

Community Enhancement and Code Compliance

10770 W Oakland Park Boulevard, Sunrise, Florida 33351

Phone: (954) 572-2344



SPECIAL MAGISTRATE HEARING AGENDA

September 18, 2023

2:00 PM

CALL TO ORDER

IMPOSITION OF FINES – CODE COMPLIANCE DIVISION

- 1. Case 18-3740** **VILLAS DE VENEZIA CONDOMINIUM ASSOCIATION, INC. – 0 Nob Hill Place**
Section 16-164 – Maintenance – Code Officer Terrell McCombs
The multi-family residential property, buildings #1-29 have deficiencies from the City Approved Landscape Site Plans dated September 4, 1987. There is a total of 160 canopy trees, 46 palm trees that are missing, dead, or not Florida #1 grade on this site.
Continued from 4-10-23
- 2. Case 18-3741** **VILLAS DE VENEZIA CONDOMINIUM ASSOCIATION, INC. – 0 Nob Hill Place**
Section 16-164(a) – Maintenance – Code Officer Terrell McCombs
The multi-family residential property, buildings #1-29 have a number of landscape general maintenance issues.
Continued from 4-10-23
- 3. 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.
- 4. 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.
- 5. 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.

6. **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.
7. **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.
8. **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.
9. **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.
10. **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.
11. **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.
12. **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.
13. **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 stripping and signage within the parking area, worn and faded.
Continued from 8-21-23
14. **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 sometime after January 10, 2021. An after the fact removal permit was obtained but has expired.

15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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.

- 26. 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.
Continued from 7-17-23
- 27. 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.
- 28. 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.
- 29. 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.
- 30. 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.
- 31. 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.
- 32. 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.

- 33. 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.
- 34. 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.
- 35. 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.
- 36. 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.
- 37. 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.
- 38. Case 0824-2023 AREVALO, CLARK – 11461 NW 37 Place**
Count I
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.
- Count II**
Section 9-31(a)(1) – Proper maintenance required – Code Officer Terrell McCombs
 The residential property has garbage, cans, wood, cardboard, bags, shelves, wire, cabinets, chairs, pipes, buckets, and other items.
- 39. 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.
- 40. 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).

41. Case 0827-2023 **AREVALO, CLARK – 11461 NW 37 Place**
Count I
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.
- Count II**
Section 9-31 – Proper maintenance required – Code Officer Terrell McCombs
The residential property has grass and weeds in the backyard which is over 18 inches tall and is a nuisance.
42. Case 0833-2023 **GROSS, PAUL & ORDONEZ, MYLENA – 9840 NW 24 Place**
Count I
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.
- Count II**
Section 17-12 – Exterior standards – Code Officer Terrell McCombs
The residential property had a proposed driveway expansion completed without first obtaining City Engineering paving permit ENG-013410-2020, which has not been finalized with final inspections since September 22, 2020
43. 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.
44. 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.
45. 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.
46. Case 0856-2023 **SCHIEBER, AMNON – 3250 NW 103 Terrace**
Section 16-173(b)(1) – Tree abuse – Code Officer Terrell McCombs
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.
47. Case 0893-2023 **DROPS FROM NATURE, INC. – 10285 NW 46 Street**
**Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Terrell McCombs**
“Drops from Nature Inc.” is operating a business without first obtaining a local business tax receipt.
48. 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.

- 49. 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.
- 50. 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.

