

# Community Enhancement and Code Compliance

10770 W Oakland Park Boulevard, Sunrise, Florida 33351

Phone: (954) 572-2344



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## SPECIAL MAGISTRATE HEARING AGENDA

August 28, 2024

1:00 PM

### CALL TO ORDER

### IMPOSITION OF FINES – CODE COMPLIANCE DIVISION

- 1. 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 4-15-24**
  
- 2. Case 1137-2023**     **WEST SUNRISE PROPERTIES LLC – 6145 West Sunrise Boulevard**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Office Carole Himmel**  
The commercial property is operating a coin laundry business without first obtaining a local business tax receipt.  
**Continued from 6-17-24**
  
- 3. Case 0934-2024**     **COMMERCE 1075, LLC – 1075 Sunset Strip 215-216**  
**Section 7-50 – Penalty – Code Officer Carole Himmel**  
The local business tax receipt for “Music Media Lounge Ent., LLC” has not been renewed for 2023 and 2024.
  
- 4. Case 0935-2024**     **COMMERCE 1075, LLC – 1075 Sunset Strip 206**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Carole Himmel**  
“Elements the Brand Inc” is operating a business without first obtaining a local business tax receipt.
  
- 5. Case 0937-2024**     **SUNRISE 1089 LLC – 1083 Sunset Strip 2-1**  
**Section 7-50 – Penalty – Code Officer Carole Himmel**  
The local business tax receipt for “All About Florida Insurance, Inc” has not been renewed for 2024 for the professional business tax. The business name has also changed to “All about Us Insurance, Inc” which needs to be updated with the Business Tax Office.
  
- 6. Case 0938-2024**     **SUNRISE 1089 LLC – 1083 Sunset Strip 2-1**  
**Section 7-50 – Penalty – Code Officer Carole Himmel**  
The local business tax receipt for “All About Florida Insurance, Inc” has not been renewed for 2024 for the office business tax. The business name has also changed to “All about Us Insurance, Inc” which needs to be updated with the Business Tax Office.

7. **Case 0943-2024**     **VERGARA, FERNANDO VELEZ – 6126 NW 11 Street 11-2**  
**Section 7-50 – Penalty – Code Officer Carole Himmel**  
The local business tax receipt for “Unident Dental Lab, Inc.” has not been renewed for 2019, 2020, 2021, 2022, 2023 and 2024.
8. **Case 0947-2024**     **ALEXANDER, JOSEPH – 6136 NW 11 Street 16-2**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Carole Himmel**  
“Joseph Alexander” is operating a business without first obtaining a local business tax receipt for the Commercial Lessor.
9. **Case 0961-2024**     **COMMERCE CENTER ASSOCIATION, INC – 1075-1091 Sunset Strip**  
**Section 9-31(a)(1) – Proper maintenance required – Code Officer Carole Himmel**  
The commercial property has garbage and debris on the property.
10. **Case 0963-2024**     **COMMERCE CENTER ASSOCIATION, INC – 1075-1091 Sunset Strip**  
**Section 17-12(6) – Exterior standards – Code Officer Carole Himmel**  
The commercial property has exterior wall surfaces that are in a state of deterioration and not being properly maintained and protected from the elements by paint.
11. **Case 0964-2024**     **COMMERCE CENTER ASSOCIATION, INC – 1075-1091 Sunset Strip**  
**Section 17-12(9) – Exterior standards – Code Officer Carole Himmel**  
The commercial property has the parking area in disrepair including but not limited to uneven settlement, damaged and/or eroded areas such as potholes, missing and/or broken curbing and wheel stops, faded striping, including but not limited to parking space, traffic lane and directional markings.
12. **Case 0968-2024**     **COMMERCE CENTER ASSOCIATION, INC – 1075-1091 Sunset Strip**  
**Section 16-191(d)(7)(9) – Fences and hedges in residential districts**  
**Code Officer Carole Himmel**  
The commercial property has a chain link fence in disrepair and unsightly that needs to be firmly anchored and affixed to the land.
13. **Case 0969-2024**     **COMMERCE CENTER ASSOCIATION, INC – 1075-1091 Sunset Strip**  
**Section 16-150(4) – Lighting requirements – Code Officer Carole Himmel**  
The commercial property has lighting in the parking lot area that is not operational from dusk to dawn.
14. **Case 0970-2024**     **COMMERCE CENTER ASSOCIATION, INC – 1075-1091 Sunset Strip**  
**Section 16-165(h) – Plant material – Code Officer Carole Himmel**  
The commercial property has sod missing in the swale area.
15. **Case 0971-2024**     **COMMERCE CENTER ASSOCIATION, INC – 6120-6180 NW 11 Street – Common Area**  
**Section 9-31(a)(1) – Proper maintenance required – Code Officer Carole Himmel**  
The commercial property has garbage and debris on the property.
16. **Case 0972-2024**     **COMMERCE CENTER ASSOCIATION, INC – 6120-6180 NW 11 Street – Common Area**  
**Section 16-248 – Prohibited signs – Code Officer Carole Himmel**  
The commercial property has prohibited signs on the property including but not limited to snipe signs, sandwich signs on the swale and banners on the building.

