

Community Enhancement and Code Compliance

10770 W Oakland Park Boulevard, Sunrise Florida 33351

Phone: (954) 572-2344



SPECIAL MAGISTRATE HEARING AGENDA

August 21, 2023

2:00 PM

CALL TO ORDER

IMPOSITION OF FINES – CODE COMPLIANCE DIVISION

1. **Case 2019-0447** **GLOBAL FAST FOODS INC. BK #5921 – 3 Weston Road**
Section 17-12 (9) – Exterior standards – Code Officer Terrell McCombs
The commercial property “*Burger King #5921*” has the overall vehicular striping within the parking area which is worn and faded with missing or damaged traffic control signs.
2. **Case 1435-2020** **OT INVESTMENTS LLC – 700 Sawgrass Corporate Parkway**
Section 17-12 (9) – Exterior standards – Code Officer Terrell McCombs
The commercial property “*Technopack*”, has the overall vehicular striping within the parking area which is worn and faded with worn or damaged traffic control signs.
3. **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 5-15-23
4. **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 5-15-23
5. **Case 1016-2021** **JIMENEZ, ALESSANDRO & MOLINA, GRISELDA – 890 South Wind Circle**
Section 17-12 – Exterior standards – Code Officer Terrell McCombs
The residential property has the sidewalk located within the front property boundaries that have several uplifted sidewalk sections with broken concrete walks that are over 45 feet.
6. **Case 1117-2022** **SUNSHINE REAL ESTATE HOLDINGS, LLLP – 4399 North Pine Island Road**
Section 17-12(9) – Exterior standards – Code Officer Maira Tarrau
The commercial property “*Texaco Gas Station*”, has the overall vehicular striping and signage within the parking area, worn and faded.
7. **Case 0380-2023** **PARK TERRACES PROPERTY OWNERS ASSOCIATION INC – 0 NW 24 Court**
Section 18-1(b) – Compulsory sidewalk construction and repair
Code Officer Arshaad Mohamed
The residential complex, “*Park Terraces Townhomes*”, has an adjacent City sidewalk that has multiple areas in violation of the minimum review standards.

8. **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.
Continued from 6-19-23
9. **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 6-19-23
10. **Case 0450-2023** **NUSSENBLATT, BRYAN B & DAVINA L – 1284 NW 134 Avenue**
Section 18-1(b) – Compulsory sidewalk construction and repair
Code Officer Nosbel Pacio
The residential property has the adjacent sidewalk in a state of disrepair with multiple trip hazards.
11. **Case 0659-2023** **MCAULEY, DALANDA S – 2831 NW 111 Avenue**
Section 16-111 – Swimming pool regulations – Code Officer Arshaad Mohamed
The residential property has a swimming pool without a permitted safety barrier.
12. **Case 0666-2023** **BASTIEN, BETTY & BASTIEN MARIE CLAIRE – 2371 NW 87 Lane**
Section 16-111 – Swimming pool regulations – Code Officer Carole Himmel
The residential property has a swimming pool without a permitted safety barrier.
13. **Case 0667-2023** **BASTIEN, BETTY & BASTIEN MARIE CLAIRE – 2371 NW 87 Lane**
Section 16-191 (d)(7)(9)– Fences and hedges in residential districts
Code Officer Carole Himmel
The residential property has a fence in disrepair that is in the process of being replaced without a permit.
14. **Case 0668-2023** **BASTIEN, BETTY & BASTIEN MARIE CLAIRE – 2371 NW 87 Lane**
Section 17-12(3) – Exterior standards – Code Officer Carole Himmel
The residential property has windows that are in disrepair and not being maintained in good working condition.
15. **Case 0847-2023** **FKH SFR PROPCO B-HLD, LP – 3232 NW 121 Avenue**
Section 4-49(a)(b) – Confinement – Code Officer Tyler Jones
The residential property has two pit bull dogs that were not securely confined indoors or in a locked pen on April 01, 2023, in accordance with Sunrise Police Report #42-2304-015735.
16. **Case 0891-2023** **FKH SFR PROPCO B-HLD, LP – 3232 NW 121 Avenue**
Section 4-50(a)(b) – Registration – Code Officer Tyler Jones
The residential property has two pit bull dogs that have not been registered with the city, in accordance with Sunrise Police Report #42-2304-015735.
17. **Case 0892-2023** **FKH SFR PROPCO B-HLD, LP – 3232 NW 121 Avenue**
Section 4-30 – Vicious Dogs – Code Officer Tyler Jones
On April 01, 2023, the respondent, residing at 3232 NW 121 Avenue, Carole Lynn Roach, allowed two pit bull dogs, to run at large without being properly muzzled. In accordance with Sunrise Police Report # 42-2304-015735, the pit bull dogs, bit Rosario Lertora and her dog, without provocation.