FORMAL HEARINGS – CODE COMPLIANCE DIVISION

- 51. Case 0415-2022 V. ENTERPRISES OF MIAMI, INC. – 5995 West Sunrise Boulevard – Common Area**
Section 16-173(b) – Tree abuse – Code Officer Terrell McCombs
 The commercial property “Tri-City Plaza” with common ground folios #49.41.35.14.0010 & 49.41.35.14.0020, had all the Sabal palm trees over pruned by an un-licensed Tree Trimming company on March 9, 2022 to a level that more than constitutes tree abuse under the ANSI A300 American National Standards, Broward County and the City of Sunrise.
- 52. Case 0416-2022 V. ENTERPRISES OF MIAMI, INC. – 5995 West Sunrise Boulevard – Common Area**
Section 16-164 – Maintenance – Code Officer Terrell McCombs
 The commercial property “Tri-City Plaza” with common ground folios #49.41.35.14.0010 & 49.41.35.14.0020 has deficiencies from the City approved Final Landscape Facade renovation plans in 1997 and per the old Functional Landscaping codes in place when the plaza was constructed in 1967.
- 53. Case 0417-2022 V. ENTERPRISES OF MIAMI, INC. – 5995 West Sunrise Boulevard – Common Area**
Section 16-164(a) – Maintenance – Code Officer Terrell McCombs
 The commercial property “Tri-City Plaza” with common ground folios #49.41.35.14.0010 & 49.41.35.14.0020 has a number of landscape general maintenance items needed after an un-licensed tree trimmer was on this site March 9, 2022 which include dead or missing plants, tree stumps, and trees that need to be fertilized, palm & canopy trees that need to be trimmed by a Broward County Licensed Tree Trimmer and the sprinkler system needs to be restored providing 100% coverage with 50% overlap.
- 54. Case 0418-2022 V. ENTERPRISES OF MIAMI, INC. – 5995 West Sunrise Boulevard – Common Area**
Count I
Section 9-36 – Graffiti on public or private property – Code Officer Terrell McCombs
 The commercial property “Tri-City Plaza” with common ground folios #49.41.35.14.0010 & 49.41.35.14.0020 has graffiti on the exterior walls, building and perimeter concrete walls.
- Count II**
Section 16-163(b) – Installations – Code Officer Terrell McCombs
 The commercial property “Tri-City Plaza” with common ground folios #49.41.35.14.0010 & 49.41.35.14.0020 has rust stains on the east perimeter concrete wall and monument sign along West Sunrise Boulevard.
- 55. Case 0842-2023 V. ENTERPRISES OF MIAMI, INC. – 5995-6033 West Sunrise Boulevard – Common Area**
Section 9-31(a)(1) – Proper maintenance required – Code Officer Carole Himmel
 The commercial property “Tri-City Plaza” has garbage and debris on the property.

- 56. Case 0843-2023** **V. ENTERPRISES OF MIAMI, INC. – 5995-6033 West Sunrise Boulevard – Common Area Section 16-248 – Prohibited signs – Code Officer Carole Himmel**
The commercial property “Tri-City Plaza” has prohibited signs, including but not limited to: banners, feather flags, snipe signs, strip lighting, exposed neon signs, animated signs and flashing signs on the property.
- 57. Case 0844-2023** **V. ENTERPRISES OF MIAMI, INC. – 5995-6033 West Sunrise Boulevard – Common Area Section 7-386 – Permit required for non-consent towing from private property Code Officer Carole Himmel**
The commercial property “Tri-City Plaza” has tow away zone signs posted on the property from Broward Parking Systems without first obtaining a non-consent towing permit from the City.
- 58. Case 0845-2023** **V. ENTERPRISES OF MIAMI, INC. – 5995-6033 West Sunrise Boulevard – Common Area Section 16-150(4) – Lighting requirements – Code Officer Carole Himmel**
The commercial property “Tri-City Plaza” has lighting in the parking lot area that is not operational from dusk to dawn.
- 59. Case 0992-2023** **V. ENTERPRISES OF MIAMI, INC. – 5995-6033 West Sunrise Boulevard – Common Area Section 16-254(d)(1) – Supplemental regulations – Code Officer Carole Himmel**
The commercial property “Tri-City Plaza” has signage on the building and signage on the monument sign that is in disrepair.
- 60. Case 0837-2023** **V. ENTERPRISES OF MIAMI, INC. – 6041-6081 West Sunrise Boulevard – Common Area Section 9-31(a)(1) – Proper maintenance required – Code Officer Carole Himmel**
The commercial property “Tri-City Plaza” has garbage and debris on the property.
- 61. Case 0838-2023** **V. ENTERPRISES OF MIAMI, INC. – 6041-6081 West Sunrise Boulevard – Common Area Section 16-248 – Prohibited signs – Code Officer Carole Himmel**
The commercial property “Tri-City Plaza” has prohibited signs, including but not limited to: banners, feather flags, snipe signs, strip lighting, exposed neon signs, animated signs and flashing signs on the property.
- 62. Case 0839-2023** **V. ENTERPRISES OF MIAMI, INC. – 6041-6081 West Sunrise Boulevard – Common Area Section 17-12(4) – Exterior standards – Code Officer Carole Himmel**
The commercial property “Tri-City Plaza” has a fence that is in disrepair including but not limited to, leaning posts, loop caps not connected to the posts, fence slats are missing, broken and/or not uniform in color.
- 63. Case 0840-2023** **V. ENTERPRISES OF MIAMI, INC. – 6041-6081 West Sunrise Boulevard – Common Area Section 7-386 – Permit required for non-consent towing from private property Code Officer Carole Himmel**
The commercial property “Tri-City Plaza” has tow away zone signs posted on the property from Broward Parking Systems without first obtaining a non-consent towing permit from the City.
- 64. Case 0841-2023** **V. ENTERPRISES OF MIAMI, INC. – 6041-6081 West Sunrise Boulevard – Common Area Section 16-150(4) – Lighting requirements – Code Officer Carole Himmel**
The commercial property “Tri-City Plaza” has lighting in the parking lot area that is not operational from dusk to dawn.
- 65. Case 0990-2023** **V. ENTERPRISES OF MIAMI, INC. – 6041-6081 West Sunrise Boulevard – Common Area Section 16-254(d)(1) – Supplemental regulations – Code Officer Carole Himmel**
The commercial property “Tri-City Plaza” has signage on the building and signage on the monument sign that is in disrepair.

