

# Community Enhancement and Code Compliance

10770 W Oakland Park Boulevard, Sunrise, Florida 33351

Phone: (954) 572-2344



## SPECIAL MAGISTRATE HEARING AGENDA

September 16, 2024

1:00 PM

### CALL TO ORDER

### IMPOSITION OF FINES – CODE COMPLIANCE DIVISION

- 1. Case 2066-2020 BRE MARINER SUNRISE TOWN CENTER LLC**  
**3400 North University Drive – Common Area**  
**Section 17-12(9) – Exterior standards – Code Officer Terrell McCombs**  
The commercial property “Sunrise Town Center” has worn asphalt pavement, broken curbing and damaged catch basins in the vehicular plazas common ground folio. Potholes within the plaza’s main entrance & exits were temporarily repaired with a cold patch in 2020. Further, the overall vehicular striping within the parking and pedestrian area is worn and faded.  
**Continued from 3-11-23**
- 2. Case 0295-2022 BRE MARINER SUNRISE TOWN CENTER LLC**  
**3400 North University Drive – Common Area**  
**Section 16-164 – Maintenance – Code Officer Terrell McCombs**  
The commercial property “Sunrise Town Center” has deficiencies from the City approved Final Landscape plans after a contractor cut trees down to a stump without first obtaining City tree removal permits. There is a total of ten trees missing from approved locations.  
**Continued from 3-11-23**
- 3. Case 1554-2023 FATIMA PROPERTIES LLC – 1181 NW 61 Avenue**  
**Section 16-165(h) – Plant material – Code Officer Carole Himmel**  
The commercial property has sod missing on the property and the swale area.  
**Continued from 6-17-24**
- 4. Case 1557-2023 FATIMA PROPERTIES LLC – 1181 NW 61 Avenue**  
**Section 9-51 – Junked or inoperative vehicles – Code Officer Carole Himmel**  
The commercial property, Tiffylo Tires Inc., has box trucks used for storage of tires, vehicles with expired and/or missing license plates and vehicles with flat tires on the property.  
**Continued from 6-17-24**
- 5. Case 1559-2023 FATIMA PROPERTIES LLC – 1181 NW 61 Avenue**  
**Section 16-164 – Maintenance – Code Office Carole Himmel**  
The commercial property, Tiffylo Tires, Inc., has 8 trees, 25 hedges, 3 plants 100 ground covering plants and sod missing from the approved site plan dated April 15, 2003.  
**Continued from 6-17-24**

6. **Case 1560-2023** **FATIMA PROPERTIES LLC – 1181 NW 61 Avenue**  
**Section 16-164(a) – Maintenance – Code Officer Carole Himmel**  
The commercial property, Tiffylo Tires, Inc., has landscaping that is not being maintained in good condition with a healthy, neat and orderly appearance and has refuse and debris inside the landscape areas.  
**Continued from 6-17-24**
7. **Case 1561-2023** **FATIMA PROPERTIES LLC – 1181 NW 61 Avenue**  
**Section 17-12 (9) – Exterior standards – Code Officer Carole Himmel**  
The commercial property, Tiffylo Tires Inc., has the following:
- The parking area is in disrepair with cracks, eroded areas and potholes.
  - Damaged curbing.
  - Damaged wheel stops.
  - Extra parking spaces that are not on the approved site plan.
  - Striping that is worn and faded including but not limited to parking spaces, traffic lane and directional markings.
- Continued from 6-17-24**
8. **Case 1563-2023** **FATIMA PROPERTIES LLC – 1181 NW 61 Avenue**  
**Section 17-12(6) – Exterior standards – Code Officer Carole Himmel**  
The commercial property, Tiffylo Tires Inc., has the exterior wall of the building and a masonry wall along the perimeter of the property in disrepair with cracks, peeling paint and discoloration from mildew.  
**Continued from 6-17-24**
9. **Case 1565-2023** **FATIMA PROPERTIES LLC – 1181 NW 61 Avenue**  
**Section 16-125 – Open storage, garbage and refuse – Code Officer Carole Himmel**  
The commercial property, Tiffylo Tires Inc., has outdoor storage on the property.  
**Continued from 6-17-24**
10. **Case 1566-2023** **FATIMA PROPERTIES LLC – 1181 NW 61 Avenue**  
**Section 16-138 – Exterior building color – Code Officer Carole Himmel**  
The commercial property, Tiffylo Tires Inc., has two exterior sides of the building that were painted without a painting permit from the City.  
**Continued from 6-17-24**
11. **Case 1567-2023** **FATIMA PROPERTIES LLC – 1181 NW 61 Avenue**  
**Section 18-1(b) – Compulsory sidewalk construction and repair**  
**Code Officer Carole Himmel**  
The commercial property has an adjacent City sidewalk that has 12 areas in violation of the minimum review standards.  
**Continued from 6-17-24**

