

# Community Enhancement and Code Compliance

10770 W Oakland Park Boulevard, Sunrise, Florida 33351

Phone: (954) 572-2344



## SPECIAL MAGISTRATE HEARING AGENDA

October 16, 2023

1:00 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.  
**Continued from 8-21-23**
  
2. **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.
  
3. **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.
  
4. **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.
  
5. **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.

6. **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.
7. **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.
8. **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.
9. **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.
10. **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.
11. **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.
12. **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.
13. **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.
14. **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.

- 15. Case 1050-2022**    **NORTH BROWARD HOSPITAL DISTRICT – 9001 West Oakland Park Boulevard**  
**Section 17-12(6) – Exterior standards – Code Officer Maira Tarrau**  
The vacant property has the exterior surfaces of the building which are not being maintained in a good state of repair due to the following violations:
- The exterior walls are covered with mildew in some areas.
  - The front of the property is painted with two different paint colors.
  - The skylight of the main entrance of the building is dirty and needs to be cleaned.
- Continued from 7-15-23**
- 16. Case 0450-2023**    **NUSSENBLATT, BRYAN B & DAVINA L – 1284 NW 134 Avenue**  
**Section 18-1(b) – Compulsory sidewalk construction and repair**  
**Code Officer Maira Tarrau**  
The residential property has the adjacent sidewalk in a state of disrepair with multiple trip hazards.  
**Continued from 8-21-23**
- 17. 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.  
**Continued from 9-18-23**
- 18. 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 the wall surrounding the property which needs to be repaired and painted along with the garbage enclosure.
- 19. Case 0829-2023**    **UNIVERSITY DRIVE REALTY LLC – 2692 North University Drive – Common Area**  
**Section 17-12 (9) – Exterior standards – Code Officer Lydia Walker**  
The commercial property has the parking lot which is worn, faded and needs to be restriped and sealed.
- 20. 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.
- 21. 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.
- 22. 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.

23. **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.
24. **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.
25. **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.
26. **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.
27. **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.
28. **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.
29. **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.
30. **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.
31. **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.

32. 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.
33. 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.
34. 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.
35. 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.
36. 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.
37. 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.
38. 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.
39. 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.
40. 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.
41. 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.
42. 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.

43. 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.
44. 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.
45. 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.
46. 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.
47. 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.

#### FORMAL HEARINGS – CODE COMPLIANCE DIVISION

48. Case 0493-2023 **SOFIBIZ ENT LLC – 11470 NW 42 Street**  
**Section 14-47(4) – Parking restricted – Code Officer Amanda Allen**  
The residential property has a recreational vehicle parked in a non-designated parking location.
49. Case 0663-2023 **JEANBAPTISTE, SHEILLA TOUSSAINT – 9330 NW 33 Place**  
**Section 16-172(o)(1) – Tree preservation – Code Officer Carole Himmel**  
The residential property removed a tree from the property without first obtaining a tree removal permit from the City.
50. Case 0664-2023 **FERNANDEZ, ROLANDO & RODRIGUEZ, HANY ROBEN – 8361 NW 21 Street**  
**Section 16-172(o)(1) – Tree preservation – Code Officer Carole Himmel**  
The residential property removed a tree from the property without first obtaining a tree removal permit from the City.
51. Case 0710-2023 **EXCEL ENTERPRISE, L.L.C. – 9980 West Oakland Park Boulevard**  
**Section 18-1(b) – Compulsory sidewalk construction and repair**  
**Code Officer Maira Tarrau**  
The commercial property “Dollar General” has the adjacent public sidewalk in a state of disrepair. The sidewalk is dirty and needs to be pressure cleaned. Additionally, there are damaged areas of the interior sidewalk along the back road and the property entrance that need to be repaired.