66. Case 1139-2022 **SANCHEZ, MARIA ESTEBANIA – 8671 NW 24 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.
67. 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.**Continued from 8-21-23**
68. Case 0821-2023 **REANO, DANIEL F & YULIETH PAOLA – 12021 NW 29 Street**
Section 18-1(b) – Compulsory sidewalk construction and repair
Code Officer Arshaad Mohamed
The residential property has an adjacent City sidewalk that is in a state of disrepair.
69. Case 0848-2023 **SCOTT, GRACE – 9962 NW 52 Street**
Section 9-51 – Junked or inoperative vehicles – Code Officer Stephen Batista
The residential property has an inoperable vehicle that does not have all tires inflated and has accumulation of storage.
70. Case 0849-2023 **SCOTT, GRACE – 9962 NW 52 Street**
Section 16-125 – Open storage, garbage and refuse – Code Officer Stephen Batista
The residential property has accumulated outdoor storage including multiple landscaping equipment, electrical cords and trolleys.
71. 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.
Continued from 8-21-23
72. 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.
Continued from 8-21-23
73. 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.
Continued from 8-21-23

74. 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.
Continued from 8-21-23
75. 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.
Continued from 8-21-23
76. 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.
Continued from 8-21-23
77. 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.
Continued from 8-21-23
78. 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.
Continued from 8-21-23
79. 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.
Continued from 8-21-23
80. 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.
Continued from 8-21-23
81. 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.
Continued from 8-21-23

- 82. 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.
Continued from 8-21-23
- 83. 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.
Continued from 8-21-23
- 84. Case 0928-2023 HARVEST INTERNATIONAL INVESTMENTS LLC**
13001-13191 West Sunrise Boulevard
Section 7-27 – Persons required to obtain a local business tax receipt
Code Officer Maira Tarrau
The new owners of “Harvest International Investments LLC” is operating without first obtaining the required local commercial lessor business tax receipt.
- 85. Case 1027-2023 9897 OAKLAND PARK, LLC – 9897 West Oakland Park Boulevard**
Section 7-27 – Persons required to obtain a local business tax receipt
Code Officer Maira Tarrau
“Learning City Academy X LLC” is operating without first obtaining the local business tax receipt from the City of Sunrise.
- 86. Case 1028-2023 9897 OAKLAND PARK, LLC – 9897 West Oakland Park Boulevard**
Section 16-150(4) – Lighting requirements – Code Officer Maira Tarrau
The commercial property has the parking lot lighting which is not fully operational and in a good state of repair.
- 87. Case 1029-2023 9897 OAKLAND PARK, LLC – 9897 West Oakland Park Boulevard**
Section 16-164(a) – Maintenance – Code Officer Maira Tarrau
The commercial property has landscaping in the playground area which is not being maintained in a neat and good state of maintenance. There are dead palm tree fronds that are not being trimmed along with dread palm trees.
- 88. Case 1030-2023 9897 OAKLAND PARK, LLC – 9897 West Oakland Park Boulevard**
Section 17-12(9) – Exterior standards – Code Officer Maira Tarrau
The commercial property has the overall vehicular stripping and signage within the internal road which is worn and faded. Additionally, the vehicular pavement is worn, damaged and has missing asphalt along with damaged vehicular concrete curbing and some vehicular parking wheel stops.
- 89. Case 1031-2023 9897 OAKLAND PARK, LLC – 9897 West Oakland Park Boulevard**
Section 9-1 – Prohibited generally – Code Officer Maira Tarrau
The commercial property has the adjacent public sidewalk and the internal sidewalk which are covered with mildew which constitutes an eyesore.