- 12. Case 1569-2023**     **FATIMA PROPERTIES LLC – 1181 NW 61 Avenue**  
**Section 16-36 – Special exception uses – Code Officer Carole Himmel**  
The commercial property, Tiffylo Tires Inc., has the following conditions listed on the Special Exception:
- Sod is missing in the swale area in front of the parking spaces.
  - The parking lot needs to be resealed and restriped.
  - The security lights on the building are not working properly.
  - Paint the rear exterior wall of the building. The color needs to be approved with a permit from the City and needs to match the other three (3) sides of the building.
- Continued from 6-17-24**
- 13. Case 1906-2023**     **VOLUSIA COUNTY ENTERPRISES, LLC – 8490 NW 44 Street**  
**Section 17-12(6) – Exterior standards – Code Officer Maira Tarrau**  
The commercial property has a concrete wall around the property which is in a state of disrepair. The concrete wall is broken in several parts and it is covered by mildew.  
**Continued from 7-15-24**
- 14. Case 0781-2024**     **EDG SUNSET LLC – 6811-6969 Sunset Strip**  
**Section 17-12(9) – Exterior standards – Code Officer Amanda Allen**  
The commercial property has the following:
- The parking area is in disrepair with cracks, eroded areas and potholes.
  - Damaged curbing.
  - Damaged wheel stops.
  - Striping that is worn and faded including but not limited to parking spaces, traffic lane and directional markings.
- 15. 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.
- 16. 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.  
**Continued from 8-28-24**
- 17. 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.  
**Continued from 8-28-24**
- 18. 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.

19. 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.
20. 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.
21. 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.
22. 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.
23. Case 1022-2024 **SUNRISE UNIVERSITY LLC – 4375-4399 North University Drive**  
**Section 17-12 (9) – Exterior standards – Code Officer Maira Tarrau**  
The commercial property has the overall vehicular parking and pedestrian areas which are not 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. In addition, all parking wheel stops need to be pressure cleaned.  
**Continued from 7-15-24**
24. Case 1040-2024 **SUNRISE UNIVERSITY LLC – 4375-4399 North University Drive**  
**Section 17-12 – Exterior standards – Code Officer Maira Tarrau**  
The commercial property has the interior walkways around the property which have not been maintained in a good state of repair. The walkways in front of the property are dirty and needs to be pressure cleaned or re-painted. In addition, the walkways in the back and sides of the property are broken, uplifted and covered by oil stains and mildew.  
**Continued from 7-15-24**
25. 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 lightning and then cut down in the front yard without first obtaining the required tree removal permits.
26. 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.

## FORMAL HEARINGS – CODE COMPLIANCE DIVISION

27. Case 0454-2021     **CACHO, DIANA M & CACHO, WILLIE – 11940 NW 29 Street**  
                          **Section 16-172(o)(1)(2) – Tree preservation – Code Officer Terrell McCombs**  
The residential property abused Royal Poinciana tree in the front swale area was removed, however the tree removal permit ENG-003941-2021 expired on November 20, 2022.
28. Case 0743-2024     **PORTOFINO PLAZA, INC. – 10310-10322 NW 55 Street**  
                          **Section 15-84 – Emergency restrictions on water use – Code Officer Terrell McCombs**  
The commercial property has the irrigation running on several “No Watering Day(s)”, Friday, August 11 & 18, 2023, September 1, 2023, November 3, 2023 and December 1, 22, & 29, 2023.
29. Case 0744-2024     **PORTOFINO PLAZA, INC. – 10310-10322 NW 55 Street**  
                          **Section 16-164(a) – Maintenance – Code Officer Terrell McCombs**  
The commercial property has a number of landscape general maintenance items that include deficiencies in the automatic irrigation system that has resulted in the decline of trees and plants that have declined, died, or were removed from over watering and poor fertilization, and improper tree trimming.
30. Case 0745-2024     **PORTOFINO PLAZA, INC. – 10310-10322 NW 55 Street**  
                          **Section 16-173(b) – Tree abuse – Code Officer Terrell McCombs**  
The commercial property has seven (7) canopy trees which have been rounded over or Topiary pruned with no regards to these trees natural structure. The rounding over has destroyed the natural habit of growth.
31. Case 0746-2024     **PORTOFINO PLAZA, INC. – 10310-10322 NW 55 Street**  
                          **Section 16-164 – Maintenance – Code Officer Terrell McCombs**  
The commercial property has overall deficiencies from the City Revised Final Landscape Plans. There is a total of 37 palm trees, 18 canopy trees, 87 hedge plants, and 390 ground cover plants that are either missing, dead or not Florida #1 on this site.
32. Case 0747-2024     **PORTOFINO PLAZA, INC. – 10310-10322 NW 55 Street**  
                          **Section 16-125 – Open storage, garbage and refuse – Code Officer Terrell McCombs**  
The commercial property has several wood pallets being stored along the back-building elevation and inside the dumpster enclosure since August 2023.
33. Case 0748-2024     **PORTOFINO PLAZA, INC. – 10310-10322 NW 55 Street**  
                          **Section 16-125(b) – Open storage, garbage and refuse – Code Officer Terrell McCombs**  
The commercial property has one dumpster that is not inside the City approved dumpster enclosure and is in the vehicular parking area behind the building.
34. Case 0749-2024     **PORTOFINO PLAZA, INC. – 10310-10322 NW 55 Street**  
                          **Section 16-31(g) – Site plan conformity required – Code Officer Terrell McCombs**  
The commercial property has changes to the City Approved Site Plan, when concrete was installed inside the Approved pervious Landscape areas.
35. Case 0990-2024     **SUNRISE LAKES PHASE 3 RECREATION ASSOCIATION, INC.**  
                          **9361 Sunrise Lakes Boulevard**  
                          **Section 16-172(o)(1)(2) – Tree preservation – Code Officer Terrell McCombs**  
The commercial property has two mature canopy trees that were recently removed and cut to 36-inch diameter stumps around February 3, 2024. Additionally, three canopy trees were cut to tree stumps in front of building #99.