- 17. Case 0973-2024**      **COMMERCE CENTER ASSOCIATION, INC – 6120-6180 NW 11 Street – Common Area Section 17-12(6) – Exterior standards – Code Officer Carole Himmel**  
The commercial property has exterior wall surfaces that are in a state of deterioration and not being properly maintained and protected from the elements by paint.
- 18. Case 0974-2024**      **COMMERCE CENTER ASSOCIATION, INC – 6120-6180 NW 11 Street – Common Area Section 17-12(9) – Exterior standards – Code Officer Carole Himmel**  
The commercial property has the parking area in disrepair including but not limited to uneven settlement, damaged and/or eroded areas such as potholes, missing and/or broken curbing and wheel stops, faded striping, including but not limited to parking space, traffic lane and directional markings.
- 19. Case 0976-2024**      **COMMERCE CENTER ASSOCIATION, INC – 6120-6180 NW 11 Street – Common Area Section 9-51 – Junked or inoperative vehicles – Code Officer Carole Himmel**  
The commercial property has vehicles with missing and/or expired license plates, wrecked vehicles and vehicles with flat tires on the property.
- 20. Case 0978-2024**      **COMMERCE CENTER ASSOCIATION, INC – 6120-6180 NW 11 Street – Common Area Section 16-191(d)(7)(9) – Fences and hedges in residential districts  
Code Officer Carole Himmel**  
The commercial property has a chain link fence in disrepair and unsightly that needs to be firmly anchored and affixed to the land.
- 21. Case 0979-2024**      **COMMERCE CENTER ASSOCIATION, INC – 6120-6180 NW 11 Street – Common Area Section 16-150(4) – Lighting requirements – Code Officer Carole Himmel**  
The commercial property has lighting in the parking lot area that is not operational from dusk to dawn.
- 22. Case 1167-2024**      **SAGI 2014 LLC – 2291 NW 77 Avenue  
Section 9-51 – Junked or inoperative vehicles – Code Officer Amanda Allen**  
The residential property has a vehicle that displays an expired license plate and a vehicle with two (2) flat tires.
- 23. Case 1169-2024**      **SAGI 2014 LLC – 2291 NW 77 Avenue  
Section 16-125 – Open storage, garbage and refuse – Code Officer Amanda Allen**  
The residential property has materials, supplies and equipment being stored on open trailers and on the driveway.
- 24. Case 1188-2024**      **SAGI 2014 LLC – 2291 NW 77 Avenue  
Section 7-27 – Persons required to obtain local business tax receipt  
Code Officer Amanda Allen**  
The residential property is conducting a business “Onefix Construction L.L.C” from this location without first obtaining a business tax receipt from the City.
- 25. Case 1189-2024**      **SAGI 2014 LLC – 2291 NW 77 Avenue  
Section 7-27 – Persons required to obtain local business tax receipt  
Code Officer Amanda Allen**  
The residential property is conducting a business “Kings Restoration, LLC” from this location without first obtaining a business tax receipt from the City.
- 26. Case 1205-2024**      **SUNSHINE GASOLINE DISTRIBUTORS, INC. – 9970 West Oakland Park Boulevard  
Section 7-50 – Penalty – Code Officer Maira Tarrau**  
The local business tax receipt for the business known as “Sunrise Chevron” for the convenience store has expired.

- 27. Case 1206-2024**     **SUNSHINE GASOLINE DISTRIBUTORS, INC. – 9970 West Oakland Park Boulevard**  
**Section 7-50 – Penalty – Code Officer Maira Tarrau**  
The local business tax receipts for 2019-2020 and 2020-2021 for the gas station “Chevron #38” have expired.
- 28. Case 1208-2024**     **SUNSHINE GASOLINE DISTRIBUTORS, INC. – 9970 West Oakland Park Boulevard**  
**Section 17-12(7) – Exterior standards – Code Officer Maira Tarrau**  
The commercial property “Chevron Gas Station #38” has the tile roof which is covered by mildew.
- 29. Case 1209-2024**     **SUNSHINE GASOLINE DISTRIBUTORS, INC. – 9970 West Oakland Park Boulevard**  
**Section 17-12(6) – Exterior standards – Code Officer Maira Tarrau**  
The commercial property “Chevron Gas Station #38” has the exterior walls of the building as well on the perimeter concrete wall which are covered by mildew.
- 30. Case 1255-2024**     **SUNSHINE GASOLINE DISTRIBUTORS, INC. – 9970 West Oakland Park Boulevard**  
**Section 17-12(9) – Exterior standards – Code Officer Maira Tarrau**  
The commercial property “Chevron Gas Station #38” has the overall vehicular parking and pedestrian areas, including the adjacent road 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.
- 31. Case 1256-2024**     **SUNSHINE GASOLINE DISTRIBUTORS, INC. – 9970 West Oakland Park Boulevard**  
**Section 9-31(a)(4) – Proper maintenance required – Code Officer Maira Tarrau**  
The commercial property “Chevron Gas Station #38” has the adjacent walkways which are not being maintained in a good state of repair. The walkways are covered by mildew, blemishes and oil spots, especially in front and around the building.
- 32. Case 1257-2024**     **SUNSHINE GASOLINE DISTRIBUTORS, INC. – 9970 West Oakland Park Boulevard**  
**Section 9-1 – Prohibited generally – Code Officer Maira Tarrau**  
The commercial property “Chevron Gas Station #38” has the adjacent public sidewalk as well as the gas tanks enclosure in front of the building covered by mildew.
- 33. Case 1266-2024**     **BOBMAR, LLC – 7591 NW 23 Street**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Amanda Allen**  
The property is conducting a business “BTV Holdings LLC” from this location without first obtaining a business tax receipt from the City.
- 34. Case 1267-2024**     **BOBMAR, LLC – 7591 NW 23 Street**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Amanda Allen**  
The property is conducting a business “T&T Cooling Solutions LLC” from this location without first obtaining a business tax receipt from the City.
- 35. Case 1279-2024**     **NORTHWOOD AT SUNRISE LAKES HOMEOWNERS’ ASSOCIATION, INC.**  
**2640 North Nob Hill Road**  
**Section 16-150(4) – Lighting requirements – Code Officer Amanda Allen**  
The residential home owner’s association-maintained area has lighting fixtures that are not in operating condition.

- 36. Case 1508-2024 TANMAR LLC – 2020 NW 64 Avenue**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Amanda Allen**  
 The residential property is conducting a business “Tanmar LLC” from this location without first obtaining a business tax receipt from the City.
- 37. Case 1509-2024 TANMAR LLC – 2020 NW 64 Avenue**  
**Section 14-16(d) – Illegal parking – Code Officer Amanda Allen**  
 The residential property has vehicles parked in non-designated parking locations.
- 38. Case 2136-2024 MEME, ODIVIA – 2380 NW 64 Avenue**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Amanda Allen**  
 The property is conducting a business “RH&L Meme Multiservices LLC” from this location without first obtaining a business tax receipt from the City.

