

Community Enhancement and Code Compliance

10770 W Oakland Park Boulevard, Sunrise, Florida 33351

Phone: (954) 572-2344



SPECIAL MAGISTRATE HEARING AGENDA

November 13, 2023

1:00 PM

CALL TO ORDER

IMPOSITION OF FINES – CODE COMPLIANCE DIVISION

- 1. 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.
Continued from 9-18-23
- 2. 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.
Continued from 9-18-23
- 3. 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.
Continued from 9-18-23
- 4. 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.
Continued from 9-18-23
- 5. Case 1117-2022** **SUNSHINE REAL ESTATE HOLDINGS, LLLP – 4399 North Pine Island Road**
Section 17-12(9) – Exterior standards – Code Officer Maira Tarrau
The commercial property “*Texaco Gas Station*”, has the overall vehicular striping and signage within the parking area, worn and faded.
Continued from 9-18-23

6. **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.
7. **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 9-18-23
8. **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.
Continued from 9-18-23
9. **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.
Continued from 9-18-23
10. **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.
Continued from 9-18-23
11. **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.
Continued from 9-18-23

- 12. 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.
- 13. 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.
- 14. 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.
- 15. 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.
- 16. 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.
- 17. 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.
- 18. 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.
- 19. 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.

- 20. 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.
- 21. 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.
- 22. 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.

FORMAL HEARINGS – CODE COMPLIANCE DIVISION

- 23. Case 17-4892** **DEDE, EDDY – 9190 NW 26 Street**
Section 16-172(o)(1) – Tree preservation – Code Officer Terrell McCombs
The residential property has no trees or shrubs on the property. After the fact tree removal permit was obtained, however expired prior to finalizing. In 2020 the home was sold and a new permit was issued ENG-002439-2021, which has now also expired without it being finalized.
- 24. Case 0886-2019** **KESSLER, MARTIN R & KESSLER, SHARON – 9330 NW 31 Place**
Section 16-172(o)(1) – Tree preservation – Code Officer Terrell McCombs
The residential property has tree removal permit application ENG-004416-2020 which was submitted on January 29, 2020 and has never been finalized.
- 25. Case 0531-2021** **GOMEZ, MARIELINE – 9211 NW 31 Place**
Section 16-172(o)(1) – Tree preservation – Code Officer Terrell McCombs
The residential property had two trees removed and allowed tree removal permit ENG-003820-2021 to expire without first being finalized.
- 26. Case 0475-2022** **CAVALIER FLORIDA LP – 13651 NW 2 Street**
Section 16-172(o)(1) – Tree preservation – Code Officer Terrell McCombs
The commercial property “La Quinta Inn & Suites” had four mature Washingtonia palm trees which were cut to stumps on December 16, 2021 without first obtaining the property tree removal permits.
- 27. Case 0476-2022** **CAVALIER FLORIDA LP – 13651 NW 2 Street**
Section 16-164(a) – Maintenance – Code Officer Terrell McCombs
The commercial property “La Quinta Inn & Suites” has a number of general landscape maintenance deficiencies on this site, which include standing dead trees, trees and plants that are in decline and may die from lack of proper fertilization and trees need to be correctively trimmed. Additionally, the automatic irrigation system needs to provide 100% coverage with 50% overlap, for the declining or missing Saint Augustine sod which needs to be re-sodded from the poor landscape maintenance.

- 28. Case 0931-2023 HARVEST INTERNATIONAL INVESTMENTS LLC**
13001-13191 West Sunrise Boulevard
Section 16-31(g) – Site plan conformity required – Code Officer Maira Tarrau
The commercial property has a portable storage unit “POD”, in the parking area behind the building for over a week.
- 29. 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.
Continued from 10-16-23
- 30. Case 1130-2023 MG SUNRISE, LLC – 9990 West Oakland Park Boulevard**
Section 17-12(9) – Exterior standards – Code Officer Maira Tarrau
The commercial property has the overall vehicular parking area which is 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.
- 31. Case 1131-2023 MG SUNRISE, LLC – 9990 West Oakland Park Boulevard**
Section 9-2 – Conditions declared public nuisances – Code Officer Maira Tarrau
The commercial property has several general maintenance issues including:
- The interior sidewalk and adjacent public sidewalk are covered by rust and mildew.
 - The roof is covered by mildew and needs to be pressure washed.
 - The green electrical box on the east side of the property next to the garbage enclosure has graffiti and need to be painted.
- 32. Case 1132-2023 MG SUNRISE, LLC – 9990 West Oakland Park Boulevard**
Section 17-12(6) – Exterior standards – Code Officer Maira Tarrau
The commercial property has the exterior of the building which is not being kept in a good state of maintenance including:
- The exterior wall in the back is painted with two different colors.
 - The garbage enclosure is covered with mildew and the gate is painted with a different color than the rest of the structure.
- 33. Case 1169-2023 SUNRISE SHOPPES, L.C. – 2716 North University Drive**
Section 7-50 – Penalty – Code Officer Lydia Walker
The commercial property “Scarborough Animal Hospital” has failed to renew the local Business Tax Receipt.
- 34. Case 1253-2023 PUHALRAJAN, SHANTHANA DANISUS & SUPPIAH – 815 NW 130 Terrace**
Section 16-163(b) – Sidewalk Abatement – Code Officer Maira Tarrau
The residential property located at 815 NW 130 Terrace has an adjacent public sidewalk that is in state of disrepair in violation of the Code of the City of Sunrise. The damaged sections of the sidewalk, 22 linear feet have been marked with orange paint to be removed and replaced, one misaligned area, five unsealed joints and two spalled areas under the minimum repair program standards of the City of Sunrise.
- 35. Case 1272-2023 NENGDA XIANG, LLC – 16098 W State Road 84**
Section 16-125(b) – Dumpster Enclosure – Code Officer Lydia Walker
An inspection of the commercial property revealed the dumpster enclosure is in disrepair and there is discarded furniture next to the enclosure. This is a violation of the Code of the City of Sunrise.