90. Case 1045-2023 **JACKSON, CHANDRIS – 5820 NW 12 Street, Unit H**
Section 9-31 – Proper maintenance required– Code Officer Carole Himmel
The residential property has overgrown grass and weeds.
91. Case 1046-2023 **JACKSON, CHANDRIS – 5820 NW 12 Street, Unit H**
Section 16-125 – Open storage, garbage and refuse– Code Officer Carole Himmel
The residential property has outdoor storage.
92. Case 1047-2023 **JACKSON, CHANDRIS – 5820 NW 12 Street, Unit H**
Section 9-31(a)(1) – Proper maintenance required – Code Officer Carole Himmel
The residential property has garbage and debris on the property.
93. Case 1070-2023 **BURTON, ADA D – 7801 NW 20 Court**
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.
94. Case 1071-2023 **BURTON, ADA D – 7801 NW 20 Court**
Section 16-249(a)(3)(b) – Required signs – Code Officer Carole Himmel
The residential property has a building identification sign with a missing number.
95. Case 1074-2023 **NOEL, RICHARDSON – 7111 NW 20 Street**
Section 14-16(d) – Illegal parking – Code Officer Carole Himmel
The residential property has vehicles that are parking on the front lawn.
96. Case 1075-2023 **NOEL, RICHARDSON – 7111 NW 20 Street**
Section 16-165(h) – Plant material – Code Officer Carole Himmel
The residential property has sod missing in the front lawn and swale area.
97. Case 1076-2023 **NOEL, RICHARDSON – 7111 NW 20 Street**
Section 16-125(a) – Open Storage, garbage and refuse – Code Officer Carole Himmel
The residential property has outdoor storage.
98. Case 1078-2023 **NOEL, RICHARDSON – 7111 NW 20 Street**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Carole Himmel
“*Louis Variety Stores LLC*”, is operating a business without first obtaining a local business tax receipt.
99. Case 1079-2023 **NOEL, RICHARDSON – 7111 NW 20 Street**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Carole Himmel
Noel I & E, LLC, is operating a business without first obtaining a local business tax receipt; which is a violation of the Code of the City of Sunrise.
100. Case 1105-2023 **ROOPCHAND, HEMRAJ & SOOKRANIE – 6030 NW 19 Street**
Section 16-165(h) – Plant material – Code Officer Carole Himmel
The residential property has sod missing in the front lawn and swale area.
101. Case 1106-2023 **ROOPCHAND, HEMRAJ & SOOKRANIE – 6030 NW 19 Street**
Section 9-31(a)(1) – Proper maintenance required – Code Officer Carole Himmel
The residential property has garbage and debris on the property.