- 18. Case 0885-2023 6096 W OAKLAND PARK BLVD, LLC**
6096 West Oakland Park Boulevard (Common Area)
Section 9-31(a)(1) – Proper maintenance required – Code Officer Carole Himmel
The commercial property has garbage and debris on the property and swale area.
- 19. Case 0886-2023 6096 W OAKLAND PARK BLVD LLC – 6096 West Oakland Park Boulevard (Common Area)**
Section 9-31 – Proper maintenance required – Code Officer Carole Himmel
The commercial property has overgrown grass and weeds on the property and swale area.
- 20. Case 0918-2023 NATIONAL RETAIL PROPERTIES LP – 2601 North University Drive (Common Area)**
Section 16-150 – Lighting requirements – Code Officer Lydia Walker
The commercial property, “*Batteries Plus Bulbs*”, has no parking area lighting from dusk to dawn.
- 21. Case 0980-2023 JACKSON, CHANDRIS – 5820 NW 12 Street, Unit H**
Section 4-49(a)(b) – Confinement – Code Officer Carole Himmel
On April 30, 2023, the respondent who owns the residential property located at 5820 NW 12 Street #H, Chandris Jackson, allowed a pit bull dog, to run at large without being properly muzzled. In accordance with Sunrise Police Report # 42-2304-020703, the pit bull dog bit a minor child on his left leg without provocation.
- 22. Case 0981-2023 JACKSON, CHANDRIS – 5820 NW 12 Street, Unit H**
Section 4-50(a)(b) – Registration – Code Officer Carole Himmel
On April 30, 2023, the respondent who owns the residential property located at 5820 NW 12 Street #H, Chandris Jackson, allowed a pit bull dog, to run at large without being properly muzzled. In accordance with Sunrise Police Report # 42-2304-020703, the pit bull dog bit a minor child on his left leg without provocation. The pit bull is not registered with the City of Sunrise.
- 23. Case 0986-2023 MACHADO, MOISES & RIVERA, ANTONIO – 2438 NW 73 Avenue**
Section 4-49(a)(b) – Confinement – Code Officer Carole Himmel
On April 8, 2023, the respondents Moises Machado and Antonio Rivera, who own and reside at the residential property located at 2438 NW 74 Avenue, allowed a pit bull dog to run at large without being properly muzzled. In accordance with Sunrise Police Report # 42-2304-017069, the pit bull dog killed a cat without provocation in violation.
- 24. Case 0988-2023 ROOPCHAND, HEMRAJ & SOOKRANIE & JACOB, MARVIN MIGUEL**
6030 NW 19 Street
Section 4-49(a)(b) – Confinement – Code Officer Carole Himmel
On April 14, 2023, the respondents, residing and/or owning the property located at 6030 NW 19 Street, Hemraj Roopchand, Sookranie Roopchand and Marvin Miguel Jacob, allowed a pit bull dog, to run at large without being properly muzzled. In accordance with Sunrise Police Report # 42-2304-017899, the pit bull dog bit Crystal Swingle on her hand without provocation.
- 25. Case 0989-2023 ROOPCHAND, HEMRAJ & SOOKRANIE & JACOB, MARVIN MIGUEL**
6030 NW 19 Street
Section 4-50(a)(b) – Registration – Code Officer Carole Himmel
On April 14, 2023, the respondents, residing and/or owning the property located at 6030 NW 19 Street, Hemraj Roopchand, Sookranie Roopchand and Marvin Miguel Jacob, allowed a pit bull dog, to run at large without being properly muzzled. In accordance with Sunrise Police Report # 42-2304-017899, the pit bull dog bit Crystal Swingle on her hand without provocation. The pit bull dog is not registered with the City of Sunrise.

FORMAL HEARINGS – CODE COMPLIANCE DIVISION

- 26. Case 2066-2020 BRE MARINER SUNRISE TOWN CENTER LLC**
3400 North University Drive – Common Area
Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs
The commercial property “Sunrise Town Center” has worn asphalt pavement, broken curbing and damaged catch basins in the vehicular plazas common ground folio. Potholes within the plaza’s main entrance & exits were temporarily repaired with a cold patch in 2020. Further, the overall vehicular striping within the parking and pedestrian area is worn and faded.
- 27. Case 0295-2022 BRE MARINER SUNRISE TOWN CENTER LLC**
3400 North University Drive – Common Area
Section 16-164 – Maintenance – Code Officer Terrell McCombs
The commercial property “Sunrise Town Center” has deficiencies from the City approved Final Landscape plans after a contractor cut trees down to a stump without first obtaining City tree removal permits. There is a total of ten trees missing from approved locations.
- 28. Case 0206-2021 SUNRISE NURSING HOME PROPERTY COMPANY LLC – 4800 North Nob Hill Road**
Section 17-12 (9) – Exterior standards – Code Officer Terrell McCombs
The commercial property “Sunrise Health & Rehabilitation Center” common ground folio 49.41.17.02.0010 and 49.41.17.02.0011 has the overall vehicular striping within the parking area which is worn and faded, with broken and uplifted concrete sidewalks and curbing.
- 29. Case 0207-2021 SUNRISE NURSING HOME PROPERTY COMPANY LLC – 4800 North Nob Hill Road**
Section 16-164(a) – Maintenance – Code Officer Terrell McCombs
The commercial property “Sunrise Health & Rehabilitation Center” common ground folio 49.41.17.02.0010 and 49.41.17.02.0011 has tree stumps, missing trees, broken sprinkler pipes, missing sod, dead plants, and ground cover plants growing over the public sidewalk. Many trees were trimmed last year without first obtaining City tree trimming permits. Trees along Nob Hill perimeter still have low hanging tree branches.
- 30. Case 0208-2021 SUNRISE NURSING HOME PROPERTY COMPANY LLC – 4800 North Nob Hill Road**
Section 16-165(h) – Plant material – Code Officer Terrell McCombs
The commercial property “Sunrise Health & Rehabilitation Center” common ground folio 49.41.17.02.0010 and 49.41.17.02.0011 has missing and dead sod inside the pervious landscape areas. Many vehicles were allowed to park on the back-landscape lawn areas for many months during 2020, 2021 & 2022. Most cars have now parked on a hard surface. However, the few cars that still park on the grass areas have caused the grass not to recover.
- 31. Case 0209-2021 SUNRISE NURSING HOME PROPERTY COMPANY LLC – 4800 North Nob Hill Road**
Section 16-125 – Open storage, garbage and refuse – Code Officer Terrell McCombs
The commercial property “Sunrise Health & Rehabilitation Center” common ground folio 49.41.17.02.0010 and 49.41.17.02.0011 has outdoor storage with other various debris being stored on the property with a POD container placed inside approved parking spaces for over one year. Currently two Pods’ are in the vehicular roadway. Additionally, items are being store outside the dumpster area.
- 32. Case 1298-2021 REGENCY CENTERS LP – 10077 West Oakland Park Boulevard**
Section 16-164(a) – Maintenance – Code Officer Terrell McCombs
The commercial property “Welleby Plaza” has many general landscape maintenance deficiencies on this site.