- 36. Case 1069-2024**    **INVERRAMA SHOPPING PLAZA LLC**  
**6010-6374 West Oakland Park Boulevard – Common Area**  
**Section 9-1 – Prohibited generally – Code Officer Carole Himmel**  
The commercial property has a variety of business uses, including Bravo Supermarket, Sunrise Liquors, Beauty Exchange along with other uses such as churches which utilize delivery trucks, box trucks and semi-tractor trailers for their operations. When these vehicles are entering and leaving the commercial plaza via the access opening along NW 30 Street, they are damaging the swale on the south side of NW 30 Street, between NW 60 Avenue and NW 64 Avenue due to their turning motions. This swale damage is a recurring issue and is impacting the adjacent residential community Brentwood Manors.
- 37. Case 1070-2024**    **INVERRAMA SHOPPING PLAZA LLC**  
**6010-6374 West Oakland Park Boulevard – Common Area**  
**Section 17-12(9) – Exterior standards – Code Officer Carole Himmel**  
The commercial property has a variety of business uses, including Bravo Supermarket, Sunrise Liquors, Beauty Exchange along with other uses such as churches which utilize delivery trucks, box trucks and semi-tractor trailers for their operations. When these vehicles are entering and leaving the commercial plaza via the access opening along NW 30 Street, they are damaging the curbing and apron vehicular area causing cracks, uneven settlement and potholes.
- 38. Case 1157-2024**    **INVERRAMA SHOPPING PLAZA LLC – 6354 West Oakland Park Boulevard**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Carole Himmel**  
“Boost Mobile” is operating a business without first obtaining a local business tax receipt.
- 39. Case 1234-2024**    **INVERRAMA SHOPPING PLAZA LLC**  
**6010-6374 West Oakland Park Boulevard – Common Area**  
**Section 16-125 – Open storage, garbage and refuse – Code Officer Carole Himmel**  
The commercial property has outdoor storage, including but not limited to, pallets, recycled cardboard, crates, shopping carts, hand carts, merchandize, pallet jacks, a forklift and displayed merchandize.
- 40. Case 1235-2024**    **INVERRAMA SHOPPING PLAZA LLC**  
**6010-6374 West Oakland Park Boulevard – Common Area**  
**Section 9-31(a)(1) – Proper maintenance required – Code Officer Carole Himmel**  
The commercial property has garbage and debris on the property.
- 41. Case 1236-2024**    **INVERRAMA SHOPPING PLAZA LLC**  
**6010-6374 West Oakland Park Boulevard – Common Area**  
**Section 16-125(b) – Open storage, garbage and refuse – Code Officer Carole Himmel**  
The commercial property has garbage and refuse containers in an enclosure to screen such containers from the public view but are leaving the gates open causing the garbage and refuse to be in full view to the public.
- 42. Case 1238-2024**    **INVERRAMA SHOPPING PLAZA LLC**  
**6010-6374 West Oakland Park Boulevard – Common Area**  
**Section 9-36 – Graffiti on public or private property – Code Officer Carole Himmel**  
The commercial property has graffiti on the property.

43. **Case 1239-2024**     **INVERRAMA SHOPPING PLAZA LLC**  
**6010-6374 West Oakland Park Boulevard – Common Area**  
**Section 16-150(4) – Lighting requirements – Code Officer Carole Himmel**  
The commercial property has lighting on the building and in the parking lot that is not operational from dusk to dawn.
44. **Case 1241-2024**     **INVERRAMA SHOPPING PLAZA LLC**  
**6010-6374 West Oakland Park Boulevard – Common Area**  
**Section 14-16 a-f – Illegal parking – Code Officer Carole Himmel**  
The commercial property has vehicles that are not parked in a designated parking space.
45. **Case 1243-2024**     **INVERRAMA SHOPPING PLAZA LLC**  
**6010-6374 West Oakland Park Boulevard – 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, feather flags, abandoned signs, non-permitted temporary signs, signs attached to stop signs, sandwich signs in the street and signs attached to the columns.
46. **Case 1244-2024**     **INVERRAMA SHOPPING PLAZA LLC**  
**6010-6374 West Oakland Park Boulevard – Common Area**  
**Section 17-12 (9) – Exterior standards – Code Officer Carole Himmel**  
The commercial property has a parking lot in disrepair including but not limited to; uneven settlement, damaged or eroded areas such as potholes, damaged curbing, damaged and/or missing wheel stops, faded and worn striping, including but not limited to parking spaces, traffic lanes and directional markings.
47. **Case 1245-2024**     **INVERRAMA SHOPPING PLAZA LLC**  
**6010-6374 West Oakland Park Boulevard – Common Area**  
**Section 16-254(d)(1) – Supplemental regulations – Code Officer Carole Himmel**  
The commercial property has a monument sign in disrepair with rust stains and mildew.
48. **Case 1249-2024**     **INVERRAMA SHOPPING PLAZA LLC**  
**6010-6374 West Oakland Park Boulevard – Common Area**  
**Section 16-164(a) – Maintenance – Code Officer Carole Himmel**  
The commercial property has hedges missing from the southwest corner of the property.
49. **Case 1250-2024**     **INVERRAMA SHOPPING PLAZA LLC**  
**6010-6374 West Oakland Park Boulevard – Common Area**  
**Section 16-165(h) – Plant material – Code Officer Carole Himmel**  
The commercial property has sod missing in the swale area of the property.
50. **Case 1078-2024**     **AAPA PROPERTIES LLC – 1201 NW 61 Avenue – Common Area**  
**Section 16-192 – Visual and sound buffers – Code Officer Terrell McCombs**  
The commercial property has an old chain link fence with sections that are either in a state of disrepair and or now missing along the west perimeter of the Plaza that adjoins the residential property.
51. **Case 1079-2024**     **AAPA PROPERTIES LLC – 1201 NW 61 Avenue – Common Area**  
**Section 16-167 – City-initiated tree removal on private property**  
**Code Officer Terrell McCombs**  
The commercial property has one canopy tree in the rear which is standing dead.