**FORMAL HEARINGS – CODE COMPLIANCE DIVISION**

- 39. Case 0571-2024 1393 N.W. 136 AVENUE, LLC – 1393 NW 136 Avenue**  
**Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs**  
 The commercial property “Lester’s Diner” has the overall vehicular striping within the parking and pedestrian area which is worn and faded. Additionally, the existing curbing, and sidewalks were removed in September 2023 and then re-poured without first obtaining the required permits. Also, the asphalt paving was completed in the parking lot also without first having a City asphalt paving permits.
- 40. Case 0853-2024 HILLS, CEDRIC & HILLS, TIFFANY – 11650 NW 39 Place**  
**Section 14-47 – Parking restricted – Code Officer Tyler Jones**  
 The residential property has a recreational vehicle parked in a non-designated parking location.
- 41. Case 0918-2024 BETTY ALDRIDGE COLE REVOCABLE TRUST & ROBERT ALDRIDGE COLE LIVING TRUST – 1751 NW 136 Avenue**  
**Section 16-150(4) – Lighting requirements – Code Officer Maira Tarrau**  
 The commercial property has the parking lot lighting which is not working as required by the City of Sunrise Code.
- 42. Case 0922-2024 PARAGON PROPERTY INVESTMENT AND CONSTRUCTION LLC**  
**6291 NW 12 Street**  
**Section 17-12(9) – Exterior standards – Code Officer Carole Himmel**  
 The residential property has a driveway in disrepair that is covered with grass.
- 43. Case 0930-2024 SUNRISE OPERATIONS, LLC – 11110 West Oakland Park Boulevard #270**  
**Section 7-50 – Penalty – Code Officer Tyler Jones**  
 The local business tax receipt for “The Lien, Tag & Title Team, Inc.” has not been renewed.
- 44. Case 1181-2024 SOREL, DANIEL & SOREL, ELIMIDE L – 6680 NW 30 Street**  
**Section 9-51 – Junked or inoperative vehicles – Code Officer Stephen Batista**  
 The residential property has a Toyota Tundra on jacks with the wheels off.
- 45. Case 1268-2024 CUSHNIE, SHARON & ROBINSON, SHARI & ROBINSON, SHAUN – 9371 NW 39 Court**  
**Section 9-51 – Junked or inoperative vehicles – Code Officer Stephen Batista**  
 The residential property has a silver Mercedes-Benz S500 with an expired tag.

- 46. Case 1350-2024 RENT MART LLC – 6721 NW 27 Street**  
**Section 16-172(o)(1)(2) – Tree preservation – Code Officer Terrell McCombs**  
The residential property has one mature Washingtonia palm tree which was recently hit by lighting and then cut down in the front yard without first obtaining the required tree removal permits.
- 47. Case 1440-2024 SINGH, DINESH & SINGH, SUCILLA – 2111 NW 62 Terrace**  
**Section 16-125 – Open storage, garbage and refuse – Code Officer Carole Himmel**  
The residential property has outdoor storage on the property.
- 48. Case 1443-2024 SINGH, DINESH & SINGH, SUCILLA – 2111 NW 62 Terrace**  
**Section 16-165(h) – Plant material – Code Officer Carole Himmel**  
The residential property has sod missing in the front yard and swale area.
- 49. Case 1444-2024 SINGH, DINESH & SINGH, SUCILLA – 2111 NW 62 Terrace**  
**Section 9-31(a)(1) – Proper maintenance required – Code Officer Carole Himmel**  
The residential property has garbage and debris on the property.
- 50. Case 1445-2024 SINGH, DINESH & SINGH, SUCILLA – 2111 NW 62 Terrace**  
**Section 9-31 – Proper maintenance required – Code Officer Carole Himmel**  
The residential property has overgrown grass and weeds.
- 51. Case 2092-2024 NOB HILL PLACE SUNRISE, LLC – 10019-10125 Sunset Strip – Common Area**  
**Section 9-1 – Prohibited generally – Code Officer Lydia Walker**  
The commercial property has trash overflowing onto the ground inside of the dumpster enclosure. Additionally, there is a homeless person living inside a car that is inoperable on the property. There is trash and debris piled up in the rear of the property and has pallets stacked next to the dumpster enclosure and in the alley on the west side of the property, constituting a public nuisance.
- 52. Case 2247-2024 COMMERCE 1075, LLC – 1075 Sunset Strip 9-1 #201**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Carole Himmel**  
“Radio Roar LLC” is operating a business without first obtaining a local business tax receipt.
- 53. Case 2248-2024 COMMERCE 1075, LLC – 1075 Sunset Strip 9-1 #203**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Carole Himmel**  
“SMLTWN LLC” is operating a business without first obtaining a local business tax receipt.
- 54. Case 2249-2024 COMMERCE 1075, LLC – 1075 Sunset Strip 6-1 #204**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Carole Himmel**  
“Yetti Confetti” is operating a business without first obtaining a local business tax receipt.
- 55. Case 2250-2024 COMMERCE 1075, LLC – 1075 Sunset Strip 8-1 #214**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Carole Himmel**  
“J.R. Studios Entertainment LLC” is operating a business without first obtaining a local business tax receipt.

- 56. Case 2251-2024**     **COMMERCE 1075, LLC – 1075 Sunset Strip 8-1 #217**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Carole Himmel**  
“Royal Lioness Staging / Interior Decorator LLC” is operating a business without first obtaining a local business tax receipt.
- 57. Case 2305-2024**     **SMITH, SUSSIE – 6701 NW 22 Street**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Amanda Allen**  
“Hyksos Lawn Care Solutions” is operating a business without first obtaining a local business tax receipt.
- 58. Case 2314-2024**     **PEREZ HIDALGO, LUXY – 3900 NW 113 Avenue**  
**Section 4-30 – Vicious dogs – Code Officer Tyler Jones**  
In accordance with Broward County Animal Control Citation No. AN0024088 and Sunrise Police Department Case #42-2401-000942, on or about January 7, 2024 at approximately 1428 hours, the residential property owner Luxy Perez Hidalgo, allowed her German Shepherd dog “Kira” to run at large and attack Matthew Pardo, resulting in unprovoked bites to his right leg and the left side of his back, in violation of Section 4-30 (b) of the Code of the City of Sunrise.
- 59. Case 2581-2024**     **PEREZ HIDALGO, LUXY – 3900 NW 113 Avenue**  
**Section 4-26 – Prohibited on public streets unless leashed or under control**  
**Code Officer Tyler Jones**
- Count I:**  
In accordance with Broward County Animal Control Citation No. AN0024089, on or about January 9, 2024, the residential property owner Luxy Perez Hidalgo, allowed her German Shepherd dog “Kira” to run at large, in violation of Sec. 4-26 (a) of the Code of the City of Sunrise.
- Count II:**  
In accordance with Broward County Animal Control Citation No. AN0024090, on or about January 9, 2024, the residential property owner Luxy Perez Hidalgo, allowed her Lab mix dog “Homero” to run at large, in violation of Sec. 4-26 (a) of the Code of the City of Sunrise.
- Count III:**  
In accordance with Broward County Animal Control Citation No. AN0024091, on or about January 9, 2024, the residential property owner Luxy Perez Hidalgo, allowed her Maltese dog “Lucky” to run at large, in violation of Sec. 4-26 (a) of the Code of the City of Sunrise.
- Count IV:**  
In accordance with Broward County Animal Control Citation No. AN0024092, on or about January 9, 2024, the residential property owner Luxy Perez Hidalgo, allowed her Maltese dog “Valentina” to run at large, in violation of Sec. 4-26 (a) of the Code of the City of Sunrise.
- Count V:**  
In accordance with Broward County Animal Control Citation No. AN0024093, on or about January 9, 2024, the residential property owner Luxy Perez Hidalgo, allowed her Maltese dog “Coquita” to run at large, in violation of Sec. 4-26 (a) of the Code of the City of Sunrise.
- Count VI:**  
In accordance with Broward County Animal Control Citation No. AN0024094, on or about January 9, 2024, the residential property owner Luxy Perez Hidalgo, allowed her Maltese dog “Blue” to run at large, in violation of Sec. 4-26 (a) of the Code of the City of Sunrise.

