

Community Enhancement and Code Compliance

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



SPECIAL MAGISTRATE HEARING AGENDA

June 19, 2023

2:00 PM

CALL TO ORDER

IMPOSITION OF FINES – CODE COMPLIANCE DIVISION

- 1. Case 2018-0749 ROC N ZAIN LLC – 8300 West Oakland Park Boulevard**
Section 16-167 – City initiated tree removal on private property
Code Officer Terrell McCombs
The commercial property “Oakland Village Square” has one dead tree existing along the west perimeter next to the service drive area.
Continued from 3-20-23
- 2. Case 2018-0752 ROC N ZAIN LLC – 8302-8338 West Oakland Park Boulevard**
Section 9-31(a)(1) – Proper maintenance required – Code Officer Terrell McCombs
The commercial property “Oakland Village Square” has garbage, cans, bottles, bags, containers, snipe signs, shopping carts, and debris.
Continued from 3-20-23
- 3. Case 2018-0753 ROC N ZAIN LLC – 8340-8354 West Oakland Park Boulevard**
Section 16-167 – City initiated tree removal on private property
Code Officer Terrell McCombs
The commercial property “Oakland Village Square” has two mature ficus trees which had fallen on the neighboring residential property in 2017. Both tree tops were cut back to the property line in which the overturned stumps and sprinkler pipes were later removed without first obtaining City permits.
Continued from 3-20-23
- 4. Case 2018-0755 ROC N ZAIN LLC – 8340 West Oakland Park Boulevard**
Section 16-164(a) – Maintenance – Code Officer Terrell McCombs
The commercial property “Oakland Village Square” has several broken sprinkler pipes inside overturned tree stumps in 2017. This indicated deficiencies in the overall automatic irrigation system not providing 100% coverage with 50% overlap.
Continued from 3-20-23
- 5. 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.
- 6. 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.

7. **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.
Continued from 4-10-23
8. **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.
Continued from 4-10-23
9. **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.
10. **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.
11. **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.
12. **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.
13. **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.
14. **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 4-10-22

15. 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 4-10-22
16. 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.
17. Case 0294-2023 **PIZONERO, YAMILA REYES – 9468 NW 45 Street**
Section 14-16(d) – Illegal parking – Code Officer Maira Tarrau
The residential property has several vehicles parked on the front yard.
18. 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.
19. 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.
20. 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.
21. 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.
22. Case 0479-2023 **GERGER, GREGORY S – 11847 NW 39 Street**
Section 18-2 – Compulsory sidewalk construction and repair – Code Officer Tyler Jones (NP)
The residential property has the adjacent City sidewalk which is in a state of disrepair
23. 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.
24. 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 (CH)
The commercial property has numerous vehicles parked in non-designated parking locations.

- 25. 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.
- 26. 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.
- 27. 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.

FORMAL HEARINGS – CODE COMPLIANCE DIVISION

- 28. Case 0425-2023 CARRANZA, MIGUEL ANGEL – 15912 West Wind Circle**
Section 16-142 – Location, character and size – Code Officer Terrell McCombs
 The residential property had the side yard coated with a layer of white 3/4 inches drainage gravel. This graveled area is being used to store vehicles and a covered trailer.
- 29. Case 0426-2023 CARRANZA, MIGUEL ANGEL – 15912 West Wind Circle**
Section 14-6(d) – Illegal Parking - Code Officer Terrell McCombs
 The residential property has along the East side property a large boxed covered trailer and other types of vehicles parked on the gravel.
- 30. Case 0427-2023 CARRANZA, MIGUEL ANGEL – 15912 West Wind Circle**
Section 16-125 – Open Storage - Code Officer Terrell McCombs
 The residential property has outdoor storage and other various debris being stored on the property that include a commercial box trailer, sheds, lawnmower, tires, jacks, coolers, barrels, wood, metal and other items including a van with flat tires.
- 31. Case 0428-2023 CARRANZA, MIGUEL ANGEL – 15912 West Wind Circle**
Section 17-12(6) – Exterior Standards - Code Officer Terrell McCombs
 The residential property has areas of the home with discoloration from faded worn paint on the exterior surface of building(s).
- 32. Case 0429-2023 CARRANZA, MIGUEL ANGEL – 15912 West Wind Circle**
Section 16-172(o)(1) – Lands/Tree Removal (Tree Preservation)
Code Officer Terrell McCombs
 The residential property had one palm tree which was recently cut down to a stump next to the front garage corner. Old tree removal permit ENG-013094-2020 expired to remove eleven trees. All tree removal permits need to be completed per the City permit detail requirement. All inspections that are required for the said permit must be scheduled and met with positive results for the code case to be complied and closed.

