



TOWN OF DAVIE
POLICE DEPARTMENT
CODE COMPLIANCE DIVISION

1230 SOUTH NOB HILL ROAD • DAVIE, FLORIDA 33324
PHONE: 954.693.8237 • FAX: 954.693.8253 • WWW.DAVIE-FL.GOV



NOTICE OF SPECIAL MAGISTRATE HEARING
ALAN GABRIEL, ESQ.
MAY 18, 2021
10:00 A.M.
***** AGENDA *****

LOCATION: Bamford Sports Complex & Pine Island Park
3801 S. Pine Island Road, Building A, Davie, Florida 33328.

1. PLEDGE OF ALLEGIANCE
2. CALL SESSION TO ORDER
3. CALL OF THE CASES
4. UNCONTESTED CASES
5. FORMAL HEARINGS OF CONTESTED MATTERS

5.1 Case #19-085804: Eugene Holding LLC, 4844 SW 64 Avenue (continued from March 23, 2021)⁵(Florida building code/non permitted uses prohibited/storage on residential property prohibited/commercial vehicles parking prohibited/vehicle signage code violation/location of license; zoning regulation/local business tax receipt required/general regulations; accessory uses and structures/boarding in hurricane season/nuisance/eyesore violation) ^{DP}

5.2 Case #21-008051: Ken and Bernadette Cazeau, 5230 S Pine Island Road (overgrowth/dead storage/nuisance/eyesore violation) ^{CV}

5.3 Case #21-018090: Cathy Pipa and Robert Wayne Starling, 6210 SW 41 Street (minimum standards for exterior structures/trash waste and garbage/storage of abandoned property on public or private land/nuisance/eyesore violation) ^{SS}

5.4 Case #21-021855: Trina Rose Gore, 14321 SW 20 Street (adoption of Florida building code; building permit required violation) ^{KM}

5.5 Case #21-021868: Whitney Irons, 14751 SW 23 Street (engineering permit required/commercial vehicle parking violation) ^{KM}

5.6 Case #21-022590: SRP SUB LLC, 6311 Gauntlet Hall Lane (derelict vehicles prohibited violation) ^{SP}

5.7 Case #21-022608: Rose M. Perez, Manual and Estela Jesus, Deutsche Bank National TR CO. TRSTEE and Tenant/Occupant, 621 Lakeshore Terrace (minimum standards for maintenance of premises/minimum standards for exterior of structures/minimum standards for interior of structures/minimum standards for exterior of structures/overgrowth/abandoned property registration required/nuisance/eyesore violation) _{KM}

5.8 Case #21-022678: Lidia R. Sorto Guzman, 13020 SW 7 Place (litter and unsightly matter/overgrowth/receptacle requirements/nuisance/eyesore violation) _{KM}

5.9 Case #21-023038: 6030 SW 58th LLC, 6140 SW 57 Place (enforcement: nuisance; penalties/special event permit process/application review process/noise-specific prohibitions/nuisance, health, safety and welfare violation) _{CV}

5.10 Case #21-025238: Lennar Homes LLC, 1950 S Hiatus Road (commercial garbage and trash violation) _{SP}

5.11 Case #21-025297: Plastic Machine Systems USA Inc., 10881 Stirling Road (accumulation of garbage violation) _{SP}

5.12 Case #21-026572: Barbara Cassidy, 8580 SW 17 Street (adoption of Florida building code violation) _{SP}

5.13 Case #21-026576: Claudia M. Espinosa and Rosa T. Romero, 2721 SW 117 Avenue (prohibition of tree abuse/remedial actions required for tree abuse violation) _{SP}

5.14 Case #21-026593: Atrium Centre LLC and Associated Medical Group Inc., 4801 S University Drive – Suite #110 (general regulations: nuisances violation) _{SP}

5.15 Case #21-027980: Jeffrey Lane, 1050 SW 128 Drive (general regulations/obstructing sidewalk prohibited violation) _{KM}

5.16 Case #21-037955: 3320 Peaceful Ridge LLC and DMBA United LLC d/b/a The United Recovery Project (standards for specific uses/certificate of use/business tax receipt required) _{SP}

6. NON COMPLIANCE

6.1 Case #20-000461: Yasmina Del Carmen A. Miranda, 3921 SW 59 Terrace (Florida building code violation) _{SS}

7. BUILDING DEPARTMENT

7.1 Case #2021-0003, fka 2020-005: Little River Shops Inc., 2691 SW 139 Terrace (building permit required violation) _{NT}

7.2 Case #2021-0004, fka 2020-007: Duncan Rhoden, 5591 SW 82 Avenue (building permit required violation) _{ML}

7.3 Case #2021-0005, fka 2020-0062: Mario Guillermo Gil, 4430 SW 82 Way (building permit required violation) _{ML}

7.4 Case #2021-0001: David and Monica L. Hunter, 14075 SW 24 Street (building permit required violation) _{NT}

7.5 Case #2021-009: Rexmere BLD LLC, 11226 SW 13 Place (building permit required violation) _{NT}

7.6 Case #2021-0006, fka 2021-0010: Jeffery Wasserman, 1561 SW 84 Avenue (building permit required violation) _{NT}

7.7 Case #2021-0013: Ariadna Balaguer and Shalom Wealth Management TR8, 2161 SW 131 Terrace (building permit required violation) _{NT}

7.8 Case #2021-0007, fka 2021-0015: Wendys Properties LLC, 3055 S University Drive (building permit required violation) _{NT}

8. NEW BUSINESS

9. OLD BUSINESS

10. CITATION AGENDA

10.1 Case #21-028043: Erika and Javier Andrade, 1701 SW 136 Avenue, Citation #1126 (littering; accumulation of garbage; failure to remove after notice violation) _{KM}

11. ADJOURNMENT

PURSUANT TO FLORIDA STATUTE § 286.0105, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS BOARD, AGENCY, COMMITTEE, OR COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS. FOR SUCH PURPOSE HE OR SHE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Persons with disabilities requiring accommodations in order to participate should contact the Town Clerk at (954) 797-1023 at least five business days prior to the meeting to request such accommodation. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 (voice) or 1-800-955-8771 (TDD).