



TOWN OF DAVIE  
POLICE DEPARTMENT  
CODE COMPLIANCE DIVISION



1230 SOUTH NOB HILL ROAD • DAVIE, FLORIDA 33324  
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**NOTICE OF SPECIAL MAGISTRATE HEARING  
ALAN GABRIEL, ESQ.  
JUNE 8, 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 #17-041141:** Lakeside Village of Davie Property Owner's Assoc. Inc., 6950 Griffin Road (continued from February 16, 2021)<sup>18</sup>(installation and maintenance/prohibition of tree abuse; exceptions; administrative appeal/minimum landscape standards violation) JJ

**5.2 Case #18-021258:** Lakeside Village of Davie LLC and Lakeside Village of Davie Condominium Association Inc., and ET AL, 6950 Griffin Road #C8 (continued from February 16, 2021)<sup>11</sup>(installation and maintenance /prohibition of tree abuse; exceptions; administrative appeal/minimum landscape standards/miscellaneous requirements/minimum landscape standards violation) JJ

**5.3 Case #20-035959:** AHA Properties LLC, 2750 SW 137 Terrace (continued from April 20, 2021)<sup>3</sup>(engineering permit violation) KM

**5.4 Case #21-001480:** Anthony M. Crothers, 14816 SW 35 Street (continued from April 4, 2021)<sup>3</sup>(maintenance standards of exterior premises/Florida building code/ nuisance/ eyesore violation) KM

**5.5 Case #21-002767:** AB First Real Estate Holdings LLC, Keiser Legal PLLC and Alen Construction Group, 5337 Orange Drive (continued from March 9, 2021)<sup>1</sup>(non permitted uses prohibited/outdoor activities restricted, exceptions/modification of site plan/certificates of use/adoption of Florida building code violation) SS

**5.6 Case #21-012626:** Family Farms Inc., 14950 SW 14 Street (manner of keeping; livestock violation) <sup>KB</sup>

**5.7 Case #21-019923:** SRP SUB LLC and Occupant, 5650 SW 54 Court (derelict property/vehicles prohibited/commercial vehicles parking prohibited/landscape maintenance/nuisance/eyesore violation) <sup>CV</sup>

**5.8 Case #21-021933:** Lisa Cavanaugh and Anthony Cavanaugh-Occupant, 5810 SW 33 Terrace (storage of abandoned property on public or private land/nuisance/eyesore violation) <sup>CV</sup>

**5.9 Case #21-022608:** Rose M. Perez, Manual and Estela Jesus, Deutsche Bank National TR CO. TRSTEE and Tenant/Occupant, 621 Lakeshore Terrace (continued from May 18, 2021)<sup>1</sup>(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) <sup>KM</sup>

**5.10 Case #21-024948:** Benjamin Charles Brown IV, 3751 SW 58 Avenue (minimum standards for area, use and location requirements/storage of abandoned property on public or private land/adoption of Florida building code/nuisance/eyesore violation) <sup>DN</sup>

**5.11 Case #21-026572:** Barbara Cassidy, 8580 SW 17 Street (continued from May 18, 2021)<sup>1</sup>(adoption of Florida building code violation) <sup>SP</sup>

**5.12 Case #21-026576:** Claudia M. Espinosa and Rosa T. Romero, 2721 SW 117 Avenue (continued from May 18, 2021)<sup>1</sup>(prohibition of tree abuse/remedial actions required for tree abuse violation) <sup>SP</sup>

**5.13 Case #21-029652:** Prisa II Davie SC LLC and Starbucks Coffee Company, 4591-4593 S University Drive (false alarms/general regulations: nuisances violation) <sup>SP</sup>

**5.14 Case #21-030159:** Donna H. Silver, 2171 SW 117 Terrace (maintenance standards of exterior premises/derelict property; vehicles prohibited/RV trailer code violation/overgrowth/nuisance, health, safety and welfare violation) <sup>SP</sup>

**5.15 Case #21-030890:** Frank F. White and Lynette R. Lunsford, 2961 SW 85 Way (building permit required/minimum standards for maintenance of premises/general regulations; nuisances violation) <sup>SP</sup>

**5.16 Case #21-033902:** Carter Holdings Davie East LLC and Occupant, 5810 SW 38 Court (minimum standards for area, use and location requirements/storage of abandoned property on public or private land/nuisance, eyesore violation) <sup>SS</sup>

**5.17 Case #21-037955:** 3320 Peaceful Ridge LLC and DMBA United LLC d/b/a The United Recovery Project (continued from May 18, 2021)<sup>1</sup>(standards for specific uses/certificate of use/business tax receipt required) <sup>SP</sup>

## **6. BUILDING DEPARTMENT**

**6.1 Case #2021-004:** Pine Island Ridge Condo Association, 9400 Pine Ridge Drive (building permit required violation) <sup>NT</sup>

**6.2 Case #2021-011, fka 2021-0022:** Dale and Pia K. Delapenha, 5134 Madison Lakes Circle West (building permit required violation) <sub>NT</sub>

**6.3 Case #2021-00029:** Molo Holdings LLC, 3401 SW 116 Avenue (building permit required violation) <sub>NT</sub>

**6.4 Case #2021-010, fka 2021-0032:** Kevin Lopez and Arthur Smith, 1931 SW 84 Avenue (building permit required violation) <sub>NT</sub>

**6.5 Case # 2021-009, fka 2021-0034:** Gator Carriage Partners LTD, 6431 Stirling Road (building permit required violation) <sub>NT</sub>

**6.6 Case #2021-0036:** New Town Holdings LLC, 4101 SW 47 Avenue #105 ((building permit required violation) <sub>NT</sub>

**6.7 Case #2021-0037:** MHC Everglades Lakes LLC, 5927 SW 29 Street (building permit required violation) <sub>NT</sub>

**6.8 Case #2021-0039:** Deborah Desouza, 5630 SW 55 Street (building permit required violation) <sub>NT</sub>

## **7. NON COMPLIANCE**

**7.1 Case #17-000422:** Lisa Cavanaugh and Anthony Cavanaugh-Occupant, 5810 SW 53 Terrace (RV/Trailer code violation) <sub>CV</sub>

**7.2 Case #17-011209:** Luciano Batista and Venecia Perez H/E, 2751 SW 121 Avenue (continued from April 20, 2021)<sup>2</sup>(commercial vehicle parking prohibited/permited uses violation) <sub>SP</sub>

**7.3 Case #17-064334:** NRM Group LLC, 1275 SW 130 Avenue (overgrowth violation) <sub>KM</sub>

**7.4 Case #17-065241:** Wal-Mart Stores East LP, 4301 S University Drive (duty of owner or occupant to keep property free from waste, weeds, debris; notice: lien on property violation) <sub>SP</sub>

**7.5 Case #2018-0026:** Roni and Sharona Elgazar and First Call 24/7 Inc., 1650 SW 117 Avenue (continued from April 20, 2021)<sup>13</sup>(non-permitted uses prohibited/storage on residential property prohibited/commercial vehicles parking prohibited/vehicle signage code violation/nuisance/eyesore violation) <sub>SP</sub>

**7.6 Case #18-031714:** James J. Jr and Pamela S. Shrouder, 2220 SW 139 Avenue (general regulations violation) <sub>KM</sub>

## **8. NEW BUSINESS**

## **9. OLD BUSINESS**

## **10. CITATION AGENDA**

## **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).