**60. Case 2582-2024 PEREZ HIDALGO, LUXY – 3900 NW 113 Avenue**  
**Section 4-26 – Prohibited on public streets unless leashed or under control**  
**Code Officer Tyler Jones**

**Count I:**

In accordance with Broward County Animal Control Citation No. AN0024104, on or about February 9, 2024, the residential property owner Luxy Perez Hidalgo, allowed her Maltese dog “Valentina” to run at large, in violation of Sec. 4-26 (a) of the Code of the City of Sunrise.

**Count II:**

In accordance with Broward County Animal Control Citation No. AN0024105, on or about February 9, 2024, the residential property owner Luxy Perez Hidalgo, allowed her Maltese dog “Coquita” to run at large, in violation of Sec. 4-26 (a) of the Code of the City of Sunrise.

**61. Case 2583-2024 PEREZ HIDALGO, LUXY – 3900 NW 113 Avenue**  
**Section 4-26 – Prohibited on public streets unless leashed or under control**  
**Code Officer Tyler Jones**

In accordance with Broward County Animal Control Citation No. AN0024288, on or about February 14, 2024, the residential property owner Luxy Perez Hidalgo, allowed her German Shepherd dog “Kira” to run at large, in violation of Sec. 4-26 (a) of the Code of the City of Sunrise.

**62. Case 2585-2024 PEREZ HIDALGO, LUXY – 3900 NW 113 Avenue**  
**Section 16-127(a) – Animals – Code Officer Tyler Jones**

In accordance with the aforementioned cases, the residential property owner Luxy Perez Hidalgo, has more than three (3) and at least six (6) named dogs as pets, if not more, in violation of Sec. 16-127 (a) of the Code of the City of Sunrise:

- German Shepherd “Kira”
- Lab mix “Homero”
- Maltese “Lucky”
- Maltese “Valentina”
- Maltese “Coquita”
- Maltese “Blue”

**REPEAT VIOLATIONS – CODE COMPLIANCE DIVISION**

**63. Case 2259-2024 FLORVIL, EXANTEE & MERTILUS, CIA – 2150 Sunset Strip**  
**Section 14-31 – Trucks in residential zones – Code Officer Carole Himmel**  
The residential property has a box truck parked at the property. *This is a second repeat case of the Final Order for case CNOV-000933-2023 signed by the Special Magistrate on August 28, 2023.*

**IMPOSITIONS OF FINE – BUILDING DIVISION**

**64. Case 0116-2022 BROWNE, JOSEPH & BETTY ANN – 6100 NW 18 Court**  
**Section 116 – Unsafe Structures – Structural Inspector Jose Sadin**  
The 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 5-20-24**



- 65. Case 0949-2023**    **C Q INVESTMENT CORP – 2500 N University Drive, Unit #6**  
**Section 116 – Unsafe Structures – Structural Inspector Jose Sadin**  
The commercial property was found to have fire damage to the building; in which the fire started in Unit #6; creating an unsafe condition. The damage must be repaired and all of the necessary permits must be obtained.  
Continued from 6-17-24
- 66. Case 1709-2023**    **VIALVA, KELSA – 6230 NW 18 Place**  
**Section 116.1 – Unsafe Structures – Structural Inspector Jose Sadin**  
The residential property was found to have a fire, in which started in the garage and caused substantial damage to the structure; spreading all the way through the roof of the second floor. The first floor of the home needs to be secured (boarded up), by the end of day (September 10, 2023). This includes the garage door, opening and rear doors. The damage must be repaired and all of the necessary permits must be obtained and pass a final inspection.  
Continued from 6-17-24
- 67. Case 1916-2023**    **LANDAVERI, CESAR A ALEGRE & WANG, JAIME YON**  
**2571 Aragon Boulevard – Unit #119**  
**Section 105.1 – Permits Required – Structural Inspector Jose Sadin**  
The residential multi-family property was found to have a front door installed, without first obtaining the necessary permits.
- 68. Case 0103-2024**    **TIANGA, JOSHUA – 11430 NW 29 Street**  
**Section 105.1 – Permits Required – Plumbing Inspector John Giunta**  
The residential property was found to have plumbing work done on the exterior of the property, without first obtaining the necessary permits.
- 69. Case 0151-2024**    **AGUILERA, GENOVEBO & DOMINGUEZ, BEATRIZ – 2981 N Nob Hill Road, Unit #409**  
**Section 105.1 – Permits Required – Structural Inspector Jose Sadin**  
The residential multi-family property was found to have windows installed on the property, without first obtaining the necessary permits.
- 70. Case 0259-2024**    **FALISE, LENORE – 3223 NW 104 Avenue**  
**Section 105.1 – Permits Required – Chief Electrical Inspector Angel Perez**  
The residential property was found to have a roof mounted solar system installed, without first obtaining the necessary permits.
- 71. Case 0387-2024**    **L/M NO. 3 (WELLEBY APTS.,) LLC d/b/a LYON MANAGEMENT GROUP, INC.**  
**10000 W Reflections Boulevard – Maintenance Building**  
**Section 105.1 – Permits Required – Structural Inspector Jose Sadin**  
The residential multi-family property was found to have alteration work done without first obtaining the necessary permits. The work includes but is not limited to: new windows, two (2) exterior openings filled in, and an A/C unit installed.
- 72. Case 0860-2024**    **SUNRISE LAKES CONDOMINIUM APTS., INC. 5**  
**8435 Sunrise Lakes Boulevard – Building 43**  
**Section 116.1 – Unsafe Structures – Structural Inspector Jose Sadin**  
The residential multi-family property was found to have a section of the catwalk soffit collapsed, creating a hazardous condition. The damage must be repaired and all of the necessary permits must be obtained.