- 52. Case 1084-2024**     **AAPA PROPERTIES LLC – 1209-1225 Sunset Strip – Common Area**  
**Section 16-192 – Visual and sound buffers – Code Officer Terrell McCombs**  
The commercial property has an old chain link fence with sections that are either damaged or in a state of disrepair and or missing along the Southwest perimeter of the Plaza that adjoins residential properties.
- 53. Case 1195-2024**     **ACOSTA, VICTOR & INFANZON, FLOR – 7001 NW 20 Street**  
**Section 16-165(h) – Plant material – Code Officer Carole Himmel**  
The residential property has sod missing in the front yard and swale area.
- 54. Case 1348-2024**     **PINKNEY, ANGELA & PINKNEY, THOMAS – 1510 NW 58 Terrace**  
**Section 7-27 – Persons required to obtain a local business tax receipt**  
**Code Officer Carole Himmel**  
The residential multi-family duplex is operating a business without first obtaining local business tax receipt.
- 55. Case 1353-2024**     **SUNRISE LAKES PHASE 4 RECREATION ASSOCIATION, INC. – 10200 NW 30 Court**  
**Section 16-172(o)(1)(2) – Tree preservation – Code Officer Terrell McCombs**  
The multi-family residential common ground property has one mature tree which was cut to tree stump on the golf course between buildings #182 & #183. Additionally, there is one standing dead tree on the golf course behind building #201.
- 56. Case 1403-2024**     **BUFFY 21, LLC – 8880 NW 44 Street – Common Area**  
**Section 17-12 (9) – Exterior standards – Code Officer Stephen Batista**  
The commercial property has the parking area with faded lines, broken parking wheel stops, and potholes.
- 57. Case 1413-2024**     **NOLAN, PATRICK – 2211 NW 64 Avenue**  
**Section 17-12 (9) – Exterior standards – Code Officer Amanda Allen**  
The multi-family residential property has damage to the asphalt pavement, within the parking area, including potholes, faded vehicular striping, and missing, damaged and disconnected wheel stops.
- 58. Case 1435-2024**     **NOLAN, PATRICK – 2201 NW 64 Avenue**  
**Section 17-12(6) – Exterior standards – Code Officer Amanda Allen**  
The multi-family residential property has exterior wall surfaces that are not being maintained free of discoloration from lawn sprinkler overspray.
- 59. Case 1436-2024**     **NOLAN, PATRICK – 2201 NW 64 Avenue**  
**Section 17-12(3) – Exterior standards – Code Officer Amanda Allen**  
The multi-family residential property has holes in the soffit located at the northeast corner of the structure, which is preventing the structure from being weathertight and rodent proof.
- 60. Case 1437-2024**     **NOLAN, PATRICK – 2201 NW 64 Avenue**  
**Section 17-12 (9) – Exterior standards – Code Officer Amanda Allen**  
The multi-family residential property has damage to the asphalt pavement, within the parking area, including potholes, faded vehicular striping, and missing damaged and disconnected wheel stops.
- 61. Case 1464-2024**     **NOLAN, PATRICK – 2151 NW 64 Avenue**  
**Section 17-12 (9) – Exterior standards – Code Officer Amanda Allen**  
The multi-family residential property has damage to the asphalt pavement, within the parking area, including potholes, faded vehicular striping, and missing, damaged and disconnected wheel stops.



- 62. Case 1465-2024 NOLAN, PATRICK – 2151 NW 64 Avenue**  
**Section 17-12(6) – Exterior standards – Code Officer Amanda Allen**  
The multi-family residential property has exterior wall surfaces that are not being maintained free of mildew and discoloration from lawn sprinkler overspray.
- 63. Case 1471-2024 GOMEZ, MARIA & HERNANDEZ, LAZARO – 8510 NW 21 Court**  
**Section 9-51 – Junked or inoperative vehicles – Code Officer Arshaad Mohamed**  
The residential property has a vehicle(s) without a license plate and/or tag.
- 64. Case 1473-2024 GOMEZ, MARIA & HERNANDEZ, LAZARO – 8510 NW 21 Court**  
**Section 16-165(h) – Plant material – Code Officer Arshaad Mohamed**  
The residential property has the swale area and front lawn which is deficient of grass.
- 65. Case 1788-2024 BROWN, REUBEN A – 2041 NW 64 Avenue**  
**Section 17-12 (9) – Exterior standards – Code Officer Amanda Allen**  
The multi-family residential property has damage to the asphalt pavement, within the parking area, including potholes, faded vehicular striping, and damaged wheel stops.
- 66. Case 2160-2024 ROJAS, AILEEN – 9730 NW 25 Court**  
**Section 16-125 – Open storage, garbage and refuse – Code Officer Amanda Allen**  
The residential property has equipment, materials and supplies stored on trailers and in the front and side yards of the property.
- 67. Case 2221-2024 PHILIPPE, AUGUSTIN – 5961 NW 18 Court**  
**Section 9-51 – Junked or inoperative vehicles – Code Officer Carole Himmel**  
The residential property has vehicles with expired and/or missing license plates.
- 68. Case 2226-2024 INDI HEART AND MIND, INC – 7800 West Oakland Park Boulevard #4A34**  
**Section 7-50 – Penalty – Code Officer Arshaad Mohamed**  
The local business tax receipt for “Indi Heart and Mind, Inc.” has not been renewed.
- 69. Case 2368-2024 BERGERON SAWGRASS PLAZA, LLC – 12717 West Sunrise Boulevard #215**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Terrell McCombs**  
“321 Music LLC” is conducting business without first obtaining a local business tax receipt from the City.
- 70. Case 2377-2024 EXCELL, AVA M & WATSON, ENID C – 2225 NW 69 Avenue**  
**Section 14-31 – Trucks in residential zones – Code Officer Amanda Allen**  
The residential property has a prohibited vehicle parked on the driveway.
- 71. Case 2382-2024 VERGARA, FERNANDO VELEZ – 6126 NW 11 Street**  
**Section 16-249 (a)(3)(b) – Required signs – Code Officer Carole Himmel**  
The commercial property, building 2, Unit 11 is missing the address numerals on the storefront.
- 72. Case 2494-2024 ASHLEY, ZEEK & BARNES-ASHLEY, YVONNE – 2250 NW 77 Avenue**  
**Section 14-31 – Trucks in residential zones – Code Officer Amanda Allen**  
The residential property has a prohibited vehicle parked at the property.
- 73. Case 2495-2024 ASHLEY, ZEEK & BARNES-ASHLEY, YVONNE – 2250 NW 77 Avenue**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Amanda Allen**  
“Tru Vybz Fiber & Coaxial, LLC” is conducting business without first obtaining a local business tax receipt from the City.