- 33. Case 0430-2023 CARRANZA, MIGUEL ANGEL – 15912 West Wind Circle**
Section 16-164(a) – Landscape Maintenance – Code Officer Terrell McCombs
 The residential property has a number of general landscape maintenance items, which have not been resolved over a period of time. Currently there are two 2020 expired tree removal and tree trimming permit, this with other landscape issues are not permitted.
- 34. Case 0446-2023 SEEKRISENJEE, KUMAR & INDY – 8550 NW 24 Street**
Section 16-165(h) – Landscape Sod – Code Officer Carole Himmel
 The residential property has missing sod in the front yard and swale area.
- 35. Case 0447-2023 SEEKRISENJEE, KUMAR & INDY – 8550 NW 24 Street**
Section 16-173(b)(1) – Lands/Hatrack – Code Officer Carole Himmel
 The residential property has a tree, which has been hatracked.
- 36. Case 0671-2023 SUNRISE ON THE GREEN CONDOMINIUM ASSOCIATION, INC. & UNIVERSITY DRIVE LLC – 4001-4021 North University Drive**
Section 9-2 – Conditions declared public nuisance – Code Officer Maira Tarrau
 The multi-family residential property has stagnant water with foul odor in front of Building #4017, Units # 101 and # 102.
- 37. Case 0672-2023 SUNRISE ON THE GREEN CONDOMINIUM ASSOCIATION, INC. 4001-4021 North University Drive**

Count I

Section 17-35(5) – Interior standards – Code Officer Maira Tarrau

The multi-family residential property “Sunrise on the Green” has a rat infestation in building # 4021, unit #101, rats are coming from the outside.

Count II

Section 9-2 – Conditions declared public nuisance – Code Officer Maira Tarrau

The multi-family residential property “Sunrise on the Green” has a rat infestation in building # 4021, unit #101

- 38. Case 0745-2023 AAPA PROPERTIES LLC – 1201 NW 61 Avenue**
Section 9-31(a)(1) – proper maintenance required – Code Officer Carole Himmel
 The commercial property has garbage and debris on the property.
- 39. Case 0746-2023 AAPA PROPERTIES LLC – 1201 NW 61 Avenue**
Section 16-125 – Open storage, garbage and refuse – Code Officer Carole Himmel
 The commercial property has outdoor storage on the property, including but not limited to, refrigerated beverage merchandisers in the back of the building and a large used cooking oil container in the parking lot.
- 40. Case 0748-2023 AAPA PROPERTIES LLC – 1201 NW 61 Avenue**
Section 16-252(b) – Non-Residential district permanent signs – Code Officer Carole Himmel
 The commercial property has window signs covering more than 25% of the window.
- 41. Case 0749-2023 AAPA PROPERTIES LLC – 1201 NW 61 Avenue**
Section 7-386 – Permit required for non-consent towing from private property
Code Officer Carole Himmel
 The commercial property has tow away zone signs posted on the property from Broward Parking Solutions without first obtaining a non-consent towing permit from the city.

- 42. Case 0750-2023** **AAPA PROPERTIES LLC – 1201 NW 61 Avenue**
Section 17-12(6) – Exterior Standards – Code Officer Carole Himmel
The commercial property has mildew, rust stains and graffiti on the exterior walls of the building.
- 43. Case 0751-2023** **AAPA PROPERTIES LLC – 1201 NW 61 Avenue**
Section 16-191(d)(7)(9) – Fences and hedges in residential districts
Code Officer Carole Himmel
The commercial property has a fence in disrepair in the back of the building.
- 44. Case 0752-2023** **AAPA PROPERTIES LLC – 1201 NW 61 Avenue**
Section 14-16 a-f – Illegal Parking – Code Officer Carole Himmel
The commercial property has a large, enclosed trailer parking in a designated parking space that extends beyond the length of the space by more than three (3) feet.
- 45. Case 0753-2023** **AAPA PROPERTIES LLC – 1201 NW 61 Avenue – Common Area**
Section 9-51 – Junked or inoperative vehicles – Code Officer Carole Himmel
The commercial property has a large enclosed trailer parked on the property that does not have a current valid license tag displayed.
- 46. Case 0754-2023** **AAPA PROPERTIES LLC – 1209 Sunset Strip – Common Area**
Section 9-31(a)(1) – proper maintenance required – Code Officer Carole Himmel
The commercial property has garbage and debris on the property.
- 47. Case 0755-2023** **AAPA PROPERTIES LLC – 1209 Sunset Strip – Common Area**
Section 16-248 – Prohibited signs – Code Officer Carole Himmel
The commercial property has prohibited signs on the property including but not limited to, a banner, animated and/or flashing signs, LED lights and feather flags.
- 48. Case 0756-2023** **AAPA PROPERTIES LLC – 1209 Sunset Strip – Common Area**
Section 16-125 – Open storage, garbage and refuse – Code Officer Carole Himmel
The commercial property has outdoor storage on the property, including but not limit to, mattresses, B-B-Q grills, propane tanks, pallets, shelving, a refrigeration cooler, stainless steel tables, cleaning products, plastic storage containers, and other various items.
- 49. Case 0757-2023** **AAPA PROPERTIES LLC – 1209 Sunset Strip – Common Area**
Section 16-252 (b) – Nonresidential district permanent signs – Code Officer Carole Himmel
The commercial property has window signs covering more than 25% of the window.
- 50. Case 0758-2023** **AAPA PROPERTIES LLC – 1209 Sunset Strip – Common Area**
Section 7-386 – Permit required for non-consent towing from private property
Code Officer Carole Himmel
The commercial property has tow away zone signs posted on the property from Broward Parking Solutions without first obtaining a non-consent towing permit from the city.
- 51. Case 0759-2023** **AAPA PROPERTIES LLC – 1209 Sunset Strip – Common Area**
Section 17-12(6) – Exterior standards – Code Officer Carole Himmel
The commercial property has mildew and rust stains on the exterior walls of the building.
- 52. Case 0761-2023** **AAPA PROPERTIES LLC – 1225 Sunset Strip**
Section 7-50 – Penalty – Code Officer Carole Himmel
The local business tax receipt for “*Mama’s Kitchen of Broward, Inc.*” has not been renewed for 2022 and 2023.