- 52. Case 0955-2023 EXCEL ENTERPRISE, L.L.C. – 9980 West Oakland Park Boulevard**  
**Section 17-12(9) – Exterior standards – Code Officer Maira Tarrau**  
The commercial property “Dollar General” has the overall vehicular parking & pedestrian areas which are not being maintained in a good state of repair. Parts of the vehicular areas are covered with oil spots, and blemishes along with worn and damaged pavement. The vehicular stripping and signage within the parking area is worn and faded. Some of the traffic control signs are leaning and not firmly anchored to the ground and/or have graffiti. Additionally, all parking wheel stops need to be pressure cleaned.
- 53. Case 0956-2023 EXCEL ENTERPRISE, L.L.C. – 9980 West Oakland Park Boulevard**  
**Section 16-125 – Open storage – Code Officer Maira Tarrau**  
The commercial property “Dollar General” has illegal outdoor storage of over twenty racks in the loading zone in the back of the building, some of them are being used to collect recyclable materials.
- 54. Case 0959-2023 EXCEL ENTERPRISE, L.L.C. – 9980 West Oakland Park Boulevard**  
**Section 17-12(7) – Exterior standards – Code Officer Maira Tarrau**  
The commercial property “Dollar General” has the roof which is not being maintained in a good state of repair. The tiles all over the roof are covered by mildew and some tiles are broken.
- 55. Case 0960-2023 EXCEL ENTERPRISE, L.L.C. – 9980 West Oakland Park Boulevard**  
**Section 16-254(d)(1) – Supplemental regulations – Code Officer Maira Tarrau**  
The commercial property “Dollar General” has the monument sign in front not being maintained in a good state of repair. The sign is covered by rust and mildew and there is garbage around the sign. Additionally, the banner attached to the monument has not been approved by the City of Sunrise Planning Division.
- 56. 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.  
Continued from 8-21-23
- 57. 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.  
Continued from 8-21-23
- 58. 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.  
Continued from 8-21-23
- 59. 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.  
Continued from 8-21-23

60. 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.  
**Continued from 8-21-23**
61. 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.  
**Continued from 8-21-23**
62. 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.  
**Continued from 8-21-2**
63. Case 0972-2023 **FKH SFR C1, L.P. – 2007 NW 60 Avenue**  
**Section 9-31 – Proper maintenance required – Code Officer Carole Himmel**  
The residential property has overgrown grass and weeds.
64. Case 0973-2023 **FKH SFR C1, L.P. – 2007 NW 60 Avenue**  
**Section 9-31(a)(1) – Proper maintenance required – Code Officer Carole Himmel**  
The residential property has garbage and debris on the property.
65. Case 1018-2023 **MISSY PROPERTIES, INC. – 2499 North University Drive**  
**Section 16-150(4) – Lighting requirements – Code Officer Lydia Walker**  
The commercial property “Dunkin Donuts” has no parking area lighting from dusk to dawn.
66. Case 1020-2023 **JONG-SUH LLC – 2696 North University Drive**  
**Section 16-150(4) – Lighting requirements – Code Officer Lydia Walker**  
The commercial property “Pet Supermarket” has no parking area lighting from dusk to dawn.
67. Case 1023-2023 **CATHYANN PROPERTIES LLC – 2651 North University Drive**  
**Section 16-150(4) – Lighting requirements – Code Officer Lydia Walker**  
The commercial property “Nemo’s Car Wash” has deficiencies in the parking lot lighting.
68. Case 1034-2023 **DAVIS, CHRISTINA & DAVIS, MICHAEL – 5800 NW 14 Street**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Carole Himmel**  
“Loyalty 1<sup>st</sup> Logistics, LLC” is operating a business without first obtaining a local business tax receipt.
69. Case 1035-2023 **DAVIS, CHRISTINA & DAVIS, MICHAEL – 5800 NW 14 Street**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Carole Himmel**  
“American Freight Network LLC” is operating a business without first obtaining a local business tax receipt.