33. **Case 0432-2022** **2699 NORTH UNIVERSITY DRIVE LLC – 2699 North University Drive**
Section 16-191(d)(7)(9) – Fences and hedges in residential districts
Code Officer Carole Himmel
The commercial property has a fence in disrepair.
34. **Case 0433-2022** **2699 NORTH UNIVERSITY DRIVE LLC – 2699 North University Drive**
Section 9-31(a)(1) – Proper maintenance required – Code Officer Carole Himmel
The commercial property has garbage and debris on the property.
35. **Case 0618-2022** **2699 NORTH UNIVERSITY DRIVE LLC – 2699 North University Drive**
Section 16-248 – Prohibited signs – Code Officer Carole Himmel
The commercial property has prohibited signs including but not limited to snipe signs on the property.
36. **Case 1021-2022** **MANTILLA, YESENIA – 9260 SUNSET STRIP**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Carole Himmel
“RE Queen of the South, LLC” is operating a business without first obtaining a local business tax receipt.
37. **Case 0240-2023** **GARRIDO, STEPHEN A & PEREZ, MERCEDES – 3171 NW 113 Avenue**
Section 16-172(o)(1) – Tree preservation – Code Officer Terrell McCombs
The residential property had one mature tree which was removed in the front yard some time after January 10, 2021. An after the fact removal permit was obtained but has expired.
38. **Case 0340-2023** **RAYMOND, CLAUDE & RAYMOND, HENRIETTE – 6481 NW 29 Street**
Section 14-31 – Trucks in residential zones – Code Officer Carole Himmel
The residential property has a semi-truck and a box truck parked at the property.
39. **Case 0853-2023** **RAYMOND, CLAUDE & RAYMOND, HENRIETTE – 6481 NW 29 Street**
Section 9-31 – Proper maintenance required – Code Officer Carole Himmel
The residential property has overgrown grass and weeds.
40. **Case 0854-2023** **RAYMOND, CLAUDE & RAYMOND, HENRIETTE – 6481 NW 29 Street**
Section 16-165(h) – Plant material – Code Officer Carole Himmel
The residential property has missing sod in the front yard and swale area.
41. **Case 0855-2023** **RAYMOND, CLAUDE & RAYMOND, HENRIETTE – 6481 NW 29 Street**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Carole Himmel
“Raymond S Services LLC”, is operating a business without first obtaining a local business tax receipt.
42. **Case 0347-2023** **SURPRIS, EUGENIE & SURPRIS, JONAS – 2301 NW 60 Avenue**
Section 7-50 – Penalty – Code Officer Carole Himmel
The residential property is conducting a business from this location without an up to date Business Tax Receipt from the City.
43. **Case 0369-2023** **CAMPBELL, RENEE C & CLARKE, ADRIAN C – 8330 NW 21 Street**
Section 14-16(e) – Illegal parking – Code Officer Carole Himmel
The residential property has a boat and boat trailer parked and/or stored on the swale of the property.

44. **Case 0371-2023** **CAMPBELL, RENEE C & CLARKE, ADRIAN C – 8330 NW 21 Street**
Section 16-125 – Open storage, garbage and refuse – Code Officer Carole Himmel
The residential property has outdoor storage on the property.
45. **Case 0372-2023** **CAMPBELL, RENEE C & CLARKE, ADRIAN C – 8330 NW 21 Street**
Section 14-16(d) – Illegal parking – Code Officer Carole Himmel
The residential property has a vehicle partially parked on the front lawn.
46. **Case 0373-2023** **CAMPBELL, RENEE C & CLARKE, ADRIAN C – 8330 NW 21 Street**
Section 16-165(h) – Plant material – Code Officer Carole Himmel
The residential property has missing sod in the front yard and swale area.
47. **Case 0374-2023** **CAMPBELL, RENEE C & CLARKE, ADRIAN C – 8330 NW 21 Street**
Section 9-31(a)(1) – Proper maintenance required – Code Officer Carole Himmel
The residential property has garbage and debris on the property.
48. **Case 0386-2023** **BAF ASSETS 2 LLC – 6791 NW 26 Street**
Section 18-1(b) – Compulsory sidewalk construction and repair
Code Officer Carole Himmel
The residential property has an adjacent City sidewalk that is in a state of disrepair.
49. **Case 0419-2023** **BAF ASSETS 2 LLC – 6791 NW 26 Street**
Section 14-16(d) – Illegal parking – Code Officer Carole Himmel
The residential property has vehicle(s) parked in non-designated parking locations.
50. **Case 0420-2023** **BAF ASSETS 2 LLC – 6791 NW 26 Street**
Section 16-165(h) – Plant material – Code Officer Carole Himmel
The residential property has missing sod on sections of the swale and front lawn.
51. **Case 0404-2023** **GOMEZ, MARIA TERESA & HERNANDEZ, LAZARO – 8510 NW 21 Court**
Section 14-47 – Parking restricted – Code Officer Carole Himmel
The residential property has a boat parked on the front yard more than five (5) feet in front of the house’s front building line.
52. **Case 0465-2023** **CASS, MARGARETTE & ETIENNE, IVORIC – 9330 NW 38 Place**
Section 16-173(b) – Tree abuse – Code Officer Terrell McCombs
The residential property has one canopy tree inside the front yard which was severely topped or rounded over at predetermined heights without regards to the tree’s natural structure. Further, the tree has been removed without first obtaining a tree removal permit.
53. **Case 0466-2023** **ALVARADO, CYNTHIA & RUBIO, ANTHONY IDALBERTO – 15049 SW 13 Place**
Section 16-172(o)(1) – Tree preservation – Code Officer Terrell McCombs
The residential property had two Coconut palm trees recently cut down to stumps, without first obtaining a City tree removal permit.
54. **Case 0472-2023** **GUNN, NICOLE CHRISTINA – 9163 NW 25 Court**
Section 9-31 – Proper maintenance required – Code Officer Carole Himmel
The residential property has overgrown grass and weeds.
55. **Case 0473-2023** **GUNN, NICOLE CHRISTINA – 9163 NW 25 Court**
Section 16-125 – Open storage, garbage and refuse – Code Officer Carole Himmel
The residential property has outdoor storage on the property.

