Parts*, has outdoor storage on the property.
- 70. Case 0733-2023** **SWOPE PROPERTIES LLC – 6390 West Oakland Park Boulevard – Common Area**
Section 14-16 a-f – Illegal parking – Code Officer Carole Himmel
The commercial property, *Advance Auto Parts*, has vehicles that are not parking in a designated parking space.
- 71. Case 0735-2023** **SWOPE PROPERTIES LLC – 6390 West Oakland Park Boulevard – Common Area**
Section 16-248 – Prohibited signs – Code Officer Carole Himmel
The commercial property, *Advance Auto Parts*, has snipe signs on the property.
- 72. Case 0737-2023** **SWOPE PROPERTIES LLC – 6390 West Oakland Park Boulevard – Common Area**
Section 16-79 – Master Business List – Code Officer Carole Himmel
The commercial property, *Advance Auto Parts*, has customers conducting automotive repairs on the premises, including but-not-limited to: changing tires, doing an oil change, as well as other maintenance and/or repairs.

REPEAT VIOLATIONS – CODE COMPLIANCE DIVISION

No Cases Scheduled

IMPOSITIONS OF FINE – BUILDING DIVISION

- 73. 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.
- 74. 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.

Continued from 4-10-23

- 75. 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.
- 76. 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.
- 77. 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.
- 78. 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.
- 79. 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.
- 80. 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.

- 81. 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.
- 82. 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.
- 83. 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.
- 84. 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.
- 85. 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.
- 86. 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.
- 87. 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.

- 88. 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.
- 89. 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.
- 90. 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.
- 91. Case 0273-2023 WELLEBY SHORES CONDOMINIUM ASSOCIATION, INC**
9984 – 9998 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.
- 92. 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.
- 93. 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.
- 94. Case 0367-2023 GUITERREZ, 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 a screen enclosure installed, without first obtaining the necessary permits.

FORMAL HEARING – BUILDING DIVISION

- 95. 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 4-10-23

- 96. Case 0086-2023** **SUNRISE TOWNE PREFERRED CONDOMINIUM, INC.**
5951 – 5979 NW 29 Street - Building 1
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
The multi-family residential property has exceeded the 180-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires the deficiencies identified in the 40 Year Safety Inspection Certification Form(s) to be repaired and re-inspected by a professional engineer or registered architect within 180 days of the Building Safety Inspection Report date. The Building Safety Inspection Certification Form was dated September 23, 2022. Required repairs should have been completed by March 22, 2023.
- 97. Case 0087-2023** **SUNRISE TOWNE PREFERRED CONDOMINIUM, INC.**
5951 – 5979 NW 25 Court – Building 4
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
The multi-family residential property has exceeded the 180-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires the deficiencies identified in the 40 Year Safety Inspection Certification Form(s) to be repaired and re-inspected by a professional engineer or registered architect within 180 days of the Building Safety Inspection Report date. The Building Safety Inspection Certification Form was dated September 23, 2022. Required repairs should have been completed by March 22, 2023.
- 98. Case 0089-2023** **SUNRISE TOWNE PREFERRED CONDOMINIUM, INC.**
5951 – 5979 NW 29 Place - Building 2
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
The multi-family residential property has exceeded the 180-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires the deficiencies identified in the 40 Year Safety Inspection Certification Form(s) to be repaired and re-inspected by a professional engineer or registered architect within 180 days of the Building Safety Inspection Report date. The Building Safety Inspection Certification Form was dated September 23, 2022. Required repairs should have been completed by March 22, 2023.
- 99. Case 0095-2023** **SUNRISE TOWNE PREFERRED CONDOMINIUM, INC.**
2605 – 2695 NW 60 Way – Building 10
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
The multi-family residential property has exceeded the 180-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires the deficiencies identified in the 40 Year Safety Inspection Certification Form(s) to be repaired and re-inspected by a professional engineer or registered architect within 180 days of the Building Safety Inspection Report date. The Building Safety Inspection Certification Form was dated September 23, 2022. Required repairs should have been completed by March 22, 2023.
- 100. Case 0104-2023** **SUNRISE TOWNE PREFERRED CONDOMINIUM, INC.**
5950 – 5978 NW 29 Street – Building 4
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
The multi-family residential property has exceeded the 180-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires the deficiencies identified in the 40 Year Safety Inspection Certification Form(s) to be repaired and re-inspected by a professional engineer or registered architect within 180 days of the Building Safety Inspection Report date. The Building Safety Inspection Certification Form was dated September 23, 2022. Required repairs should have been completed by March 22, 2023.