- 102. Case 1108-2023 ROOPCHAND, HEMRAJ & SOOKRANIE – 6030 NW 19 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.
- 103. Case 1109-2023 ALI, ENEISHA, ALI, MYA & WARFEL, CHAD – 6661 NW 29 Court
Section 14-16(d) – Illegal parking – Code Officer Carole Himmel**
The residential property has vehicles parking on the front lawn.
- 104. Case 1112-2023 ALI, ENEISHA, ALI, MYA & WARFEL, CHAD – 6661 NW 29 Court
Section 16-165(h) – Plant material – Code Officer Carole Himmel**
The residential property has sod missing in the front yard and swale area.
- 105. Case 1113-2023 ALI, ENEISHA, ALI, MYA & WARFEL, CHAD – 6661 NW 29 Court
Section 9-51 – Junked of inoperable vehicles – Code Officer Carole Himmel**
The residential property has vehicles with missing and/or expired license tags.
- 106. Case 1114-2023 ALI, ENEISHA, ALI, MYA & WARFEL, CHAD – 6661 NW 29 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.
- 107. Case 1110-2023 ELLIS, MARK & RODRIGUEZ, LUZ MARIA – 6691 NW 24 Court
Section 9-51 – Junked of inoperable vehicles – Code Officer Carole Himmel**
The residential property has a vehicle with an expired license tag and flat tires.
- 108. Case 1115-2023 CHARLES, CARMEN & HENRY – 6596 NW 26 Street
Section 16-125– Open storage, garbage and refuse – Code Officer Carole Himmel**
The residential property has outdoor storage on the property.
- 109. Case 1116-2023 CHARLES, CARMEN & HENRY – 6596 NW 26 Street
Section 9-51– Junked or inoperable vehicles – Code Officer Carole Himmel**
The residential property has vehicles on the property with missing and/or expired license tags.
- 110. Case 1117-2023 CHARLES, CARMEN & HENRY – 6596 NW 26 Street
Section 14-16(d) – Illegal parking – Code Officer Carole Himmel**
The residential property has a vehicle that is parked on the front lawn.
- 111. Case 1118-2023 CHARLES, CARMEN & HENRY – 6596 NW 26 Street
Section 16-165(h) – Plant material – Code Officer Carole Himmel**
The residential property has sod missing in the front yard and swale area.
- 112. Case 1119-2023 CHARLES, CARMEN & HENRY – 6596 NW 26 Street
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Carole Himmel**
“*Finer Fortunes LLC*”, is operating a business without first obtaining a local business tax receipt.
- 113. Case 1120-2023 CHARLES, CARMEN & HENRY – 6596 NW 26 Street
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Carole Himmel**
“*MC Leadership LLC*”, is operating a business without first obtaining a local business tax receipt.

114. Case 1121-2023 **DELLIE, INC. – 6701 NW 24 Court**
Section 9-51 – Junked of inoperable vehicles – Code Officer Carole Himmel
 The residential property has multiple derelict vehicles in a state of neglect; that are wrecked or partially dismantled and/or does not display a current valid license tag.
115. Case 1122-2023 **DELLIE, INC. – 6701 NW 24 Court**
Section 14-16(d) – Illegal parking – Code Officer Carole Himmel
 The residential property has multiple vehicles parked on the front, side and/or back yard.
116. Case 1123-2023 **DELLIE, INC. – 6701 NW 24 Court**
Section 16-165(h) – Plant material – Code Officer Carole Himmel
 The residential property has sod missing in the front yard.
117. Case 1124-2023 **DELLIE, INC. – 6701 NW 24 Court**
Section 16-125 – Open storage, garbage and refuse - Code Officer Carole Himmel
 The residential property has outdoor storage on the property
118. Case 1125-2023 **DELLIE, INC. – 6701 NW 24 Court**
Section 9-31(a)(4) – Proper maintenance required - Code Officer Carole Himmel
 The residential property has a driveway in disrepair.
119. Case 1126-2023 **DELLIE, INC. – 6701 NW 24 Court**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Carole Himmel
Jag Tech Inc., is operating a business without first obtaining a local business tax receipt.
120. Case 1127-2023 **DELLIE, INC. – 6701 NW 24 Court**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Carole Himmel
“Rocqaway LLC,” is operating a business without first obtaining a local business tax receipt.
121. Case 1186-2023 **CSMA BLT, LLC – 6231 NW 14 Street**
Section 16-125 – Open storage, garbage and refuse – Code Officer Amanda Allen
 The residential property has multiple items and equipment (refrigerators, buckets, a cooler, etc.) being stored in plain view.
122. Case 1187-2023 **CSMA BLT, LLC – 6231 NW 14 Street**
Section 16-165(h) – Plant material – Code Officer Amanda Allen
 The residential property has missing sod on sections of the swale in front of the property.
123. Case 1188-2023 **CSMA BLT, LLC – 6231 NW 14 Street**
Section 14-31 – Trucks in residential zones – Code Officer Amanda Allen
 The residential property has a box truck parked on property.