- 36. Case 1286-2023 WEST SUNRISE PROPERTIES LLC – 6125 W Sunrise Boulevard**
Section 7-27 – Business Tax Receipt – Code Officer Carole Himmel
 West Sunrise Properties LLC is operating a business without first obtaining a local business tax receipt as a Commercial Lessor in violation of the Code of the City of Sunrise.
- 37. Case 1308-2023 BIEN-AIME, SHIRLEY – 3423 NW 104 Avenue**
Section 16-172(0) (1) (2) – Lands/Tree Removal – Code Officer Terrell McCombs
 A review of the residential property (inside Welleby) revealed to have two tree removal permits, (in which have expired and need to be finalized). The time lines have been continued for the homeowner, to help resolve the open permit issues. Both expired permits are not permitted under the City of Sunrise code.
- 38. Case 1362-2023 KING, RICHARD & YVONNE – 2100 NW 63 Avenue**
Section 16-165(h) – Landscape Sod – Code Officer Amanda Allen
 The residential property located at 2100 NW 63 Avenue has missing sod on sections of swale which is a violation of the code of the City of Sunrise.
- 39. Case 1405-2023 HICKMAN, MORGAN & ROBERT II – 6480 NW 29 Street**
Section 14-31 – Trucks in Residential – Code Officer Carole Himmel
 The residential property was found to have a semi parked in the driveway; which is in violation of the Code of the City of Sunrise.
- 40. Case 1406-2023 HICKMAN, MORGAN & ROBERT II – 6480 NW 29 Street**
Section 7-27 – Business Tax Receipt – Code Officer Carole Himmel
 Black Bull Transportation, LLC, was found to be operating a business without first obtaining a local business tax receipt; which is a violation of the Code of the City of Sunrise.
- 41. Case 1415-2023 SASTRE REAL ESTATE LLC – 2420 NW 64 Terrace**
Section 14-16 (d) Illegal Parking – Code Officer Amanda Allen
 The residential property was found to have vehicle(s) parked in non-designated parking locations; which is a violation of the Code of the City of Sunrise.
- 42. Case 1438-2023 GUILLERMO, OLGA & WILLIAM – 7000 NW 61 Street**
Section 14-47 - Parking Recreational Vehicle – Code Officer Amanda Allen
 The residential property revealed to have multiple recreational vehicles stored on the lot (a recreational vehicle over thirty (30) feet in length, and a recreational vehicle not properly parked; which is in violation of the Code of the City of Sunrise.
- 43. Case 1551-2023 SUNRISE NURSING HOME PROPERTYS COMPANY LLC – 4800 N Nob Hill Road**
Section 16-173(b) – Tree Abuse – Code Officer Terrell McCombs
 The commercial property revealed that all the canopy trees were over lifted and or lion tailed which will cause the canopy trees to be top heavy and increase the chances of tree branch breakage which has disfigures the natural form of the trees. Additionally, all palm trees were over pruned to a level that more than constitutes tree abuse under the ANSI A-300 American National Standard, Broward County, and the City of Sunrise Codes.
- 44. Case 1552-2023 SUNRISE NURSING HOME PROPERTYS COMPANY LLC – 4800 N Nob Hill Road**
Section 16-164 – Maintenance – Code Officer Terrell McCombs
 The commercial property has deficiencies from the City Approved Landscape Site Plans dated October 10, 2011. There is a total of 31 canopy trees, 2 palm trees and hedges that are either missing, dead or not Florida #1 on this site which is not permitted under the Codes of the City of Sunrise and needs to be restored with City Landscape permits.