53. Case 0764-2023 **AAPA PROPERTIES LLC – 1209 Sunset Strip – Common Area**
Section 9-37 – Burglar Bars Prohibited – Code Officer Carole Himmel
 The commercial property has burglar bars on the windows.
54. Case 0787-2023 **SWAY 2014-1 BORROWER LLC – 8417 NW 25 Court**
Section 9-51 – Junked or Inoperative Vehicles – Code Officer Arshaad Mohamed
 The residential property has vehicle(s) without license plates and expired temporary tags.
55. Case 0789-2023 **SWAY 2014-1 BORROWER LLC – 8417 NW 25 Court**
Section 16-165(h) – Plant material – Code Officer Arshaad Mohamed
 The residential property has the swale area and front lawn deficient of grass.
56. Case 0790-2023 **SWAY 2014-1 BORROWER LLC – 8417 NW 25 Court**
Section 14-16(d) – Illegal Parking – Code Officer Arshaad Mohamed
 The residential property has vehicle(s) parked in non-designated parking locations.
57. Case 0828-2023 **UNIVERISTY DRIVE REALTY LLC – 2692 North University Drive – Common Area**
Section 7-27 – Persons required to obtain a business tax receipt – Code Officer Lydia Walker
 The commercial property called “*Bangkok Station*” has failed to obtain a Local Business Tax Receipt.
58. Case 0829-2023 **UNIVERISTY DRIVE REALTY LLC – 2692 North University Drive – Common Area**
Section 17-12 (9) – Exterior standards – Code Officer Lydia Walker
 The commercial property has the parking lot which is worn, faded and needs to be restriped and sealed.
59. Case 0858-2023 **JUCATORE, S. A. – 0 West Oakland Park Boulevard**
Section 9-31(a)(1) – Proper maintenance required - Code Officer Carole Himmel
 The vacant lot, folio #49.41.27.33.0010 has garbage and debris on the property.
60. Case 0861-2023 **JUCATORE, S. A. – 0 West Oakland Park Boulevard**
Section 9-31 – Proper maintenance required - Code Officer Carole Himmel
 The vacant lot, #49.41.27.33.0010 has overgrown grass and weeds on the property.

REPEAT VIOLATIONS – CODE COMPLIANCE DIVISION

No Cases Scheduled

IMPOSITIONS OF FINE – BUILDING DIVISION

61. 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.
 Continued from 4-10-23

- 62. 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.
Continued from 4-10-23
- 63. 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.
Continued from 5-15-23
- 64. 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.
Continued from 5-15-23
- 65. 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.
Continued from 5-15-23
- 66. 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.
Continued from 5-15-23

- 67. 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.
Continued from 5-15-23
- 68. 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.
Continued from 5-15-23
- 69. 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.
Continued from 5-15-23
- 70. 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.
Continued from 5-15-23
- 71. 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.

- 72. 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.
- 73. 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.
- 74. 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.
- 75. 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.
- 76. 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.

- 77. 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.
- 78. 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.
- 79. 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.
- 80. 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.
- 81. 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.
- 82. 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

- 83. 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.
- 84. 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.