- 56. Case 0474-2023** **GUNN, NICOLE CHRISTINA – 9163 NW 25 Court**
Section 16-191(d)(7)(9) – Fences and hedges in residential districts
Code Officer Carole Himmel
The residential property has a fence in disrepair.
- 57. Case 0502-2023** **NGUYEN, THU THI & TRAN, DAT NGUYEN – 13193 NW 11 Place**
Section 16-172(o)(1) – Tree preservation – Code Officer Terrell McCombs
The residential property had mature palm trees which were removed in the front yard sometime after June 3, 2022. An after the fact removal permit application was submitted by the homeowner but was never obtained.
- 58. Case 0569-2023** **MODJO HOLDINGS LLC – 807 Shotgun Road – C**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Terrell McCombs
“Somos the Law Firm of Luisa Gamboa, PLLC” is operating a business without first obtaining a local business tax receipt.
- 59. Case 0701-2023** **PINE PLAZA HOLDINGS, LLC – 4143 North Pine Island Road**
Section 7-50 – Penalty – Code Officer Maira Tarrau
“The Nail Salon” has failed to renew the local business tax receipt.
- 60. Case 0714-2023** **SPECTRUM WEST CONDOMINIUM ASSOCIATION, INC**
10267-10297 NW 46 Street – Common Area
Section 17-12 (9) – Exterior standards – Code Officer Terrell McCombs
The commercial warehouse has the overall vehicular parking and pedestrian areas with issues, which include broken or missing concrete curbing, up-lifted sidewalks, and some pavement that is worn and damaged. Additionally, some of the vehicular striping & signage within the parking area is worn and faded.
- 61. Case 0715-2023** **SPECTRUM WEST CONDOMINIUM ASSOCIATION, INC**
10267-10297 NW 46 Street – Common Area
Section 16-125(b) – Open storage, garbage and refuse – Code Officer Terrell McCombs
The commercial warehouse has one dumpster that is outside the approved dumpster enclosure location.
- 62. Case 0716-2023** **SPECTRUM WEST CONDOMINIUM ASSOCIATION, INC**
10267-10297 NW 46 Street – Common Area
Section 16-164(a) – Maintenance – Code Officer Terrell McCombs
The commercial warehouse has many landscape maintenance items that have occurred over a period of time in which trees, plants and sod have died or are missing.
- 63. Case 0717-2023** **SPECTRUM WEST CONDOMINIUM ASSOCIATION, INC**
10267-10297 NW 46 Street – Common Area
Section 16-163(b) – Installations – Code Officer Terrell McCombs
The commercial warehouse has rust stains on the exterior perimeter concrete sidewalk, curbing, signs, etc.

- 64. Case 0718-2023 SPECTRUM WEST CONDOMINIUM ASSOCIATION, INC
10267-10297 NW 46 Street – Common Area**
- Count I**
Section 16-125 – Open storage, garbage and refuse – Code Officer Terrell McCombs
 The commercial warehouse has outdoor storage with other various debris being stored on the property that include a 30-foot metal box, which is placed on the City approved parking spaces, trailer, ski-boat, covered grill, pallets, and other items.
- Count II**
Section 14-16 a-f – Illegal parking – Code Officer Terrell McCombs
 The commercial warehouse has commercial vehicles and trailers that are oversized for the approved parking space that is nine (9) feet by eighteen (18) feet being parked in the parking area. These non-designated commercial vehicles and trailers have damaged the wheel stops, curbing, and landscape.
- 65. Case 0768-2023 COMMITMENT MEMS LLC – 8301 NW 25 Court**
Section 9-31(a)(1) – Proper maintenance required – Code Officer Arshaad Mohamed
 The residential property has garbage and debris scattered throughout the property and swale.
- 66. Case 0769-2023 COMMITMENT MEMS LLC – 8301 NW 25 Court**
Section 16-165(h) – Plant material – Code Officer Arshaad Mohamed
 The residential property has the swale area and front lawn which is deficient of grass.
- 67. Case 0778-2023 BATISTA, CARLOS A – 2425 NW 87 Lane**
Section 14-47 – Parking restricted – Code Officer Carole Himmel
 The residential property has a large boat that exceeds thirty (30) feet in length and two (2) jet skis, parked on the swale.
- 68. Case 0779-2023 BATISTA, CARLOS A – 2425 NW 87 Lane**
Section 16-165(h) – Plant material – Code Officer Carole Himmel
 The residential property has missing sod in the front yard and swale area.
- 69. Case 0803-2023 TOFF, LLC – 4397 North Pine Island Road**
Section 17-12 (9) – Exterior standards – Code Officer Maira Tarrau
 The commercial property “Pep Boys”, had the parking lot and apron areas which are not maintained in a good state of repair. The overall vehicular parking has worn and damaged pavement. In addition, some of the vehicular striping and signage within the parking area and behind the building is worn and faded.
- 70. Case 0804-2023 TOFF, LLC – 4397 North Pine Island Road**
Section 9-1 & 9-2 – Prohibited generally – Code Officer Maira Tarrau
 The commercial property “Pep Boys”, has several maintenance issues that violate the code of the City of Sunrise.
- The adjacent public sidewalk is covered by mildew and rust and needs to be pressure cleaned.
 - There is garbage all over the landscaping around the property, including the areas around the garbage enclosure.
 - The wall surrounding the property needs to be repaired and painted along with the garbage enclosure.
 - There is a prohibited sign in the landscaping in the front of the property.