REPEAT VIOLATIONS – CODE COMPLIANCE DIVISION

No Cases Scheduled

IMPOSITIONS OF FINE – BUILDING DIVISION

45. Case 0864-2022 **LAHENS, VANESSA – 11301 NW 29 Street**
Section 105.1 – Permits Required – Electrical Inspector William Sansone
The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits.
Continued from 8-21-23
46. Case 0866-2022 **CUEVAS, LUIS & NELIDA – 4051 NW 93 Way**
Section 105.1 – Permits Required – Electrical Inspector William Sansone
The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits.
Continued from 8-21-23
47. Case 0870-2022 **QUINTYNE, ANTHONY C - 2080 NW 108 Terrace**
Section 105.1 – Permits Required – Electrical Inspector William Sansone
The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits.
Continued from 8-21-23
48. Case 0871-2022 **FLORES, ARMANDO RAFAEL & CARMEN E – 8393 NW 26 Place**
Section 105.1 – Permits Required – Electrical Inspector William Sansone
The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits.
Continued from 8-21-23
49. Case 0874-2022 **CESPEDES RODRIGUEZ, HILDA & LOPEZ, ANTHONY K – 11641 NW 30 Place**
Section 105.1 – Permits Required – Electrical Inspector William Sansone
The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits.
Continued from 8-21-23
50. Case 0875-2022 **PEREZ, JORGE L & EVELYN – 312 S Ketch Drive**
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.
Continued from 8-21-23
51. Case 0876-2022 **TIECHE, DAVID – 4551 NW 95 Avenue**
Section 105.1 – Permits Required – Electrical Inspector Williams Sansone
The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits.
Continued from 8-21-23

52. Case 0880-2022 **JACKSON, BETTY J & JAMES R – 2400 NW 94 Way**
Section 105.1 – Permits Required – Electrical Inspector William Sansone
The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits.
Continued from 8-21-23
53. Case 0881-2022 **JOHNSON, TREVOR ANTHONY SR – 7599 Sunset Strip**
Section 105.1 – Permits Required – Electrical Inspector William Sansone
The residential property was found to have a solar photovoltaic system installed, without first obtaining the necessary permits.
Continued from 8-21-23
54. Case 0326-2023 **PINEDE, ELIZABETH – 8000 Sunrise Lakes Drive, Unit # 112**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
The residential property was found to have interior demolition work done (drywall, insulation, plumbing fixtures) without first obtaining the necessary permits.
Continued from 10-16-23
55. Case 0499-2023 **KERALA HINDUS OF SOUTH FLORIDA INC – 6501 Sunset Strip**
Section 105.1 – Permits Required – Electrical Inspector William Sansone
The commercial property was found to have an exterior wall sign installed on the property; without first obtaining the necessary permits.
56. 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.
Continued from 9-18-23
57. Case 0949-2023 **C Q INVEST CORP – 2500 N University Drive, Unit #6**
Section 116.1 – Unsafe Structures – Structural Inspector Jose Sadin
The commercial 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 must be obtained.
58. 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.
Continued from 9-18-23
59. 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 in the backyard covered terrace; without first obtaining the necessary permits.
60. Case 1016-2023 **EMBRACE ADULT FAMILY CARE HOME INC – 2670 NW 62 Terrace**
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.
Continued from 9-18-23

- 61. Case 1048-2023 JOSEPH, JUDELINE – 2430 NW 68 Avenue**
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.
 Continued from 9-18-23
- 62. 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.
- 63. 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 residential property was found to have a water heater installed; without first obtaining the necessary permits.
- 64. 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.
- 65. Case 1206-2023 72ND ST HOLDINGS LLC – 2668 N University Drive**
Section 105.1– Permits Required – Electrical Inspector Eusebio Luft
 The property was found to have the electrical panel replaced; without first obtaining the necessary permits.
- 66. Case 1207-2023 SPRING CREEK CONDOMINIUM ASSOCIATION INC – 3801 NW 84 Avenue, Unit #1C**
Section 105.1– Permits Required – Structural Inspector Jose Sadin
 The residential multi-family property, was found to have severe roof leaks; creating a hazardous condition. The damage must be repaired and all of the necessary permits must be obtained.