REPEAT VIOLATIONS – CODE COMPLIANCE DIVISION

124. Case 1100-2023 **SWOPE PROPERTIES LLC – 6390 West Oakland Park Boulevard**
Section 16-79 – Master business list – Code Officer Carole Himmel
 The commercial property “Advance Auto Parts” has customers conducting automotive repairs on the premises, including but not limited to, changing tires, doing an oil change as well as other maintenance and/or repairs. This is a Repeat Violation of Final Order CNOV-00737-2023, signed by the Special Magistrate on May 15, 2023.

- 125. Case 1101-2023 SWOPE PROPERTIES LLC – 6390 West Oakland Park Boulevard**
Section 16-36 – Special exception uses – Code Officer Carole Himmel
The commercial property “Advance Auto Parts” has customers/persons conducting automotive repairs on the premises, including but not limited to, changing tires, doing an oil change as well as other maintenance and/or repairs in violation of Resolution #8-18 executed on January 22, 2008. This is a Repeat Violation of Final Order CNOV-00728-2023 signed by the Special Magistrate on May 15, 2023.
- 126. Case 1103-2023 SWOPE PROPERTIES LLC – 6390 West Oakland Park Boulevard**
Section 16-78(c)(1) – Business districts – Code Officer Carole Himmel
The commercial property “Advance Auto Parts” is allowing a mobile car wash business in their parking lot which is a non-permitted use for general business district B-3. This is a Repeat Violation of Final Order CNOV-00730-20023 signed by the Special Magistrate on May 15, 2023.
- 127. Case 1104-2023 SWOPE PROPERTIES LLC – 6390 West Oakland Park Boulevard**
Section 16-248 – Prohibited signs – Code Officer Carole Himmel
The commercial property “Advance Auto Parts” has snipe signs on the property. This is a Repeat Violation of Final Order CNOV-000735-2023 signed by the Special Magistrate on May 15, 2023.

IMPOSITIONS OF FINE – BUILDING DIVISION

- 128. Case 0086-2023 SUNRISE TOWNE PREFERRED – 5951 – 5979 NW 29 Street, Building 1**
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
The property located at 5951 - 5979 NW 29 Street - Building 1, 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.
Continued from 6-19-23
- 129. Case 0087-2023 SUNRISE TOWNE PREFERRED – 5951 – 5979 NW 25 Court, Building 4**
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
The property located at 5951 - 5979 NW 25 Court - Building 4, 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.
Continued from 6-19-23
- 130. Case 0089-2023 SUNRISE TOWNE PREFERRED – 5951 – 5979 NW 29 Place, Building 2**
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
The property located at 5951 - 5979 NW 29 Place - Building 2, 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.
Continued from 6-19-23

- 131. Case 0095-2023 SUNRISE TOWNE PREFERRED – 2605 – 2695 NW 60 Way, Building 10**
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
The property located at 2605 - 2695 NW 60 Way - Building 10, 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.
Continued from 6-19-23
- 132. Case 0104-2023 SUNRISE TOWNE PREFERRED – 5950 – 5978 NW 29 Street, Building 4**
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
The property located at 5950-5978 NW 29 Street - Building 4, 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.
Continued from 6-19-23
- 133. Case 0114-2023 SUNRISE TOWNE PREFERRED – 2600 – 2698 NW 60 Way, Building 9**
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
The property located at 2600-2698 NW 60 Way - Building 9, 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.
Continued from 6-19-23
- 134. Case 0115-2023 SUNRISE TOWNE PREFERRED – 5950 – 5978 NW 29 Place, Building 2**
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
The property located at 5950-5978 NW 29 Place - Building 2, 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 23, 2023.
Continued from 6-19-23
- 135. Case 0143-2023 SUNRISE TOWNE PREFERRED – 5950 – 5978 NW 25 Court, Common Area**
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
The property located at 5951-5979 NW 25 Court - Common Area, 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.
Continued from 6-19-23

- 136. Case 0401-2023 SUNRISE TOWNE PREFERRED – 5951 – 5979 NW 28 Street, Common Area**
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
The property located at 5951-5979 NW 28 Street - Common Area, 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.
Continued from 6-19-23
- 137. Case 0402-2023 SUNRISE TOWNE PREFERRED – 5951 – 5979 NW 28 Street, Building 6**
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
The property located at 5950 - 5978 NW 28 Street – Building 6, 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 20, 2022. Required repairs should have been completed by March 29, 2022.
Continued from 6-19-23
- 138. 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.
- 139. 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.
- 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 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.
- 142. 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.