- 71. Case 0809-2023 FKH SFR C1 LP – 2007 NW 60 Avenue**
Section 16-165(h) – Plant material – Code Officer Carole Himmel
The residential property has missing sod in the front yard and swale area.
- 72. Case 0810-2023 FKH SFR C1 LP – 2007 NW 60 Avenue**
Section 16-125 – Open Storage, garbage and refuse – Code Officer Carole Himmel
The residential property has outdoor storage.
- 73. Case 0811-2023 FKH SFR C1 LP – 2007 NW 60 Avenue**
Section 9-51 – Junked or inoperative vehicles – Code Officer Carole Himmel
The residential property has a vehicle with a missing and/or expired license tag.
- 74. Case 0815-2023 PARAGON PROPERTY INVESTMENT AND CONSTRUCTION LLC**
6291 NW 12 Street
Section 9-51 – Junked or inoperative vehicles – Code Officer Carole Himmel
The residential property has a vehicle with a missing and/or expired license tag.
- 75. Case 0816-2023 PARAGON PROPERTY INVESTMENT AND CONSTRUCTION LLC**
6291 NW 12 Street
Section 16-165(h) – Plant material – Code Officer Carole Himmel
The residential property has sod missing in the front yard and swale area.
- 76. Case 0817-2023 PARAGON PROPERTY INVESTMENT AND CONSTRUCTION LLC**
6291 NW 12 Street
Section 9-31(a)(1) – Proper maintenance required – Code Officer Carole Himmel
The residential property has garbage and debris, including but not limited to, litter, tree trimmings, palm fronds and coconuts.
- 77. Case 0818-2023 PARAGON PROPERTY INVESTMENT AND CONSTRUCTION LLC**
6291 NW 12 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.
- 78. Case 0836-2023 PARAGON PROPERTY INVESTMENT AND CONSTRUCTION LLC**
6291 NW 12 Street
Section 14-16 a-f – Illegal Parking – Code Officer Carole Himmel
The residential property has vehicles that are not parked in accordance with the code, including but not limited to, a vehicle parked on the swale with one tire on the street, obstructing traffic.
- 79. Case 0824-2023 AREVALO, CLARK – 11461 NW 37 Place**
Section 16-125 – Open storage, garbage and refuse – Code Officer Terrell McCombs
The residential property has outdoor storage with other various debris being stored at the rear of the property that includes containers, shelves, boxes and other items.

- 80. Case 0825-2023 AREVALO, CLARK – 11461 NW 37 Place**
Count I
Section 17-16(2) – Minimum housing window area – Code Officer Terrell McCombs
The residential property has window(s) that have broken glass, or are covered with shutters. Additionally, some window frames have been screwed shut, and are not working.
- Count II**
17-12(3) – Exterior standards – Code Officer Terrell McCombs
The residential property has evidence of a broken window and wood fascia, and boarded up windows which are not weather tight or rodent proof.
- 81. Case 0826-2023 AREVALO, CLARK – 11461 NW 37 Place**
Section 17-12(6) – Exterior standards – Code Officer Terrell McCombs
The residential property has many areas of the home with discoloration from faded, worn and peeling paint on the exterior surface of building(s).
- 82. Case 0827-2023 AREVALO, CLARK – 11461 NW 37 Place**
Section 16-164(a) – Maintenance – Code Officer Terrell McCombs
The residential property has backyard lawn and landscape which has not been maintained for a long period of time and the grass is overgrown. The overall general landscape maintenance items are not in good condition.
- 83. Case 0833-2023 GROSS, PAUL & ORDONEZ, MYLENA – 9840 NW 24 Place**
Section 16-172(o)(1) – Tree preservation – Code Officer Terrell McCombs
The residential property has tree(s) which were removed sometime after March 2020, without first obtaining required tree removal permits.
- 84. Case 0850-2023 HARDISON, BARBARA D & BARBARA D HARDISON REVOCABLE LIVING TRUST
6731 NW 25 Court**
Section 16-125 – Open storage, garbage and refuse – Code Officer Carole Himmel
The residential property has outdoor storage.
- 85. Case 0852-2023 HARDISON, BARBARA D & BARBARA D HARDISON REVOCABLE LIVING TRUST
6731 NW 25 Court**
Section 9-51 – Junked or inoperable vehicles – Code Officer Carole Himmel
The residential property has a derelict motor vehicle that is wrecked and parked in the driveway.
- 86. Case 0856-2023 SCHIEBER, AMNON – 3250 NW 103 Terrace**
Section 16-173(b)(1) – Tree abuse – Code Officer Tyler Jones
The residential property has a tree in the front yard that has severed the leader or leaders. This type of tree pruning is not acceptable pruning practice.
- 87. Case 0878-2023 7-ELEVEN, INC. – 5998 West Oakland Park Boulevard**
**Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Carole Himmel**
7-Eleven, Inc. is operating a business without first obtaining a Commercial Lessor local business tax receipt.
- 88. Case 0893-2023 DROPS FROM NATURE, INC. – 10285 NW 46 Street**
**Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Carole Himmel**
“Drops from Nature Inc.” is operating a business without first obtaining a local business tax receipt.

89. Case 0894-2023 **COMPLETE THRIVE, LLC – 10275 NW 46 Street**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Terrell McCombs
“Complete Thrive LLC”, is operating a business inside of **Spectrum West Condominium Association, Inc.**, without first obtaining a local business tax receipt.
90. Case 0895-2023 **COMPLETE THRIVE, LLC – 10275 NW 46 Street**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Terrell McCombs
“Maga Sellers, LLC” is operating a business, without first obtaining a local business tax receipt.
91. Case 0897-2023 **COMPLETE THRIVE, LLC – 10275 NW 46 Street**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Terrell McCombs
“Complete Copack, LLC” is operating a business, without first obtaining a local business tax receipt.
92. Case 0898-2023 **COMPLETE THRIVE, LLC – 10275 NW 46 Street**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Terrell McCombs
“Teavity LLC” is operating a business, without first obtaining a local business tax receipt.
93. Case 0899-2023 **COMPLETE THRIVE, LLC – 10275 NW 46 Street**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Terrell McCombs
“Topahead Technology Solutions, Inc.” is operating a business, without first obtaining a local business tax receipt.
94. Case 0900-2023 **COMPLETE THRIVE, LLC – 10275 NW 46 Street**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Terrell McCombs
“Amasis Holdings, LLC” is operating a business, without first obtaining a local business tax receipt.
95. Case 0901-2023 **COMPLETE THRIVE, LLC – 10275 NW 46 Street**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Terrell McCombs
“Affinity Sellers, Inc.” is operating a business, without first obtaining a local business tax receipt.
96. Case 0902-2023 **AVIOELECTRONICA, INC. – 10297 NW 46 Street, Unit #1A**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Terrell McCombs
“Avioelectronica, Inc.” is operating a business inside **Spectrum West Condominium Association, Inc.**, as the Commercial Lessor; without first obtaining a local Commercial Lessor business tax receipt.
97. Case 0904-2023 **AVIOELECTRONICA, INC. – 10297 NW 46 Street, Unit #1A**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Terrell McCombs
“Avioe-Csar UT LP”, is operating a business without first obtaining a local business tax receipt.