- 73. Case 0865-2024**     **PACMAN DATA VOICE & ELECTRIC, INC. – 751 Shotgun Road**  
**Section 105.1 – Permits Required –Electrical Inspector Eusebio Luft**  
The commercial property was found to have three (3) EV chargers installed, without first obtaining the necessary permits.
- 74. Case 1045-2024**     **SORRENTO LAKES AT SUNRISE POINT CONDOMINIUM ASSOCIATION, INC.**  
**4056 NW 90 Avenue – Building 4056**  
**Section 116.1 – Unsafe Structures – 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.  
Continued from 7-15-24
- 75. Case 1457-2024**     **NOB HILL PLACE SUNRISE LLC – 10043 Sunset Strip**  
**Section 105.1 – Permits Required – Structural Inspector Jose Sadin**  
The commercial property was found to have damage to an interior wall and to the storefront creating a hazardous condition. The damage must be repaired, and all of the necessary permits must be obtained.  
Continued from 7-15-24
- 76. Case 1561-2024**     **SPECTRUM WEST CONDOMINIUM ASSOCIATION, INC. & ENDCAP 2 LLC**  
**10271 NW 46 Street**  
**Section 116.1 – Unsafe Structures – Chief Electrical Inspector Angel Perez**  
The commercial property was found to have burglar alarm devices installed, without first obtaining the necessary permits.
- 77. Case 2110-2024**     **SUNRISE ISLAND CONDOMINIUM ASSOCIATION II, INC.**  
**3955 N Nob Hill Road**  
**Section 116.1 – Unsafe Structures – Structural Inspector Jose Sadin**  
The residential multi-family property was found to have spalling concrete in the balcony of unit 311, creating a hazardous condition. The damage must be repaired and all of the necessary permits must be obtained.
- 78. Case 2164-2024**     **BALDOCCHI, JUSTINE – 10451 NW 21 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.

**FORMAL HEARING – BUILDING DIVISION**

- 79. 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 7-15-24
- 80. Case 0952-2023**     **THREE-D SAC SELF-STORAGE LIMITED PARTNERSHIP**  
**4747 Nob Hill Road**  
**Section 105.1 – Permits Required – Mechanical Inspector George Paraskis**  
The commercial property (UHAUL), was found to have a total of eight (8) a/c units installed; without first obtaining the necessary permits.

- 81. Case 0285-2024**    **VALENCIA, EDGAR EFRAIN – 2498 NW 98 Lane**  
**Section 105.1 – Permits Required –Chief Electrical Inspector Angel Perez**  
The residential property was found to have a mounted solar system installed on the property, without first obtaining the necessary permits.
- 82. Case 0715-2024**    **WATERFORD CROSSINGS COMMUNITY ASSOCIATION, INC.**  
**2899 NW 99 Terrace**  
**Section 105.1 – Permits Required –Electrical Inspector William Sansone**  
The residential multi-family property was found to have site lighting fixtures installed, without first obtaining the necessary permits.
- 83. Case 0734-2024**    **ROSEWOOD INDUSTRIAL PLAZA, INC.**  
**4500 N Hiatus Road**  
**Section 105.1 – Permits Required –Structural Inspector Jose Sadin**  
The commercial property was found to have racks installed in the warehouse of the property, without first obtaining the necessary permits.
- 84. Case 0799-2024**    **COOMS, EUTHAN – 9447 NW 46 Street**  
**Section 105.1 – Permits Required –Structural Inspector Jose Sadin**  
The residential property was found to have the kitchen remodeled, without first obtaining the necessary permits. The work includes – but is not limited to: installing light fixtures, running new electrical wiring, demolishing plumbing fixtures, removing insulation, hanging drywall, and removing kitchen cabinets.
- 85. Case 0868-2024**    **QUINTERO, JOSE & MCDONALD, HARRY – 3965 NW 94 Avenue**  
**Section 105.1 – Permits Required –Electrical Inspector Eusebio Luft**  
The residential property was found to have lights installed in the backyard, without first obtaining the necessary permits.
- 86. Case 1456-2024**    **INDUSTRIAL PROPERTIES LTD – 1101 Sawgrass Corporate Parkway**  
**Section 105.1 – Permits Required – Chief Electrical Inspector Angel Perez**  
The commercial property was found to have interior alteration work done (electrical, plumbing, mechanical, structural) without first obtaining the necessary permits.  
**Continued from 6-17-24**
- 87. Case 1898-2024**    **THE RESTORATION CENTER OF THE UNITED BRETHREN INC**  
**3076 NW 60 Avenue**  
**Section 105.1 – Permits Required – Structural Inspector Jose Sadin**  
The commercial property was found to have a fence installed, without first obtaining the necessary permits.
- 88. Case 1988-2024**    **AMADOR, MARIA & MALDONADO, NESTOR – 9631 SW 20 Place**  
**Section 105.1 – Permits Required – Structural Inspector Jose Sadin**  
The residential property was found to have a deck installed in the backyard, without first obtaining the necessary permits.
- 89. Case 2046-2024**    **SANTOS, JOSE VINICIUS & JOSIANE R – 9361 NW 37 Manor**  
**Section 105.1 – Permits Required – Structural Inspector Jose Sadin**  
The residential property was found to have a new front door installed, without first obtaining the necessary permits.

- 90. Case 2097-2024**     **INVERRAMA SHOPPING PLAZA LLC – 6032 W Oakland Park Boulevard**  
**Section 105.1 – Permits Required – Mechanical Inspector George Paraskis**  
The commercial property – (nail salon), was found to have one (1) chair installed and no ventilation, without first obtaining the necessary permits.
- 91. Case 2223-2024**     **CSMA FT LLC – 2410 NW 63 Avenue**  
**Section 105.1 – Permits Required – Plumbing Inspector John Giunta**  
The residential property was found to have pool piping installed, without first obtaining the necessary permits.
- 92. Case 2254-2024**     **1440 HOME LAND TRUST & CHACON, BEVERLY TRSTEE – 1440 NW 61 Avenue**  
**Section 105.1 – Permits Required – Structural Inspector Jose Sadin**  
The residential property was found to have an exterior wall built, and a new garage door installed, without first obtaining the necessary permits.
- 93. Case 2335-2024**     **LUPER, MARISELA – 10217 NW 24 Place, Unit #310**  
**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.
- 94. Case 2406-2024**     **SRP SUB LLC – 2370 NW 87 Lane**  
**Section 105.1 – Permits Required – Structural Inspector Jose Sadin**  
The residential property was found to have a shed installed; without first obtaining the necessary permits.
- 95. Case 2454-2024**     **PRCP-SUNRISE WATER’S EDGE LLC – 10703 NW 40 Street**  
**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.
- 96. Case 2463-2024**     **SUNRISE LAKES CONDOMINIUM APTS., PHASE 3, INC. 4**  
**9400 Sunrise Lakes Boulevard – Building 117**  
**Section 105.1 – Permits Required – Mechanical Inspector George Paraskis**  
The residential multi-family property was found to have a mini-split A/C unit installed; without first obtaining the necessary permits.