FORMAL HEARING – BUILDING DIVISION

- 67. Case 2018-2366 SUNRISE NURSING HOME PROPERTY COMPANY LLC – 4800 North Nob Hill Road**
Section 6-100 – EPS – Emergency Power Systems - Fire Captain Susie Malken
 The Nursing Home Facility known as “Sunrise Nursing Home Property Company LLC” has not installed and obtained the required permanent and fully operational emergency power source and an on-site supply of fuel needed to maintain the emergency power source for a minimum of (5) days during a power outage.
 Continued from 4-10-23
- 68. Case 0294-2022 SUNRISE MILLS (MLP) LTD PARTNERSHIP – 12801 W Sunrise Boulevard**
Section 105.1 – Permits Required – Structural Inspector Jose Sadin
 Permit #2017-5001 expired on the property located at 12801 W Sunrise Blvd., Unit #Anchor C, without having all mandatory inspections approved.
 Continued from 10-16-23
- 69. 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.
 Continued from 9-18-23

- 70. 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.
Continued from 9-18-23
- 71. Case 0475-2023** **HERA WESTON LLC – 55 Weston Road**
Section 105.1– Permits Required – Mechanical Plans Examiner Paul Anderson
The commercial property was found to have an A/C unit installed; without first obtaining the necessary permits.
- 72. Case 0654-2023** **FERRADAS DE AIELLO, ESTRELLA M – 3001 E Sunrise Lakes Drive, Unit # 307**
Section 105.1– Permits Required – Mechanical Inspector George Paraskis
The residential multi-family property was found to have an A/C unit installed; without first obtaining the necessary permits.
- 73. Case 0864-2023** **SUNRISE SPRINGS CONDOMINIUM ASSOCIATION, INC.**
3730 N Pine Island Road – Building 4
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin
The property located at 3730 N Pine Island Road – 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 April 7, 2023. Required repairs should have been completed by October 6, 2023.
- 74. Case 0963-2023** **ROVIRA, CATHERINE – 8881 Sunrise Lakes Boulevard, Unit #110**
Section 105.1– Permits Required – Structural Inspector Jose Sadin
The residential multi-family property was found to have a balcony enclosed; without first obtaining the necessary permits.
- 75. Case 1128-2023** **SERRANO, WANDA – 8272 NW 36 Street**
Section 105.1– Permits Required – Structural Inspector Jose Sadin
The residential property was found to have interior alteration work done (gutting the interior of the property); without first obtaining the necessary permits.
- 76. Case 1179-2023** **MORALES, ALEX G – 7281 Sunset Strip**
Section 105.1– Permits Required – Structural Inspector Jose Sadin
The residential property was found to have a roof installed; without first obtaining the necessary permits.
- 77. Case 1180-2023** **MILLER, SARA – 9781 NW 24 Place**
Section 105.1– Permits Required – Structural Inspector Jose Sadin
The residential property was found to have a slab-on-grade was poured on the property; without first obtaining the necessary permits.
Continued from 10-16-23
- 78. Case 1194-2023** **BIERSBACH, MARILYN – 2455 N Nob Hill Road, Unit # 102**
Section 116.1– Unsafe Structures – Electrical Inspector Eusebio Luft
The electrical panel and devices were damaged from water intrusion on the property, creating a hazardous condition. The damage must be repaired and all of the necessary permits must be obtained.

- 79. Case 1285-2023 ISLES AT LAGO MAR CONDO ASSN INC – 673 Vista Isles Drive**
Section 105.1– Permits Required – Electrical Inspector Eusebio Luft
 The residential multi-family property was found to have cameras installed, (by the main entrance of the community); without first obtaining the necessary permits.
- 80. Case 1304-2023 MADDEN, MARCIA AND LETTS, SEFTON – 9124 NW 35 Place**
Section 116.1– Unsafe Structures – Structural Inspector Jose Sadin
 The residential property was found to have deteriorated wood members on the front porch, creating a hazardous condition. The damage must be repaired and all of the necessary permits must be obtained.

REDUCTIONS OF FINE – CODE COMPLIANCE DIVISION

- 81. Case 08-3519 SOUTH FLORIDA FULL GOSPEL ASSEMBLY, INC. – 6146 NW 11 Street #20-3**
Section 7-27 – Persons required to obtain local business tax receipt
Code Officer Maira Tarrau
 The commercial property is operating a business without first obtaining a local business tax receipt.

REDUCTIONS OF FINE – BUILDING DIVISION

- 82. Case 2010-0068 SOUTH FLORIDA FULL GOSPEL ASSEMBLY, INC. – 6144 NW 11 Street #18-3**
Section 105.1– Permits Required – Structural Inspector Jose Sadin
 The commercial property had interior alterations performed without first obtaining the necessary permits.
- 83. Case 0935-2022 SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 2 – 2764 NW 104 Avenue, Building 180**
Section 116.1– Unsafe Structures – Structural Inspector Jose Sadin
 The multi-family residential property was found to have spalling concrete on the 2nd floor slab near unit 204, creating an unsafe condition. The damage must be repaired and all of the necessary permits must be obtained.

STATUS HEARINGS – CODE COMPLIANCE DIVISION

No Cases Scheduled

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.