- 101. Case 0114-2023 SUNRISE TOWNE PREFERRED CONDOMINIUM, INC**
2600 – 2698 NW 60 Way – Building 19
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
The multi-family residential property has exceeded the 180-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires the deficiencies identified in the 40 Year Safety Inspection Certification Form(s) to be repaired and re-inspected by a professional engineer or registered architect within 180 days of the Building Safety Inspection Report date. The Building Safety Inspection Certification Form was dated September 23, 2022. Required repairs should have been completed by March 22, 2023.
- 102. Case 0115-2023 SUNRISE TOWNE PREFERRED CONDOMINIUM, INC.**
5950 – 5978 NW 29 Place – Building 2
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
The multi-family residential property has exceeded the 180-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires the deficiencies identified in the 40 Year Safety Inspection Certification Form(s) to be repaired and re-inspected by a professional engineer or registered architect within 180 days of the Building Safety Inspection Report date. The Building Safety Inspection Certification Form was dated September 23, 2022. Required repairs should have been completed by March 22, 2023.
- 103. Case 0143-2023 SUNRISE TOWNE PREFERRED CONDOMINIUM, INC.**
5951 – 5979 NW 25 Court (Common Area)
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
The multi-family residential property has exceeded the 180-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires the deficiencies identified in the 40 Year Safety Inspection Certification Form(s) to be repaired and re-inspected by a professional engineer or registered architect within 180 days of the Building Safety Inspection Report date. The Building Safety Inspection Certification Form was dated September 23, 2022. Required repairs should have been completed by March 22, 2023.
- 104. Case 0401-2023 SUNRISE TOWNE PREFERRED CONDOMINIUM, INC.**
5951 – 5979 NW 28 Street
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
The multi-family residential property has exceeded the 180-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires the deficiencies identified in the 40 Year Safety Inspection Certification Form(s) to be repaired and re-inspected by a professional engineer or registered architect within 180 days of the Building Safety Inspection Report date. The Building Safety Inspection Certification Form was dated September 30, 2022. Required repairs should have been completed by March 29, 2023.
- 105. Case 0402-2023 SUNRISE TOWNE PREFERRED CONDOMINIUM, INC.**
5950 – 5978 NW 28 Street
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
The multi-family residential property has exceeded the 180-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires the deficiencies identified in the 40 Year Safety Inspection Certification Form(s) to be repaired and re-inspected by a professional engineer or registered architect within 180 days of the Building Safety Inspection Report date. The Building Safety Inspection Certification Form was dated September 30, 2022. Required repairs should have been completed by March 29, 2023.

- 106. Case 0139-2023 ASB INVESTMENTS & HOLDINGS LLC – 6203 West Sunrise Boulevard**
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
The commercial property has exceeded the 180-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires the deficiencies identified in the 40 Year Safety Inspection Certification Form(s) to be repaired and re-inspected by a professional engineer or registered architect within 180 days of the Building Safety Inspection Report date. The Building Safety Inspection Certification Form was dated September 30, 2022. Required repairs should have been completed by March 29, 2023.
- 107. Case 0222-2023 ANDERSON, PATRICIA LYNE & WELSH, TIMOTHY 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.
Continued from 4-10-23
- 108. Case 0387-2023 COUNTRY SQUIRE TOWNHOMES CONDOMINIUM, INC. PHASE 1**
10725 NW 29 Manor
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property was found to have a water heater installed, without first obtaining the necessary permits from the Building Official.
- 109. Case 0398-2023 GRANT, JOY M – 7201 NW 25 Court**
Section 105.1 – Permits Required – Electrical Inspector Eusebio Luft
The residential property was found to have electrical work done inside the garage conversion and on the exterior of the property, without first obtaining the necessary permits from the Building Official.
- 110. Case 0399-2023 SELMED INVESTMENT GROUP, LLC – 8358 West Oakland Park Boulevard, Space #205**
Section 116 – Unsafe Structures – Structural Inspector Jose Sadin
The commercial property was found to have the occupancy changed (Space #205), without first obtaining the necessary permits from the Building Official.
- 111. Case 0408-2023 CTG INVESTMENT HOLDINGS 5150, LLC. – 5150 NW 109 Avenue**
Section 105.1 Permits Required – Structural Inspector Jose Sadin
The commercial property was found to have shutters installed, without first obtaining the necessary permits from the Building Official.
- 112. Case 0433-2023 GATOR UNIVERSITY SUNRISE, LLC – 2350 N University Drive – Building A**
Section 105.1 – Permits Required – Mechanical Inspector George Paraskis
The commercial property was found to have an A/C unit installed, without first obtaining the necessary permits.
- 113. Case 0457-2023 3122 PINE ISLAND LLC - 3122 North Pine Island Road – Common Area**
Section 105.1 Permits Required – Electrical Inspector William Sansone
The commercial property was found to have two electrical panels, without first obtaining the necessary permits from the Building Official.
- 114. Case 0461-2023 FLAQUER- SANCHEZ, CLEOTILDE - 10220 NW 30 Court, Unit #303**
Section 105.1 Permits Required – Electrical Inspector Eusebio Luft
The residential multi-family property was found to have new recessed light fixtures installed, and the electrical panel (in which was relocated), without first obtaining the necessary permits from the Building Official.