- 70. Case 1067-2023 FKH SFR PROPCO A, L.P. – 11960 NW 29 Street**  
**Section 16-164(a) – Maintenance – Code Officer Terrell McCombs**  
The residential property has a number of general landscape maintenance items that include trees that need to be trimmed and overgrown grass.
- 71. Case 1072-2023 GONZALEZ, DARIN L – 7780 NW 20 Court**  
**Section 14-31 – Trucks in residential zones – Code Officer Carole Himmel**  
The residential property has a box truck parked on the property.
- 72. Case 1073-2023 GONZALEZ, DARIN L – 7780 NW 20 Court**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Carole Himmel**  
“47Money Moves LLC” is operating a business without first obtaining a local business tax receipt.
- 73. Case 1139-2023 SHOSHAN, VIKTOR – 3330 NW 97 Way**  
**Section 9-1 – Prohibited generally – Code Officer Arshaad Mohamed**  
The residential property has received a complaint of excessive noise originating from the backyard, causing a disturbance to the adjacent residential area.
- 74. Case 1218-2023 BETTY ALDRIDGE COLE REVOCABLE TRUST & ROBERT ALDRIDGE COLE LIVING TRUST – 1751 NW 136 Avenue**  
**Section 9-1 – Prohibited generally – Code Officer Maira Tarrau**  
The commercial property has the chain link fence surrounding the lake in a state of disrepair. The mesh fence is not attached to the top rail in several areas creating a gap.
- 75. Case 1237-2023 GOMEZ, MARIE – 6440 NW 24 Street**  
**Section 16-125 – Open storage, garbage and refuse – Code Officer Amanda Allen**  
The residential property has multiple items and equipment being stored in plain view including but not limited to: tires, automotive parts, appliances, carts, buckets, tools, bins, household maintenance equipment, doors, blinds, tarps, and household items.
- 76. Case 1238-2023 GOMEZ, MARIE – 6440 NW 24 Street**  
**Section 16-165(h) – Plant material – Code Officer Amanda Allen**  
The residential property has missing sod in sections of the swale.
- 77. Case 1245-2023 REGENCY CENTERS, L.P. – 10075-10155 West Oakland Park Boulevard**  
**Section 16-191(d)(7)(9) – Fences and hedges in residential districts**  
**Code Officer Maira Tarrau**  
The commercial property has the chain link fence located on the west side of the property in a state of disrepair. The posts are not firmly affixed to the ground as required by the code. Additionally, the top and bottom rails are bent making the fence frame insecure and unsightly.
- 78. Case 1291-2023 HARRIOTT, IKEISHA – 5990 NW 16 Court**  
**Section 9-51 Junked or inoperative vehicles – Code Officer Amanda Allen**  
The residential property has a vehicle without a license plate and/or tag, and a vehicle with an expired license plate and/or tag.
- 79. Case 1292-2023 HARRIOTT, IKEISHA – 5990 NW 16 Court**  
**Section 16-125 – Open storage, garbage and refuse – Code Officer Amanda Allen**  
The residential property has multiple items and equipment being stored in plain view.

**80. Case 1303-2023 ANDRE, ISAAC & BEAUCHAMP, THELMA – 7040 NW 24 Court**  
**Section 9-51 – Junked or inoperative vehicles – Code Officer Amanda Allen**  
The residential property has an inoperable vehicle stored in plain view with an expired license plates/tag.

**REPEAT VIOLATIONS – CODE COMPLIANCE DIVISION**

No Cases Scheduled

**IMPOSITIONS OF FINE – BUILDING DIVISION**

- 81. 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 8-21-23**
- 82. 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 9-18-23**
- 83. 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 9-18-23
- 84. 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 9-18-23**

- 85. 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 9-18-23**
- 86. 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 9-18-23**
- 87. 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 9-18-23**
- 88. 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 9-18-23**
- 89. 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 9-18-23**

- 90. 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 9-18-23
- 91. 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 9-18-23+
- 92. 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.
- 93. 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.
- 94. 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.
- 95. 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.  
Continued from 9-18-23
- 96. 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.