## SPECIAL MAGISTRATE HEARING AGENDA

August 28, 2024

2:30 PM

### CALL TO ORDER

### IMPOSITIONS OF FINE – BUILDING SAFETY INSPECTION PROGRAM – BUILDING DIVISION

- 97. Case 0586-2023**    **NORTH BROWARD HOSPITAL DISTRICT – 9001 W Oakland Park Boulevard**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property located at 9001 W Oakland Park Blvd, 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.  
**Continued from 4-15-24**
- 98. Case 0265-2024**    **BELLA CAPITAL, LLC – 4699 Nob Hill Road**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The commercial property located at 4699 Nob Hill Road, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on October 25, 2023, and compliance was required by January 24, 2024.
- 99. Case 0271-2024**    **BREIT INDUSTRIAL – 5001-5035 North Hiatus Road**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The commercial property located at 5001-5035 - N Hiatus Road, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on October 25, 2023, and compliance was required by January 24, 2024.
- 100. Case 0350-2024**    **COFE SUNRISE LLC – 10551 NW 53 Street**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The commercial property located at 10551 NW 53rd Street, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on November 8, 2023, and compliance was required by February 7, 2024.
- 101. Case 0351-2024**    **COFE SUNRISE LLC – 10791 NW 53 Street**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The commercial property located at 10791 NW 53rd Street, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on November 8, 2023, and compliance was required by February 7, 2024.

- 102. Case 0352-2024 COFE SUNRISE LLC – 10795 NW 53 Street**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The commercial property located at 10795 NW 53rd Street, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on November 8, 2023, and compliance was required by February 7, 2024.
- 103. Case 0353-2024 COFE SUNRISE LLC – 5405 NW 102 Avenue**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The commercial property located at 5405 NW 102nd Avenue, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on November 8, 2023, and compliance was required by February 7, 2024.
- 104. Case 0354-2024 COFE SUNRISE LLC – 5401 NW 102 Avenue**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The commercial property located at 5401 NW 102nd Avenue, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on November 8, 2023, and compliance was required by February 7, 2024.
- 105. Case 0359-2024 COFE SUNRISE LLC – 4505 NW 103 Avenue**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The commercial property located at 4505 NW 103rd Avenue, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on November 8, 2023, and compliance was required by February 7, 2024.
- 106. Case 0360-2024 DIRECT LINE, INC. – 5250-5290 N Hiatus Road**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The commercial property located at 5250-5290 N Hiatus Road, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on November 8, 2023, and compliance was required by February 7, 2024.
- 107. Case 0404-2024 GLOBAL FAST FOODS INC (BK #5921 – BURGER KING) – 3 Weston Road**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The commercial property located at 3 Weston Road, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on November 16, 2023, and compliance was required by February 15, 2024.
- 108. Case 0419-2024 J & A HOLDINGS, LLC – 10870 NW 52 Street**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property located at 10870 NW 52nd Street, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on November 20, 2023, and compliance was required by February 19, 2024.

- 109. Case 0426-2024 LC WELLEBY SQUARE LLC**  
**10024-10144 W Oakland Park Boulevard – Common Area/Plaza**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property located at 10024-10144 W Oakland Park Boulevard - Common Area/Plaza, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on November 20, 2023, and compliance was required by February 19, 2024.
- 110. Case 0440-2024 LIFE STORAGE LP – 10121-10171 NW 53 Street – Building 2**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The commercial property located at 10121-10171 NW 53rd Street - Building 2, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on November 20, 2023, and compliance was required by February 19, 2024.
- 111. Case 0441-2024 LIT INDUSTRIAL LTD PARTNERSHIP – 710-790 International Parkway**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The commercial property located at 710-790 International Parkway, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on November 20, 2023, and compliance was required by February 19, 2024.
- 112. Case 0450-2024 MO-DATA LTD – 13775 NW 5 Street**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The commercial property located at 13775 NW 5th Street, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on November 20, 2023, and compliance was required by February 19, 2024.
- 113. Case 0452-2024 PHOENIX 3737 SUNRISE LLC – 3737 Pine Island Road – Common Area**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The commercial property located at 3737 Pine Island Road - Common Area, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on November 20, 2023, and compliance was required by February 19, 2024.
- 114. Case 0462-2024 RALPH, THOMAS M – 371 NW 136 Avenue**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The commercial property located at 371 NW 136th Avenue, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on November 28, 2023, and compliance was required by February 27, 2024.

- 115. Case 0463-2024 REALTY INCOME PROPERTIES 4, LLC**  
**9919 W Oakland Park Boulevard – Common Area**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The commercial property located at 9919 W Oakland Park Boulevard - Common Area, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on November 28, 2023, and compliance was required by February 27, 2024.
- 116. Case 0469-2024 RIC 19 LTD & REALTY INCOME CORP – 13785 NW 5 Street**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The commercial property located at 13785 NW 5th Street, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on November 28, 2023, and compliance was required by February 27, 2024.
- 117. Case 0546-2024 SELF-HELP CREDIT UNION & TRUIST BANK – 3401 Pine Island Road**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The commercial property located at 3401 Pine Island Road, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on November 30, 2023, and compliance was required by February 29, 2024.
- 118. Case 0574-2024 GRENADIER LAKES AT WELLEBY CONDOMINIUM, INC.**  
**3520-3524 NW 95 Terrace – Building U**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 3520-3524 NW 95 Terrace – Building U, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on December 5, 2023, and compliance was required by March 4, 2024.
- 119. Case 0575-2024 GRENADIER LAKES AT WELLEBY CONDOMINIUM, INC.**  
**3560-3574 NW 95 Terrace – Building Q**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 3560-3574 NW 95 Terrace - Building Q, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on December 5, 2023, and compliance was required by March 4, 2024.
- 120. Case 0576-2024 GRENADIER LAKES AT WELLEBY CONDOMINIUM, INC.**  
**3540-3544 NW 95 Terrace – Building R**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 3540-3544 NW 95th Terrace - Building R, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on December 5, 2023, and compliance was required by March 4, 2024.