- 74. Case 2593-2024**     **CARRANZA, MIGUEL ANGEL – 15912 West Wind Circle**  
**Section 7-27 – Persons required to obtain local business tax receipt**  
**Code Officer Terrell McCombs**  
 “Blue Line Cabinets, Inc.” is conducting business without first obtaining a local business tax receipt from the City.
- 75. Case 2735-2024**     **BALL, RASTESFA & KKH SFR C1, L.P. – 12340 NW 30 Street**  
**Section 4-30 – Vicious dog – Code Officer Amanda Allen**  
 On June 4, 2024, the respondents residing at and/or owning 12340 NW 30 Place, Rastesfa Ball and FKH SFR C1 LP allowed two Cane Corsos to run at large. In accordance with Sunrise Police Report #42-2406-026400, the dogs caused severe lacerations to the mouth, and puncture wounds to the legs of a Bull Terrier mix belonging to Douglas Krieger without provocation in violation of Section 4-30 (b) of the Code of the City of Sunrise.

**REPEAT VIOLATIONS – CODE COMPLIANCE DIVISION**

- 76. Case 2679-2024**     **AAPA PROPERTIES LLC – 1201 NW 61 Avenue – Common Area**  
**Section 9-31(a)(1) – Proper maintenance required – Code Officer Terrell McCombs**  
 The commercial property has garbage and debris on the property. *This is a repeat violation of Final Order CNOV-00745-2023 signed by the Special Magistrate on June 19, 2023.*
- 77. Case 2680-2024**     **AAPA PROPERTIES LLC – 1209 Sunset Strip – Common Area**  
**Section 9-31(a)(1) – Proper maintenance required – Code Officer Terrell McCombs**  
 The commercial property has garbage and debris on the property. *This is a repeat violation of Final Order CNOV-00754-2023 signed by the Special Magistrate on June 19, 2023.*
- 78. Case 2770-2024**     **GOMEZ, MARIE – 6440 NW 24 Street**  
**Section 9-51 – Junked or inoperative vehicles – Code Officer Amanda Allen**  
 The residential property has a derelict vehicle parked on the swale. *This is a repeat violation of Final Order CNOV-01068-2024 signed by the Special Magistrate on June 24, 2024.*
- 79. Case 2862-2024**     **COCKREHAM, MATHON & TOUSSAINT, MILO & TOUSSAINT, SERGE & TOUSSAINT, WEBER – 7100 NW 22 Street**  
**Section 17-12 – Exterior standards – Code Officer Amanda Allen**  
 The residential property has a swimming pool in an unsanitary condition. *This is a repeat violation of Final Order CNOV-01344-2024 signed by the Special Magistrate on June 24, 2024.*

**IMPOSITIONS OF FINE – BUILDING DIVISION**

- 80. 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 8-28-24

- 81. 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 8-28-24
- 82. 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.
- 83. 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.
- 84. 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.
- 85. Case 1898-2024**     **THE RESTORATION CENTER OF THE UNITED BRETHERN 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.
- 86. 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.
- 87. 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.
- 88. 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.
- 89. 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.

- 90. 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.
- 91. 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.

**FORMAL HEARING – BUILDING DIVISION**

- 92. Case 1064-2024**     **LIU, YIXIN – 5490 NW 92 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.
- 93. Case 1071-2024**     **HILLSBORO INLET PLAZA, LTD.**  
**523 Sawgrass Corporate Parkway**  
**Section 116.1 – Unsafe Structures – Structural Inspector Jose Sadin**  
The commercial property was damaged by a fire, creating a hazardous condition. The damage must be repaired and all of the necessary permits must be obtained.
- 94. Case 1199-2024**     **1251 SAWGRASS LLC**  
**1251 Sawgrass Corporate Parkway**  
**Section 105.1 – Permits Required – Chief Electrical Inspector Angel Perez**  
The commercial property was found to have CCTV cameras and an access control panel installed, without first obtaining the necessary permits.
- 95. 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 8-28-24
- 96. Case 1493-2024**     **INVERRAMA SHOPPING PLAZA, LLC**  
**6100 W Oakland Park Boulevard**  
**Section 105.1 – Permits Required – Structural Inspector Jose Sadin**  
The commercial property was found to have interior demolition work done, without first obtaining the necessary permits.
- 97. 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.
- 98. Case 2391-2024**     **MAYTIN HOLDINGS SUNRISE LLC**  
**2250 N Nob Hill Road**  
**Section 105.1 – Permits Required – Mechanical Inspector George Paraskis**  
The commercial property was found to have a new vacuum system installed (to also include the structural support); without first obtaining the necessary permits.