## FORMAL HEARING – BUILDING DIVISION

- 97. 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**
- 98. Case 0499-2023 KERALA HINDUS OF SOUTH FLORIDA – 6501 Sunset Strip #15-W**  
**Section 105.1 – Permits Required – Plumbing Inspector John Giunta**  
The commercial property was found to have an exterior wall sign was installed; without first obtaining the necessary permits from the Building Official.
- 99. 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.  
**Continued from 9-18-23**
- 100. 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.
- 101. Case 1129-2023 CASTILLO, DAVID R – 3142 NW 113 Avenue**  
**Section 105.1 – Permits Required – Structural Inspector Jose Sadin**  
The residential property was found to have a pergola was built in the backyard on the property, without first obtaining the necessary permits from the Building Official.
- 102. 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.  
**Continued from 9-18-23**
- 103. 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.  
**Continued from 9-18-23**
- 104. Case 1197-2023 CONSUEGRA, DORIS E & JUAN D – 2455 N Nob Hill Road, Unit # 202**  
**Section 105.1 – Permits Required – Plumbing Inspector John Giunta**  
The multi-family residential property was found to have a water heater installed, without first obtaining the necessary permits from the Building Official.
- 105. Case 1201-2023 ZE MANAGEMENT, LLC – 11001 NW 20 Court**  
**Section 105.1 – Permits Required – Structural Inspector Jose Sadin**  
The residential property was found to have the garage converted into a bedroom, without first obtaining the necessary permits from the Building Official.

- 106. Case 1206-2023 72<sup>ND</sup> ST HOLDINGS LLC – 2668 N University Drive**  
**Section 105.1 – Permits Required – Electrical Inspector Eusebio Luft**  
 The electrical panel was replaced on the property located at 2668 N University Drive without first obtaining the necessary permits from the Building Official.
- 107. 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.  
 Continued from 9-18-23

**REDUCTIONS OF FINE – CODE COMPLIANCE DIVISION**

- 108. Case 18-2041 ROOPCHAND, HEMRAJ & ROOPCHAND, SOOKRANIE – 6030 NW 19 Street**  
**Section 9-31(a)(4) – Proper maintenance required – Code Officer Carole Himmel**  
 The residential property has an asphalt driveway which is in disrepair.
- 109. Case 0987-2023 ROOPCHAND, HEMRAJ & SOOKRANIE & JACOB, MARVIN MIGUEL**  
**6030 NW 19 Street**  
**Section 4-30 – Vicious dogs – 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 in violation of Section 4-30 (a) and (b) of the Code of the City of Sunrise.
- 110. Case 1024-2021 HILL, BEVERLY J & HILL, ROBERT C – 3370 NW 97 Avenue**  
**Section 16-191(d)(7)(9) – Fences and hedges in residential districts**  
**Code Officer Arshaad Mohamed**  
 The residential property has a fence in disrepair.

**REDUCTIONS OF FINE – BUILDING DIVISION**

- 111. 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.

**OLD BUSINESS – CODE COMPLIANCE DIVISION**

- 112. Case 2018-0749 ROC N ZAIN LLC – 8300 West Oakland Park Boulevard**  
**Section 16-167 – City initiated tree removal on private property**  
**Code Officer Terrell McCombs**  
 The commercial property “Oakland Village Square” has one dead tree existing along the west perimeter next to the service drive area.  
 Request for additional time



**113. Case 2018-0753 ROC N ZAIN LLC – 8340-8354 West Oakland Park Boulevard  
Section 16-167 – City initiated tree removal on private property  
Code Officer Terrell McCombs**

The commercial property “Oakland Village Square” has two mature ficus trees which had fallen on the neighboring residential property in 2017. Both tree tops were cut back to the property line in which the overturned stumps and sprinkler pipes were later removed without first obtaining City permits.

**Request for additional time**

**114. Case 2018-0755 ROC N ZAIN LLC – 8340 West Oakland Park Boulevard  
Section 16-164(a) – Maintenance – Code Officer Terrell McCombs**

The commercial property “Oakland Village Square” has several broken sprinkler pipes inside overturned tree stumps in 2017. This indicated deficiencies in the overall automatic irrigation system not providing 100% coverage with 50% overlap.

**Request for additional time**

**ADJOURNMENT**

If a person decides to appeal any decision made by the above-board agency or commission with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and that, for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which the appeal is to be based. F.S.S. 286.01105.

Policy of non-discrimination with regard to race, color, religion, national origin, sex, age, or physical or mental disabilities; equal opportunity employer.

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