- 98. Case 0905-2023** AVIOELECTRONICA, INC. – 10297 NW 46 Street, Unit #1A
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Terrell McCombs
“Keep Your Feet Off the Ground, LLC”, is operating a business without first obtaining a local business tax receipt.
- 99. Case 0906-2023** AVIOELECTRONICA, INC. – 10297 NW 46 Street, Unit #1A
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Terrell McCombs
“MFR Business Group, LLC”, is operating a business without first obtaining a local business tax receipt.
- 100. Case 0907-2023** AVIOELECTRONICA, INC. – 10297 NW 46 Street, Unit #1A
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Terrell McCombs
“Grace Flowers Décor, LLC”, is operating a business without first obtaining a local business tax receipt.
- 101. Case 0908-2023** AVIOELECTRONICA, INC. – 10297 NW 46 Street, Unit #1A
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Terrell McCombs
“Avioe Tours LLC”, is operating a business without first obtaining a local business tax receipt.
- 102. Case 0909-2023** AVIOELECTRONICA, INC. – 10297 NW 46 Street, Unit #1A
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Terrell McCombs
“AMILCORP LLC”, is operating a business without first obtaining a local business tax receipt.
- 103. Case 0910-2023** AVIOELECTRONICA, INC. – 10297 NW 46 Street, Unit #1A
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Terrell McCombs
“A & P Parts LLC”, is operating a business without first obtaining a local business tax receipt.
- 104. Case 0911-2023** AVIOELECTRONICA, INC. – 10297 NW 46 Street, Unit #1A
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Terrell McCombs
“Universal All Equipment, Corp.”, is operating a business without first obtaining a local business tax receipt.
- 105. Case 0912-2023** AVIOELECTRONICA, INC. – 10297 NW 46 Street, Unit #1A
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Terrell McCombs
“Sunrise Behavioral Health Staffing, LLC”, is operating a business without first obtaining a local business tax receipt.
- 106. Case 0913-2023** AVIOELECTRONICA, INC. – 10297 NW 46 Street, Unit #1A
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Terrell McCombs
“PAKA LLC”, is operating a business without first obtaining a local business tax receipt.

- 107. Case 0915-2023 AVIOELECTRONICA, INC. – 10295B NW 46 Street, Unit #1A**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Terrell McCombs
 “Avioelectronica, Inc.” is operating a business inside of **Spectrum West Condominium Association, Inc.**, as the Commercial Lessor; without first obtaining a local Commercial Lessor business tax receipt.
- 108. Case 0914-2023 PAKA, LLC – 10295A NW 46 Street**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Terrell McCombs
 “PAKA LLC”, is operating a business inside of **Spectrum West Condominium Association, Inc.** as a Commercial Lessor; without first obtaining a local business tax receipt.
- 109. Case 0933-2023 FLORVIL, EXANTEE & MERTILUS, CIA – 2150 NW 61 Avenue**
Section 14-31 – Trucks in residential zones – Code Officer Carole Himmel
 The residential property has a box truck parked at the property.
- 110. Case 1098-2023 RONDI ASSOCIATES – 12525 West Sunrise Boulevard – Common Area**
Section 16-31(g) – Site plan conformity required – Code Officer Maira Tarrau
 The commercial property “The Home Depot” has an eighteen-wheeler commercial truck parked on the road in front of the building unloading merchandise as well as customers loading supplies into their vehicles.
- 111. Case 1099-2023 RONDI ASSOCIATES – 12525 West Sunrise Boulevard – Common Area**
Section 16-148 – Off-Street loading – Code Officer Maira Tarrau
 The commercial property “The Home Depot” has an eighteen-wheeler commercial truck parked on the road in front of the building unloading merchandise.

REPEAT VIOLATIONS – CODE COMPLIANCE DIVISION

- 112. Case 0975-2023 SURPRIS, EUGENIE & SURPRIS, JONAS – 2301 NW 60 Avenue**
Section 9-51 – Junked or inoperative vehicles – Code Officer Carole Himmel
 The residential property has a wrecked vehicle parked in the driveway. *This is a Repeat Violation of Final Order CNOV-000442-2022, signed by the Special Magistrate on September 23, 2022.*
- 113. Case 1026-2023 RONDI ASSOCIATES – 12525 West Sunrise Boulevard – Common Area**
Section 16-125 – Open Storage – Code Officer Maira Tarrau
 The commercial property “The Home Depot” has illegal outdoor storage of materials, supplies and inventory. *This is a Repeat Violation of Final Order CNOV-001105-2022, signed by the Special Magistrate on November 28, 2022.*
- 114. Case 1145-2023 UNCLE AL’S SPORTS CAFÉ SUNRISE, INC.**
Section 16-36 – Special exception uses – Code Officer Kimberley Sibner
 “Uncle Al’s Sports Café Sunrise, Inc.”, located at 10033 Sunset Strip, is utilizing the premises as a nightclub, which requires a special exception use in a B-3 district, violation of section 16-36(b) of the Code of the City of Sunrise. *This is a Repeat Violation of Final Order 0497-2019, signed by the Special Magistrate on October 25, 2019.*
 Continued from 7-17-23