## SPECIAL MAGISTRATE HEARING AGENDA

September 16, 2024

2:30 PM

### CALL TO ORDER

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

- 99. 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.
- 100. 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.
- 101. 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.
- 102. 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.
- 103. 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.

- 104. 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.
- 105. 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.
- 106. 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.
- 107. 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.
- 108. 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.
- 109. 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.

- 110. 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.
- 111. 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.
- 112. 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.

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

- 112. Case 1532-2023 SORRENTO LAKES AT SUNRISE POINT CONDOMINIUM ASSOCIATION, INC.**  
**3800 – 3824 NW 90 Avenue – Building 8**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 3800-3824 NW 90th Avenue - Building 8, 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 30, 2023 and compliance was required by November 29, 2023.
- 113. Case 1533-2023 SORRENTO LAKES AT SUNRISE POINT CONDOMINIUM ASSOCIATION, INC.**  
**3800 – 3825 NW 90 Avenue – Building 15**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 3801-3825 NW 90th Avenue - Building 15, 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 30, 2023 and compliance was required by November 29, 2023.

- 114. Case 1537-2023** **SORRENTO LAKES AT SUNRISE POINT CONDOMINIUM ASSOCIATION, INC.**  
**3864 – 3888 NW 90 Avenue – Building 6**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 3864-3888 NW 90th Avenue - Building 6, 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 30, 2023 and compliance was required by November 29, 2023.
- 115. Case 1540-2023** **SORRENTO LAKES AT SUNRISE POINT CONDOMINIUM ASSOCIATION, INC.**  
**3958 – 3982 NW 90 Avenue – Building 4**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 3958-3982 NW 90th Avenue - Building 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 August 30, 2023 and compliance was required by November 29, 2023.
- 116. Case 1544-2023** **SORRENTO LAKES AT SUNRISE POINT CONDOMINIUM ASSOCIATION, INC.**  
**4033 – 4049 NW 90 Avenue – Building 9**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 4033-4049 NW 90th Avenue - Building 9, 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 30, 2023 and compliance was required by November 29, 2023.
- 117. Case 1686-2023** **THE PRESERVE AT AVERY LAKES CONDOMINIUM ASSOCIATION, INC.**  
**4098 N Pine Island Road - Building 1**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 4098 N Pine Island Road - Building 1, 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 11, 2023 and compliance was required by December 10, 2023.
- 118. Case 1687-2023** **THE PRESERVE AT AVERY LAKES CONDOMINIUM ASSOCIATION, INC.**  
**3966 – 3996 NW 87 Avenue – Building 12**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 3966-3996 NW 87th Avenue - Building 12, 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 11, 2023 and compliance was required by December 10, 2023.
- 119. Case 1694-2023** **THE PRESERVE AT AVERY LAKES CONDOMINIUM ASSOCIATION, INC.**  
**4096 N Pine Island Road - Building 21**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 4096 N Pine Island Road - Building 21, 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 11, 2023 and compliance was required by December 10, 2023.



- 120. Case 1695-2023 THE PRESERVE AT AVERY LAKES CONDOMINIUM ASSOCIATION, INC.**  
**4066 – 4096 NW 87 Avenue - Building 20**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 4066-4096 NW 87th Avenue - Building 20, 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 11, 2023 and compliance was required by December 10, 2023.
- 121. Case 1699-2023 THE PRESERVE AT AVERY LAKES CONDOMINIUM ASSOCIATION, INC.**  
**4001 – 4031 NW 87 Avenue - Building 15**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 4001-4031 NW - Building 15, 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 14, 2023 and compliance was required by December 13, 2023.
- 122. Case 1703-2023 THE PRESERVE AT AVERY LAKES CONDOMINIUM ASSOCIATION, INC.**  
**4071 – 4099 NW 87 Avenue - Building 19**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 4071-4099 NW 87th Avenue - Building 19, 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 14, 2023 and compliance was required by December 13, 2023.
- 123. Case 1731-2023 PRCP-SUNRISE WATER’S EDGE LLC – 10721 – 10739 NW 40 Street (Building 17)**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 10721-10739 NW 40th Street - Building 17, 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 18, 2023 and compliance was required by December 17, 2023. Please see the Corrective Action below for details on complying this violation.
- 124. Case 1734-2023 PRCP-SUNRISE WATER’S EDGE LLC – 11073 – 11083 NW 40 Street (Building 2)**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 11073-11083 NW 40th 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 September 19, 2023 and compliance was required by December 18, 2023.
- 125. Case 1745-2023 PRCP-SUNRISE WATER’S EDGE LLC – 11041 – 11059 NW 40 Street (Building 4)**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 11041-11059 NW 40th Street - Building 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 September 19, 2023 and compliance was required by December 18, 2023.