FORMAL HEARING – BUILDING DIVISION

- 85. 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 4-10-23
- 86. 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 5-15-23
- 87. Case 0504-2022 HERRICK, CHRISTEN E & HURTADO, JORGE – 2040 NW 64 Avenue**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
 The residential property was found to have a wood fence and a new front door installed, without first obtaining the necessary permits.
- 88. Case 0704-2022 MICHAEL, JEROME & TORRES DE JESUS, VIVIAN – 4680 NW 99 Avenue**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
 The residential property was found to have the balcony railings replaced, without first obtaining the necessary permits.
- 89. Case 1088-2022 PATTI, BARBARA A – 3830 NW 113 Terrace**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
 The residential property was found to have an A/C unit installed, without first obtaining the necessary permits.
- 90. Case 0173-2023 MARSALA, RUDOLPH J & AURELUCE – 10155 NW 24 Place, Unit #206**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
 The multi-family residential property was found to have an A/C unit installed, without first obtaining the necessary permits.
- 91. Case 0232-2023 FERRER, JOEL & PEREZ, MARIANNE DE LOURDES ASAD – 831 SW 158 Lane**
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.

- 92. 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.
Continued from 5-15-23
- 93. 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.
Continued from 5-15-23
- 94. Case 0490-2023 BERBOTTO, MARTHA – 2460 NW 73 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.
- 95. Case 0500-2023 SUNTRUST BANK & TRUIST BANK – 3499 North University Drive**
Section 105.1 – Permits Required – Electrical Inspector William Sansone
The commercial property was found to have a monument sign installed, without first obtaining the necessary permits.
- 96. Case 0508-2023 SUNRISE LAKES CONDOMINIUM APTS., PHASE 2, INC. 5**
9850 Sunrise Lakes Boulevard – Building 154
Section 105.1 – Permits Required – Electrical Inspector William Sansone
The multi-family residential property was found to have an A/C mini split installed, without first obtaining the necessary permits.
- 97. Case 0657-2023 DERISI, FRANCESCO E & SUSANNA – 9999 Summerbreeze Drive, Unit 602**
Section 105.1 – Permits Required – Mechanical Inspector George Paraskis
The multi-family residential property was found to have an A/C unit installed, without first obtaining the necessary permits.
- 98. Case 0683-2023 SUNRISE LAKES CONDOMINIUM APTS., INC. 5**
8200 Sunrise Lakes Boulevard – Building 58
Section 116 – Unsafe Structures – Structural Inspector Jose Sadin
The multi-family residential property was found to have a missing overhead door and a damaged steel door in the dumpster room, creating a hazardous condition. The doors must be replaced and all of the necessary permits must be obtained.
- 99. Case 0774-2023 CABRERA, JORGE & SALMERON, ANA – 1130 NW 33 Street**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property was found to have a double gate (for a fence) installed, without first obtaining the necessary permits.

- 100. Case 0831-2023 SUNRISE TOWNE PREFERRED CONDOMINIUM, INC.**
5950 – 5978 NW 27 Place, Building 8
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
 The multi-family residential property located at 5950 - 5978 NW 27 Place – Building 8, 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 50 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 27, 2022. Required repairs should have been completed by March 31, 2023.
- 101. Case 0832-2023 SUNRISE TOWNE PREFERRED CONDOMINIUM, INC.**
5951 – 5979 NW 27 Place, Building 7
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
 The multi-family residential property located at 5951 - 5979 NW 27 Place – Building 7, 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 50 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 27, 2022. Required repairs should have been completed by March 31, 2023.
- 102. Case 0887-2023 AMERICANA OAK, LLC – 3800 North University Drive**
Section 116 – Unsafe Structures – Structural Inspector Jose Sadin
 The commercial property located at 3800-3868 N University, was found to have rotting roof sheathing and trusses, on the exterior walkway canopy, creating an unsafe condition. The damage must be repaired, all necessary permits must be obtained, and all required inspections must be scheduled and met with positive results.

REDUCTIONS OF FINE – CODE COMPLIANCE DIVISION

No Cases Scheduled

REDUCTIONS OF FINE – BUILDING DIVISION

- 103. 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.
- 104. Case 0301-2022 HERA WESTON, LLC – 55 Weston Road (Common Area)**
Section 105.1 – Permits Required – Chief Electrical Inspector Angel Perez
 The commercial property was found to have electrical work done on the exterior water fountain and interior bathrooms without first obtaining the necessary permits.

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 / 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 5-15-23

STATUS HEARINGS – BUILDING DIVISION

- 106. 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.
- 107. 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.
- 108. 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.
- 109. 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.
Continued from 4-10-23

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) 572-2121 AT LEAST 48 HOURS PRIOR TO THE MEETING TO ADVISE OF HIS/HER SPECIAL REQUIREMENTS.