IMPOSITIONS OF FINE – BUILDING DIVISION

- 115. 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 6-19-23
- 116. Case 0323-2023 THE PINES OF SPRINGTREE CONDOMINIUM, INC – 8601 NW 34 Place – Building A**
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
The property located at 8601 NW 34th Place – Building A, 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 Certification Form was dated November 18, 2022. Required repairs should have been completed by May 17, 2023.
- 117. Case 0324-2023 THE PINES OF SPRINGTREE CONDOMINIUM, INC – 8600 NW 34 Place – Building B**
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
The property located at 8600 NW 34th Place – Building B, 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 Certification Form was dated November 18, 2022. Required repairs should have been completed by May 17, 2023.
- 118. Case 0325-2023 THE PINES OF SPRINGTREE CONDOMINIUM, INC – 3432 NW 86 Way – Building D**
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
The property located at 3432 NW 86th Way – Building D, 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 Certification Form was dated November 18, 2022. Required repairs should have been completed by May 17, 2023.
- 119. Case 0327-2023 THE PINES OF SPRINGTREE CONDOMINIUM, INC – 8632 NW 34th Place – Building C**
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
The property located at 8632 NW 34th Place – Building C, 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 Certification Form was dated November 18, 2022. Required repairs should have been completed by May 17, 2023.
- 120. Case 0801-2023 MIRABEL, ALEJANDRO LOPEZ – 2630 NW 105 Lane**
Section 105.1 – Permits Required – Electrical Inspector Williams Sansone
The residential property was found to an opening that was created and a door installed, without first obtaining the necessary permits from the Building Official.
- 121. Case 0864-2022 LAHENS, VANESSA – 11301 NW 29 Street**
Section 105.1 – Permits Required – Electrical Inspector Williams Sansone
The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits from the Building Official.
Continued from 5-15-23

- 122. Case 0866-2022 CUEVAS, LUIS & NELIDA – 4051 NW 93 Way**
Section 105.1 – Permits Required – Electrical Inspector Williams Sansone
The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits from the Building Official.
Continued from 5-15-23
- 123. Case 0870-2022 QUINTYNE, ANTHONY C - 2080 NW 108 Terrace**
Section 105.1 – Permits Required – Electrical Inspector Williams Sansone
The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits from the Building Official.
Continued from 5-15-23
- 124. Case 0871-2022 FLORES, ARMANDO RAFAEL & CARMEN E – 8393 NW 26 Place**
Section 105.1 – Permits Required – Electrical Inspector Williams Sansone
The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits from the Building Official.
Continued from 5-15-23
- 125. Case 0874-2022 CESPEDES RODRIGUEZ, HILDA & LOPEZ, ANTHONY K – 11641 NW 30 Place**
Section 105.1 – Permits Required – Electrical Inspector Williams Sansone
The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits from the Building Official.
Continued from 5-15-23
- 126. Case 0875-2022 PEREZ, JORGE L & EVELYN – 312 S Ketch Drive**
Section 105.1 – Permits Required – Electrical Inspector Williams Sansone
The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits from the Building Official.
Continued from 5-15-23
- 127. Case 0876-2022 TIECHE, DAVID – 4551 NW 95 Avenue**
Section 105.1 – Permits Required – Electrical Inspector Williams Sansone
The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits from the Building Official.
Continued from 5-15-23
- 128. Case 0880-2022 JACKSON, BETTY J & JAMES R – 2400 NW 94 Way**
Section 105.1 – Permits Required – Electrical Inspector Williams Sansone
The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits from the Building Official.
Continued from 5-15-23
- 129. Case 0881-2022 JOHNSON, TREVOR ANTHONY SR – 7599 Sunset Strip**
Section 105.1 – Permits Required – Electrical Inspector Williams Sansone
The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits from the Building Official.
Continued from 5-15-23
- 130. Case 0883-2023 AAPA PROPERTIES LLC – 1223 Sunset Strip**
Section 105.1 – Permits Required – Plumbing Inspector John Giunta
The commercial property was found to have an exterior sink installed, in the rear of the property, without first obtaining the necessary permits from the Building Official.

- 131. Case 0953-2023 HARVEST INTERNATIONAL INVESTMENTS LLC – 13051 W Sunrise Boulevard**
Section 116.1 – Unsafe Structures – Chief Electrical Inspector Angel Perez
The commercial property was found to have structural damage to a light pole (on the east side of the parking lot); in which the electrical wires have been exposed. The damage must be repaired and all of the necessary permits must be obtained from the Building Official.

FORMAL HEARINGS – BUILDING DIVISION

- 132. Case 0294-2022 SUNRISE MILLS MLP LIMITED PARTNERSHIP – 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. The permit must be renewed if applicable or a new permit must be obtained with the Building Official.
Continued from 7-17-23
- 133. Case 0326-2023 PINEDE, ELIZABETH NOEL – 8000 Sunrise Lakes Drive N, Unit #112**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential multi-family property was found to have interior demolition work done (drywall, insulation, plumbing fixtures), without first obtaining the necessary permits from the Building Official.
- 134. Case 0381-2023 ABDO, SANDRA & HAMAM, ELIAS – 13323 NW 11 Drive**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property was found to have a structure that was built in the backyard; without first obtaining the necessary permits from the Building Official.
- 135. Case 0399-2023 SELMED INVESTMENT GROUP LLC – 8358 West Oakland Park Boulevard**
Section 116.1 – Unsafe Structures – Structural Inspector Jose Sadin
The occupancy of the space was changed on the property located at 8358 W Oakland Park Blvd (**Space #205**); without first obtaining the necessary permits from the Building Official.
- 136. Case 0400-2023 SELMED INVESTMENT GROUP, LLC – 8358 West Oakland Park Boulevard**
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
The property located at 8358 W Oakland Park Boulevard, 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 December 23, 2022. Required repairs should have been completed by June 19, 2023.
- 137. Case 0406-2023 MCKAY-WARD, SOPHIA MERCEDES – 4475 NW 97 Terrace**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property was found to have windows installed, without first obtaining the necessary permits from the Building Official.