- 121. Case 0577-2024 GRENADIER LAKES AT WELLEBY CONDOMINIUM, INC.**  
**3546-3550 NW 95 Terrace – Building S**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 3546-3550 NW 95th Terrace - Building S, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on December 5, 2023, and compliance was required by March 4, 2024.
- 122. Case 0586-2024 SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 2**  
**10456 NW 24 Place – Building 210**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 10456 NW 24th Place - Building 210, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on December 5, 2023, and compliance was required by March 4, 2024.
- 123. Case 0587-2024 SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 2**  
**2521 NW 104 Avenue – Building 211**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property located at 2521 NW 104th Avenue - Building 211, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on December 5, 2023, and compliance was required by March 4, 2024.
- 124. Case 0588-2024 SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 2**  
**2607 NW 104 Avenue – Building 212**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 2607 NW 104th Avenue - Building 212, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on December 5, 2023, and compliance was required by March 4, 2024.
- 125. Case 0589-2024 SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 2**  
**2635 NW 104 Avenue – Building 213**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 2635 NW 104th Avenue - Building 213, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on December 5, 2023, and compliance was required by March 4, 2024.
- 126. Case 0590-2024 SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 2**  
**2705 NW 104 Avenue – Building 214**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 2705 NW 104th Avenue - Building 214, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on December 5, 2023, and compliance was required by March 4, 2024.

- 127. Case 0592-2024 SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 2**  
**2793 NW 104 Avenue - Building 216**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 2793 NW 104th Avenue - Building 216, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on December 5, 2023, and compliance was required by March 5, 2024.
- 128. Case 0593-2024 SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 2**  
**10402 Sunrise Lakes Boulevard – Unit 217**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 10402 Sunrise Lakes Blvd - Building 217, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on December 5, 2023, and compliance was required by March 4, 2024.
- 129. Case 0623-2024 SUNRISE PARK INVESTORS LTD – 10001 NW 50 Street**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property located at 10001 NW 50th Street, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on December 11, 2023, and compliance was required by March 10, 2024.
- 130. Case 0624-2024 SUNRISE SAWGRASS LLC – 1551 Sawgrass Corporate Parkway – Common Area**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The commercial property located at 1551 Sawgrass Corporate Parkway - Common Area, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on December 11, 2023, and compliance was required by March 10, 2024.
- 131. Case 0626-2024 SUNRISE SAWGRASS LLC – 1550 Sawgrass Corporate Parkway – Common Area**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The commercial property located at 1550 Sawgrass Corporate Parkway - Common Area, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on December 11, 2023, and compliance was required by March 10, 2024.
- 132. Case 0627-2024 SUNRISE SPI LLC – 1825 NW 136 Avenue – Common Area**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The commercial property located at 1825 NW 136th Avenue - Common Area, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on December 11, 2023, and compliance was required by March 10, 2024.

- 133. Case 0635-2024 THREE FLAMES LLC – 4675 NW 103 Avenue**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The commercial property located at 4675 NW 103rd Avenue, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on December 11, 2023, and compliance was required by March 10, 2024.
- 134. Case 0638-2024 TOLCA, LLC – 1250 SW 160 Avenue**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The commercial property located at 1250 SW 160th Avenue, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on December 11, 2023, and compliance was required by March 10, 2024.
- 135. Case 0640-2024 US TIAN SONG INC. – 4507 NW 103 Avenue**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The commercial property located at 4507 NW 103rd Avenue, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on December 11, 2023, and compliance was required by March 10, 2024.
- 136. Case 0851-2024 FPIP I, LTD d/b/a MORGAN PROPERTY GROUP**  
**12605-12605 A West Sunrise Boulevard – Common Area**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The commercial property located at 12605-12605A W Sunrise Boulevard – Common Area, has exceeded the 1800-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official, stating that repairs have been made and no further repairs are required. Notice was provided on November 27, 2023, and compliance was required by May 28, 2024.

#### **FORMAL HEARING – BUILDING SAFETY INSPECTION PROGRAM – BUILDING DIVISION**

- 137. Case 1520-2023 GRENADIER LAKES AT WELLEBY CONDOMINIUM, INC.**  
**3620-3634 NW 94 Terrace – Building L**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 3620-3634 NW 94 Terrace - Building L, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on August 29, 2023, and compliance was required by November 28, 2023.
- 138. Case 1525-2023 SUNRISE CC, LLC – 6731-6775 Sunset Strip – Common Area**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property located at 6731-6775 Sunset Strip (Common Area), has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on September 7, 2023, and compliance was required by December 6, 2023.

- 139. Case 1667-2023 CITADEL COMMERCE CENTER CONDOMINIUM ASSOCIATION, INC.**  
**10210-10232 NW 50 Street**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property located at 10210-10232 NW 50th Street, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on January 10, 2024 and compliance was required by April 9, 2024.
- 140. Case 0415-2024 IMPERIUM EQUITY PARTNERS LLC – 14100 NW 4 Street – Common Area**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property located at 14100 NW 4th Street - Common Area, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on November 16, 2023, and compliance was required by February 15, 2024.  
**Continued from 7-15-24**
- 141. Case 0425-2024 K/H SUNRISE, LLC (Iron Mountain) – 13700 NW 2 Street**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property located at 13700 NW 2nd Street, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on November 20, 2023, and compliance was required by February 19, 2024.
- 142. Case 0442-2024 LPMA INC – 10895 NW 50 Street**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property located at 10895 NW 50th Street, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on November 20, 2023, and compliance was required by February 19, 2024.
- 143. Case 0555-2024 SUNRISE OPERATIONS, LLC**  
**11110-11160 W Oakland Park Boulevard – Common Area**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property located at 11110-11160 W Oakland Park Boulevard - Common Area, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on November 30, 2023, and compliance was required by February 29, 2024.
- 144. Case 0630-2024 TANGO PROPERTIES INC – 3620 NW 91 Avenue, Unit #1, #2, #3, #4**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 3620 NW 91st Ave - Units #1-4, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on December 11, 2023, and compliance was required by March 10, 2024.

- 145. Case 0637-2024 TOFF LLC – 4397 N Pine Island Road**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property located at 4397 N Pine Island Road, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on December 11, 2023, and compliance was required by March 10, 2024.
- 146. Case 0644-2024 WATERSIDE PLAZA AT SUNRISE LLC**  
**8424-8458 W Oakland Park Boulevard – Common Area**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property located at 8424-8458 W Oakland Park Boulevard - Common Area, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on December 11, 2023, and compliance was required by March 10, 2024.
- 147. Case 0702-2024 BROWARD LAKES BUSINESS PARK PROPERTY OWNERS ASSOCIATION INC.**  
**1055-1099 SHOTGUN ROAD – Building B**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The commercial property located at 1055-1099 Shotgun Road - Building B, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on December 13, 2023, and compliance was required by March 12, 2024.
- 148. Case 0716-2024 BROWARD LAKES BUSINESS PARK PROPERTY OWNERS ASSOCIATION INC.**  
**901-937 SHOTGUN ROAD – Building C**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The commercial property located at 901-937 Shotgun Road - Building C, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on December 14, 2023, and compliance was required by March 15, 2024.
- 149. Case 0901-2024 LOWE’S HOME CENTERS, LLC**  
**8050 W Oakland Park Boulevard – Common Area**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The commercial property located at 8050 W Oakland Park Blvd - 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 property owners to furnish a Building Safety Inspection Certification Forms to the Building Official, stating that repairs have been made and no further repairs are required. Notice was provided on December 28, 2023, and compliance was required by June 27, 2024.
- 150. Case 1008-2024 9200 HOLDINGS, LLC**  
**9200 NW 44 Street – Common Area**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The commercial property located at 9200 NW 44th 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 property owners to furnish a Building Safety Inspection Certification Forms to the Building Official, stating that repairs have been made and no further repairs are required. Notice was provided on January 25, 2024, and compliance was required by July 24, 2024.