- 126. Case 1756-2023 PRCP-SUNRISE WATER'S EDGE LLC – 11061 – 11071 NW 40 Street (Building 3)**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 11061-11071 NW 40th Street - Building 3, 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 19, 2023 and compliance was required by December 18, 2023.
- 127. Case 1815-2023 NNN TRS INC – 2901 N University Drive (Common Area)**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The commercial property located at 2901 N University Drive - 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 23, 2023 and compliance was required by December 22, 2023.
- 128. Case 1920-2023 HARVEST INTERNATIONAL INVESTMENTS, LLC**  
**13001 – 13191 W Sunrise Boulevard**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property located at 13001-13191 W Sunrise 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 September 29, 2023 and compliance was required by December 28, 2023.
- 129. Case 0406-2024 HARVEST INTERNATIONAL INVESTMENTS, LLC**  
**400 Sawgrass Corporate Parkway (Common Area)**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property located at 400 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 November 16, 2023, and compliance was required by February 15, 2024.
- 130. Case 0014-2024 SPRING CREEK CONDOMINIUM ASSOCIATION, INC.**  
**3851 – 3881 NW 84 Avenue – Building 1**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 3851-3881 NW 84th Avenue - Building 1, 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 9, 2023, and compliance was required by January 8, 2024.
- 131. Case 0015-2024 SPRING CREEK CONDOMINIUM ASSOCIATION, INC.**  
**3811 – 3841 NW 84 Avenue – Building 2**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 3811-3841 NW 8th Avenue - 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 October 9, 2023, and compliance was required by January 8, 2024.

- 132. Case 0016-2024 SPRING CREEK CONDOMINIUM ASSOCIATION, INC.**  
**3801 NW 84 Avenue – Building 5**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 3801 NW 8th Avenue - Building 5, 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 9, 2023, and compliance was required by January 8, 2024.
- 133. Case 0018-2024 SPRING CREEK CONDOMINIUM ASSOCIATION, INC.**  
**3761 NW 84 Avenue – Building 4**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 3761 NW 8th Avenue - Building 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 October 9, 2023, and compliance was required by January 8, 2024.
- 134. Case 0019-2024 SPRING CREEK CONDOMINIUM ASSOCIATION, INC.**  
**3771 – 3791 NW 84 Avenue – Building 3**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 3771-3791 NW 84th Avenue - Building 3, 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 9, 2023, and compliance was required by January 8, 2024.
- 135. Case 0025-2024 SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 2**  
**10120 Sunrise Lakes Boulevard – Building 175**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 10120 Sunrise Lakes Boulevard - Building 175, 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 6, 2023 and compliance was required by January 5, 2024.
- 136. Case 0026-2024 SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 2**  
**10130 Sunrise Lakes Boulevard – Building 176**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 10130 Sunrise Lakes Boulevard - Building 176, 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 6, 2023 and compliance was required by January 5, 2024.
- 137. Case 0030-2024 SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 2**  
**10304 Sunrise Lakes Boulevard – Building 177**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 10304 Sunrise Lakes Boulevard - Building 177, 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 6, 2023 and compliance was required by January 5, 2024.

- 138. Case 0031-2024 SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 2**  
**10332 Sunrise Lakes Boulevard – Building 178**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 10332 Sunrise Lakes Boulevard - Building 178, 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 6, 2023 and compliance was required by January 5, 2024.
- 139. Case 0297-2024 SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 2**  
**2638 NW 104 Avenue – Building 184**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 2638 NW 104th Avenue - Building 184, 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 30, 2023, and compliance was required by January 29, 2024.
- 140. Case 0298-2024 SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 2**  
**2606 NW 104 Avenue – Building 185**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 2606 NW 104th Avenue - Building 185, 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 30, 2023, and compliance was required by January 29, 2024.
- 141. Case 0299-2024 SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 2**  
**2524 NW 104 Avenue – Building 186**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 2524 NW 104th Avenue - Building 186, 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 30, 2023 and compliance was required by January 29, 2024.
- 142. Case 0582-2024 SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 3**  
**10382 NW 24 Place (Building 207)**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 10382 NW 24 Place – Building 207, 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.
- 143. Case 1200-2024 SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 3**  
**2551 NW 103 Avenue (Building 189)**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property located at 2551 NW 103rd Avenue - Building 189, 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 25 Year and older 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 February 6, 2024. Required repairs should have been completed by August 5, 2024.

- 144. Case 1216-2024 SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 3**  
**2560 NW 103 Avenue (Building 193)**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property located at 2560 NW 103rd Avenue - Building 193, 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 25 Year and older 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 February 5, 2024. Required repairs should have been completed by August 4, 2024.
- 145. Case 1217-2024 SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 3**  
**2580 NW 103 Avenue (Building 192)**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property located at 2580 NW 103rd Avenue - Building 192, 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 25 Year and older 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 February 2, 2024. Required repairs should have been completed by August 1, 2024.
- 146. Case 1218-2024 SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 3**  
**2602 NW 103 Avenue (Building 191)**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property located at 2602 NW 103rd Avenue - Building 191, 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 25 Year and older 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 February 2, 2024. Required repairs should have been completed by August 1, 2024.
- 147. Case 1219-2024 SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 3**  
**10155 NW 24 Place (Building 195)**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 10155 NW 24th Place - Building 195, 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 25 Year and older 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 February 2, 2024. Required repairs should have been completed by August 1, 2024.
- 148. Case 1220-2024 SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 3**  
**10217 NW 24 Place (Building 194)**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 10217 NW 24th Place - Building 194, 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 25 Year and older 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 February 2, 2024. Required repairs should have been completed by August 1, 2024.