- 138. Case 0586-2023 NORTH BROWARD HOSPITAL DISTRICT – 9001 West Oakland Park Boulevard**
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
The property located at 9001 W Oakland Park Boulevard, 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 January 20, 2023. Required repairs should have been completed by July 19, 2023.
- 139. Case 0691-2023 ISAKSON, JOHN P – 840 NW 132 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.
- 140. Case 0739-2023 SIFFRAIN, CLAUDE & JOSUE, BERTIDE – 6481 NW 24 Place**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property was found to have an addition built in the backyard, without first obtaining the necessary permits from the Building Official.
- 141. Case 0944-2023 ARAGON, CARMEN ABREU – 6661 NW 24 Place**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property was found to have a garage conversion, without first obtaining the necessary permits from the Building Official.
- 142. Case 0994-2023 ARAGON, CARMEN ABREU – 6661 NW 24 Place**
Section 105.1 – Permits Required – Plumbing Inspector John Giunta
The residential property was found to have a water heater installed, without first obtaining the necessary permits from the Building Official.
- 143. Case 0971-2023 ANSON LOGISTICS ASSETS, LLC – 251 International Parkway**
Section 116.1 – Unsafe Structures – Chief Electrical Inspector Angel Perez
The commercial property was found to have a parking lot pole on the ground with exposed wires, creating a hazardous condition. The damage must be repaired and all of the necessary permits must be obtained from the Building Official.
- 144. Case 1011-2023 SAUNDERS, MARLENE – 6211 NW 26 Court**
Section 116.1 – Unsafe Structures – Structural Inspector Jose Sadin
The residential property was damaged by a fire, creating a hazardous condition. The damage must be repaired and all of the necessary permits must be obtained from the Building Official.
- 145. Case 1016-2023 EMBRACE ADULT FAMILY CARE HOME INC – 2670 NW 62 Terrace**
Section 116.1 – Unsafe Structures – Structural Inspector Jose Sadin
The property was damaged by a fire, creating a hazardous condition. The damage must be repaired and all of the necessary permits must be obtained from the Building Official.
- 146. Case 1048-2023 JOSEPH, JUDELINE – 2430 NW 68 Avenue**
Section 116.1 – Unsafe Structures – Structural Inspector Jose Sadin
The property was damaged by a fire, creating a hazardous condition. The damage must be repaired and all of the necessary permits must be obtained from the Building Official.

- 147. Case 1092-2023 SCHWARZ, SUSAN T – 10033 Winding Lake Road, Unit #204**
Section 116.1 – Unsafe Structures – Structural Inspector Jose Sadin
 The residential multi-family property (Unit #204), was damaged by a fire, creating a hazardous condition. The damage must be repaired and all of the necessary permits must be obtained from the Building Official.
- 148. Case 1133-2023 COLONIAL SUITES, INC – 9960 West Oakland Park Boulevard**
Section 116.1 – Unsafe Structures – Electrical Inspector Eusebio Luft
 The commercial property was found to have a light pole on the ground, with exposed electrical wires, creating a hazardous condition. The damage must be repaired and all of the necessary permits must be obtained from the Building Official.
- 149. Case 1157-2023 SUNRISE LAKES CONDOMINIUM APTS., INC. 5 – 8300 Sunrise Lakes Boulevard**
Section 116.1 – Unsafe Structures – Structural Inspector Jose Sadin
 The residential multi-family property was found to have severe water intrusion from a roof leak, creating a hazardous condition. The damage must be repaired and all of the necessary permits must be obtained from the Building Official.

REDUCTIONS OF FINE – CODE COMPLIANCE DIVISION

- 150. Case 1596-2020 TRI-STATE REALTY INVESTMENT CO., INC. – 8502 NW 44 Street**
Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs
 The commercial property “Dollar General” has the vehicular access roadway entrance from Springtree Drive paving has a three (3) foot pothole. In addition, the traffic control signs inside the access roadway are not straight. The concrete curbing is also broken at the far west parking tree island.
- 151. Case 1090-2022 TRI-STATE REALTY INVESTMENT CO., INC. – 8502 NW 44 Street**
Section 17-12(9) – Exterior standards – Code Officer Maira Tarrau
 The commercial property “*Dollar General*” has worn asphalt pavement, damaged catch basins along with oil stains and blemishes in the vehicular areas. The overall vehicular striping within the parking areas is worn and faded.
- 152. Case 0271-2022 DAIGLE, ANTHONY – 4220 NW 115 Terrace**
Section 16-164(a) – Maintenance – Code Officer Terrell McCombs
 The residential property has a number of landscape maintenance items, in which one includes an overgrown Florida holly / Brazilian pepper tree. The tree branches have overgrown onto the public sidewalk along NW 42nd Street.
- 153. Case 0272-2022 DAIGLE, ANTHONY – 4220 NW 115 Terrace**
Section 16-191(d)(7)(9) – Fences and hedges in residential districts
Code Officer Terrell McCombs
 The residential property has fencing in need of maintenance.

REDUCTIONS OF FINE – BUILDING DIVISION

- 154. Case 2009-1534 CLARKE, VINCE W & VELMA – 2900 NW 80 Avenue, Unit #34, Building 20**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property was found to have a screen enclosure erected, without first obtaining the necessary permits from the Building Official.
- 155. Case 0206-2019 FORREST, MIGNON L & THE ESTATE OF PAULINE FORD – 12160 NW 35 Place**
Section 116 – Unsafe Structures – Structural Inspector Jose Sadin
The residential property was found to have severe fire damage to the electrical, plumbing, mechanical, and structural components of the building creating an unsafe condition.
- 156. Case 0854-2019 GRAVENSRETER, JEFFREY P & GRIMSTEAD, JACQUELYN T**
2440 NW 101 Terrace
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property was found to have a wood fence installed, without first obtaining the necessary permits from the Building Official.
- 157. Case 2019-1580 FERNANDEZ, TERESA & MANUEL – 9300 Sunrise Lakes Boulevard, Unit # 203**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property was found to have new windows installed, without first obtaining the necessary permits from the Building Official.
- 158. Case 1750-2020 MURPHY, MELVIN & CLAIRE – 9101 Sunrise Lakes Boulevard, Unit #111**
Section 116 – Unsafe Structures – Structural Inspector Jose Sadin
The residential multi-family property was found to have been severely damaged by a fire and the unit has been deemed unsafe by the Building Official.
- 159. 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 (2) mini split a/c units installed, without first obtaining the necessary permits from the Building Official.

PARTIAL RELEASE OF LIEN – CODE COMPLIANCE / BUILDING DIVISION

- 160. Case 18-3638 VILLAS DE TUSCANY CONDOMINIUM ASSOCIATION, INC**
Partial Release of Lien for property address: 761 SW 148 Avenue #912
- 161. Case 15-6532 SUNRISE TOWNE PREFERRED CONDOMINIUM, INC**
Partial Release of Lien for property address: 5970 NW 27 Place #162

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