- 143. 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.
- 144. 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.
- 145. 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.
- 146. 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.
- 147. 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.

FORMAL HEARING – BUILDING DIVISION

- 148. 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 8-21-23
- 149. Case 0872-2022 GITTENS-ROSS, HAZEL D – 2415 NW 137 Avenue**
Section 105.1– Permits Required – Electrical Inspector William Sansone
 The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits from the Building Official.
- 150. Case 0878-2022 ROWE, JACQUELINE A & ORAL M – 2425 NW 137 Avenue**
Section 105.1– Permits Required – Electrical Inspector William Sansone
 The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits from the Building Official.
- 151. 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.

- 152. Case 0617-2023 SALINAS, CESAR A – 8600 NW 21 Street**
Section 105.1– Permits Required – Structural Inspector Jose Sadin
 The residential property was found to have an opening created on the side of the garage and a door was installed, without first obtaining the necessary permits from the Building Official.
- 153. Case 0642-2023 SALINAS, CESAR A – 8600 NW 21 Street**
Section 105.1– Permits Required – Mechanical Inspector George Paraskis
 The residential property was found to have two A/C systems installed, without first obtaining the necessary permits from the Building Official.
- 154. Case 0949-2023 C Q INVESTMENT CORP – 2500 N University Drive**
Section 116 – Unsafe Structures – Structural Inspector Jose Sadin
 The property was found to have fire damage to the building, that started in unit #6, creating an unsafe condition. The damage must be repaired and all of the necessary permits must be obtained from the Building Official.
- 155. Case 1154-2023 TIMA, JISLAINE – 6320 NW 23 Street**
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.
- 156. Case 1168-2023 BARTELLO, PAULA & LAWSON, CARL – 8667 NW 21 Street**
Section 105.1– Permits Required – Structural Inspector Jose Sadin
 The residential property was found to have a screen room enclosed, to create a bedroom, without first obtaining the necessary permits from the Building Official.
- 157. Case 1180-2023 MILLER, SARA A – 9781 NW 24 Place**
Section 105.1– Permits Required – Structural Inspector Jose Sadin
 A slab-on-grade was poured on the residential property, without first obtaining the necessary permits from the Building Official.
- 158. Case 1207-2023 SPRING CREEK CONDOMINIUM ASSOCIATION, INC. – 3801 NW 84 Avenue**
Section 116 – Unsafe Structures – Structural Inspector Jose Sadin
 The property was found to have severe roof leaks (unit #2A), 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 – BUILDING DIVISION

No Cases Scheduled

REDUCTIONS OF FINE – CODE COMPLIANCE DIVISION

- 159. Case 18-2065 ROJAS-JONES, BLANCA E – 9631 NW 42 Court**
Section 16-173(b) – Tree abuse – Code Officer Terrell McCombs
 The residential property has a mature Live Oak tree in the front yard which has been hatracked to a predetermined height leaving no uninvolved structure from which to attempt remediation.

STATUS HEARINGS – BUILDING DIVISION

160. Case 0161-2022 SUNRISE SPRINGS CONDOMINIUM ASSOCIATION, INC.

3700 N Pine Island Road, Building 1

Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin

The property located at 3700 N Pine Island Road - Building 1, 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.

161. Case 0162-2022 SUNRISE SPRINGS CONDOMINIUM ASSOCIATION, INC.

3710 N Pine Island Road, Building 2

Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin

The property located at 3710 N Pine Island Road - Building 2, 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.

162. Case 0163-2022 SUNRISE SPRINGS CONDOMINIUM ASSOCIATION, INC.

3720 N Pine Island Road, Building 3

Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin

The property located at 3720 N Pine Island Road - Building 3, 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.

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.