- 149. Case 1331-2024 SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 3**  
**2603 NW 103 Avenue (Building 190)**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 2603 NW 103rd Avenue - Building 190, 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 25 Year and older 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 February 2, 2024. Required repairs should have been completed by August 1, 2024.
- 150. Case 1333-2024 SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 3**  
**10312 NW 24 Place Avenue (Building 204)**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 10312 NW 24th Place - Building 204, 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 25 Year and older 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 February 2, 2024. Required repairs should have been completed by August 1, 2024.
- 151. Case 1337-2024 SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 3**  
**10368 NW 24 Place Avenue (Building 206)**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 10368 NW 24th Place - Building 206, 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 25 Year and older 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 February 2, 2024. Required repairs should have been completed by August 1, 2024.
- 152. Case 1345-2024 SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 3**  
**10414 NW 24 Place (Building 208)**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 10414 NW 24th Place - Building 208, 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 25 Year and older 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 February 2, 2024. Required repairs should have been completed by August 1, 2024.
- 153. Case 1346-2024 SUNRISE LAKES CONDOMINIUM PHASE 4, INC. 3**  
**10346 NW 24 Place (Building 205)**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The residential multi-family property located at 10346 NW 24th Place - Building 205, 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 25 Year and older 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 February 2, 2024. Required repairs should have been completed by August 1, 2024.

- 154. Case 0122-2024 PINES PLAZA SHOPS, LLC – 4505 – 4579 N Pine Island Road (Common Area)**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The commercial property located at 4505-4579 N 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 October 16, 2023, and compliance was required by January 15, 2024.
- 155. Case 0125-2024 PINE PLAZA HOLDINGS, LLC – 4117 – 4279 N Pine Island (South Building)**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The commercial property located at 4117-4279 N Pine Island Road - South Building, 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 16, 2023, and compliance was required by January 15, 2024.
- 156. Case 0267-2024 BETTY ALDRIDGE COLE REVOCABLE TRUST & ROBERT ALDRIDGE COLE REVOCABLE LIVING TRUST**  
**1751 NW 136 Avenue**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property located at 1751 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 October 25, 2023, and compliance was required by January 24, 2024.
- 157. Case 0274-2024 BUFFY 21, LLC – 8880 NW 44 Street – Common Area**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property located at 8880 NW 44th 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 October 25, 2023, and compliance was required by January 24, 2024.
- 158. Case 0349-2024 CODY AUSTIN CORP – 10480 NW 50 Street**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property located at 10480 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 8, 2023, and compliance was required by February 7, 2024.
- 159. Case 0358-2024 DAVIL PROPERTIES, L.C. – 10440 – 10460 NW 50 Street**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property located at 10440-10460 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 8, 2023, and compliance was required by February 7, 2024.

- 160. Case 0410-2024 HIATUS ROAD SUNRISE WORKSPACES, LLC – 4700 N Hiatus Road (Building 2)**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property located at 4700 N Hiatus Road - 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 16, 2023, and compliance was required by February 15, 2024.
- 161. Case 0411-2024 HIATUS ROAD SUNRISE WORKSPACES, LLC – 4700 N Hiatus Road (Building 3)**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property located at 4700 N Hiatus Road - Building 3, 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.
- 162. Case 0412-2024 HIATUS ROAD SUNRISE WORKSPACES, LLC – 4700 N Hiatus Road (Building 4)**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property located at 4700 N Hiatus Road - Building 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 November 16, 2023, and compliance was required by February 15, 2024.
- 163. Case 0413-2024 HIATUS ROAD SUNRISE WORKSPACES, LLC – 4700 N Hiatus Road (Building 4)**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property located at 4700 N Hiatus Road - Building 1, 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.
- 164. Case 0449-2024 MICHAEL A GOLDMAN REVOCABLE TRUST & MICHAEL A. GOLDMAN TRUSTEE**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property located at 10304 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.
- 165. Case 0521-2024 SAWGRASS MILLS OWNER, LLC – 12400 NW 15 Street (Building 1)**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The commercial property located at 12400 NW 15th Street - Building 1, 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.
- 166. Case 0544-2024 SAWGRASS PARKWAY, LLC – 500 Sawgrass Corporate Parkway (Common Area)**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The commercial property located at 500 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 November 30, 2023 and compliance was required by February 29, 2024.



- 167. 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.
- 168. Case 1094-2024** **YMP BOARDWALK LLC – 2904 – 2916 NW 60 Terrace**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property located at 2904-2916 NW 60th Terrace, 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 25 Year and older 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 February 7, 2024. Required repairs should have been completed by August 6, 2024.
- 169. Case 1215-2024** **SUNRISE LAKES PHASE 4 RECREATION ASSOCIATION, INC.**  
**10315 NW 24 Place (Building 188)**  
**Section 110.15 – Building Safety Inspection Program – Structural Inspector Jose Sadin**  
The property located at 10315 NW 24 Place - Building 188, 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 25 Year and older 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 February 6, 2024. Required repairs should have been completed by August 5, 2024.

## **REDUCTIONS OF FINE – CODE COMPLIANCE DIVISION**

No Cases Scheduled

## **REDUCTIONS OF FINE – BUILDING DIVISION**

- 170. 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.  
(Motion for Reconsideration)
- 171. Case 953-2023** **HARVEST INTERNATIONAL INVESTMENTS, LLC**  
**13051 W Sunrise Boulevard – Common Area**  
**Section 116 – Unsafe Structures – Chief Electrical Inspector Angel Perez**  
The property located was found to have on the east side of the parking lot: structural damage to a light pole and the electrical wires have been exposed. The damage must be repaired and all of the necessary permits must be obtained.

## **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.