115. Case 0486-2023 **CARLOS, JOSEPH & RENE, ADELINE – 1311 NW 63 Avenue**
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.

CODE COMPLIANCE DIVISION

116. Case 18-1982 **PINE ISLAND SHOPPING PLAZA AT SUNRISE LLC, NWS MANAGEMENT GROUP LLC & WEBERT INNOCENT – 4519-4523 North Pine Island Road**
New Owner: Pine Plaza Shops LLC

Count I

Sec. 16-79 – Master business list – Code Officer Kimberley Sibner

On numerous dates, the Respondents advertised “*Krave Lounge*” as a nightclub with the availability of musical entertainment and/or charged a cover charge, door charge, required contribution, or a minimum drink requirement; without obtaining a special exception approval. *This is a Repeat Violation of Final Order #16-3421, signed and ordered by the Special Magistrate on May 16, 2016.*

Count II

Sec. 16-36 – Special exception uses – Code Officer Kimberley Sibner

On numerous dates, the Respondents 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: *This is a Repeat Violation of Final Order #16-3421, signed and ordered by the Special Magistrate on May 16, 2016.*

Count III

Sec. 7-39 – Separate local business tax receipt required at each business

Code Officer Kimberley Sibner

On numerous dates, the Respondents advertised “*Krave Lounge*” as a nightclub with the availability of musical entertainment without obtaining a local business tax receipt in violation of Section 7-39 of the Code of the City of Sunrise: *This is a Repeat Violation of Final Order #16-3421, signed and ordered by the Special Magistrate on May 16, 2016.*

REDUCTIONS OF FINE – BUILDING DIVISION

117. Case 1744-2020 **CLENA INVESTMENTS, INC – 8463 West Oakland Park Boulevard**
Section 105.1 Permits Required – Structural Inspector Jose Sadin
The commercial property was found to have interior walls that were built, without first obtaining the necessary permits from the Building Official.
118. Case 0655-2021 **PINE ISLAND SHOPPING PLAZA AT SUNRISE LLC – 4527 North Pine Island Road**
Section 105.1 Permits Required – Electrical Inspector Eusebio Luft
The commercial property was found to have electrical work done, without first obtaining the necessary permits from the Building Official.
119. Case 0748-2021 **PORTOFINO PLAZA INC – 10322 NW 55 Street**
Section 105.1 Permits Required – Structural Inspector Jose Sadin
The commercial property was found to have interior alteration work done without first obtaining the necessary permits from the Building Official.

STATUS HEARINGS – CODE COMPLIANCE DIVISION

120. 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 / Chief Structural Inspector Jose Maderal
“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 4-10-23

STATUS HEARINGS – BUILDING DIVISION

121. Case 0864-2022 **LAHENS, VANESSA – 11301 NW 29 Street**
Section 105.1 – Permits Required – Electrical Inspector William Sansone
The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits from the Building Official.
122. Case 0866-2022 **CUEVAS, LUIS & NELIDA – 4051 NW 93 Way**
Section 105.1 – Permits Required – Electrical Inspector William Sansone
The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits from the Building Official.
123. Case 0870-2022 **QUINTYNE, ANTHONY C – 2080 NW 108 Terrace**
Section 105.1 – Permits Required – Electrical Inspector William Sansone
The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits from the Building Official.
124. Case 0871-2022 **FLORES, ARMANDO RAFAEL & CARMEN E – 8393 NW 26 Place**
Section 105.1 – Permits Required – Electrical Inspector William Sansone
The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits from the Building Official.
125. Case 0874-2022 **CESPEDES RODRIGUEZ, HILDA & LOPEZ, ANTHONY K – 11641 NW 30 Place**
Section 105.1 – Permits Required – Electrical Inspector William Sansone
The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits from the Building Official.
126. Case 0875-2022 **PEREZ, JORGE L & EVELYN – 312 South Ketch Drive**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits from the Building Official.
127. Case 0876-2022 **TIECHE, DAVID – 4551 NW 95 Avenue**
Section 105.1 – Permits Required – Electrical Inspector William Sansone
The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits from the Building Official.
128. Case 0880-2022 **JACKSON, BETTY J & JAMES R – 2400 NW 94 Way**
Section 105.1 – Permits Required – Electrical Inspector William Sansone
The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits from the Building Official.

129. Case 0881-2022 JOHNSON SR., TREVOR ANTHONY – 7599 Sunset Strip

Section 105.1 – Permits Required – Electrical Inspector William Sansone

The residential property was found to have a solar photovoltaic system installed, 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.

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