- 151. Case 1095-2024 PRCP-SUNRISE WATER'S EDGE & PRIDEROCK CAPITAL MGMT LLC ETAL**  
**10722-10732 NW 40 Street – Building 16**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 10722-10732 NW 40th Street - Building 16, has exceeded the 180-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official, stating that repairs have been made and no further repairs are required. Notice was provided on January 11, 2024, and compliance was required by July 10, 2024.
- 152. Case 1119-2024 PRCP-SUNRISE WATER'S EDGE & PRIDEROCK CAPITAL MGMT LLC ETAL**  
**10702-10720 NW 40 Street – Building 15**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 10702-10720 NW 40t Street - Building 15, has exceeded the 180-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official, stating that repairs have been made and no further repairs are required. Notice was provided on January 11, 2024, and compliance was required by July 10, 2024.
- 153. Case 1122-2024 PRCP-SUNRISE WATER'S EDGE & PRIDEROCK CAPITAL MGMT LLC ETAL**  
**10701-10719 NW 40 Street – Building 14**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 10701-10719 NW 40t Street - Building 14, has exceeded the 180-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official, stating that repairs have been made and no further repairs are required. Notice was provided on January 11, 2024, and compliance was required by July 10, 2024.
- 154. Case 1123-2024 PRCP-SUNRISE WATER'S EDGE & PRIDEROCK CAPITAL MGMT LLC ETAL**  
**10741-10759 NW 40 Street – Building 13**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 10741 – 10759 NW 40th Street - Building 13, has exceeded the 180-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official, stating that repairs have been made and no further repairs are required. Notice was provided on January 11, 2024, and compliance was required by July 10, 2024.
- 155. Case 1096-2024 PACIFICA SL SUNRISE LLC**  
**4201 Springtree Drive – Building 3**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The multi-family property located at 4201 Springtree Drive - 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 property owners to furnish a Building Safety Inspection Certification Forms to the Building Official, stating that repairs have been made and no further repairs are required. Notice was provided on January 24, 2024, and compliance was required by July 23, 2024.

**156. Case 1109-2024 D & B TITLE WAREHOUSE – 14200 NW 4 Street**

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

The commercial property located at 14200 NW 4th Street, 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 22, 2024. Required repairs should have been completed by July 21, 2024.

**REDUCTIONS OF FINE – CODE COMPLIANCE DIVISION**

**157. Case 14-4662 TORRE, DOROTHY EST – 2830 NW 83 Terrace**

**New Owner: Vega, Diego**

**Section 17-12(a) – Swimming pools, spas and hot tubs – Code Officers Carole Himmel**

The residential property has a swimming pool that is in an unsanitary manner.

**158. Case 14-4692 TORRE, DOROTHY EST – 2830 NW 83 Terrace**

**New Owner: Vega, Diego**

**Section 17-12(6) – Exterior standards – Code Officer Carole Himmel**

The residential property has front awnings that in need paint.

**159. Case 15-3605 WILES-PALMA, SHARON EST – 2021 NW 62 Terrace**

**New Owner: HOME TRS IV LLC**

**Section 16-111 – Swimming pool regulations – Code Officer Carole Himmel**

The residential property has a broken padlock hasp on the front gate thus providing no safety barrier for the swimming pool. *This is a repeat violation of the Final Order 14-3518 signed and ordered by the Special Magistrate on July 25, 2014.*

**160. Case 1145-2021 SUNRISE OPERATIONS LLC – 11100 West Oakland Park Boulevard – Common Area**

**Section 17-15(14) – Minimum standards for basic equipment and facilities**

**Code Officer Terrell McCombs**

The commercial property “CVS Plaza” has one pole light which was severely damaged on August 23, 2021 by a semi-truck and trailer along the SE corner of the property.

**REDUCTIONS OF FINE – BUILDING DIVISION**

**161. Case 0074-2022 FRITZ, WINT – 9321 NW 33 Manor**

**Section 105.1 – Permits Required – Structural Inspector Jose Sadin**

The residential property was found to have a wood fence installed, without first obtaining the necessary permits.

**162. Case 0577-2022 ESTRADA, JR., RAFAEL – 9326 NW 19 Place**

**Section 105.1 – Permits Required – Electrical Inspector William Sansone**

The residential property was found to have solar panels installed, without first obtaining the necessary permits.

- 163. Case 0224-2023 AVILES, ELSY MARIA & CAMPO, DANIEL GUILLERMO – 6791 NW 25 Street  
Section 105.1 – Permits Required – Structural Inspector Jose Sadin**  
The residential property was found to have a fence installed, without first obtaining the necessary permits.
- 164. Case 0364-2024 EXTREME TIRES – N – ACCESSORIES LLC – 7710 W Oakland Park Boulevard  
Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The commercial property located at 7710 West Oakland Park Boulevard, has exceeded the 90-day deadline to comply with the Broward County Board of Rules & Appeals (BORA) Building Safety Inspection Program which requires property owners to furnish a Building Safety Inspection Certification Forms to the Building Official. Notice was provided on October 8, 2023, and compliance was required by January 7, 2024.

## **AMNESTY ORDERS**

- 165. Case 19-1611 THE FAMILY CENTER AT SUNRISE LLC – 555 SW 148 Avenue**
- 166. Case 1023-2022 THE FAMILY CENTER AT SUNRISE LLC – 555 SW 148 Avenue**
- 167. Case 1027-2022 THE FAMILY CENTER AT SUNRISE LLC – 555 SW 148 Avenue**
- 168. Case 1028-2022 THE FAMILY CENTER AT SUNRISE LLC – 555 SW 148 Avenue**
- 169. Case 1032-2022 THE FAMILY CENTER AT SUNRISE LLC – 555 SW 148 Avenue**

## **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.