



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
THERESA BLAND EDWARDS, ESQ.
JULY 13, 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 #21-021868: Whitney Irons, 14751 SW 23 Street (continued from May 18, 2021)¹(engineering permit required/commercial vehicle parking violation) KM

5.2 Case #21-042052: CEMS Group LLC, 5750 SW 36 Court (storage of abandoned property on public or private land/RV trailer code violation/receptacle requirements) SS

5.3 Case #21-042425: Jet Auto Plaza INC, 4601 S State Road 7 (littering accumulation of garbage failure to remove after notice/prohibited acts by property owner) SS

5.4 Case # 21-043384: Michelle Lind, 13430 SW 9 Street (nuisance to be declared/nuisance/eyesore) KM

5.5 Case # 21-036253: Thomas Tucker, 13400 SW 26 Street (engineering permit required) KM

5.6 Case #21-041056: Hong Kevin Van, 5641SW 57 Street (residential trailer code violation) CV

5.7 Case #20-035959: AHA Properties LLC, 2750 SW 137 Terrace (engineering permit) KM

5.8 Case #21-045543: Lizhen Zheng and Michael Mendez, 4241 SW 72 Way (dog attack) KB

5.9 Case # 21-045628: Kenneth Dean and Jane Holt Jr, 2811 SW 81 Terrace (overgrowth/nuisance/eyesore) SP

5.10 Case # 21-045659 Ada Santiago, 2301 SW 85 Ave (nuisance to be declared/ minimum standards for interior of structure) ^{SP}

5.11 Case #21-035975: Tanveer A. Hasan, Elena G. Hasan and Metlife Insurance Company USA, 11001 Blackhawk Boulevard (continued from June 22, 2021)¹(permitted uses/building permit required violation) ^{SP}

6. NON COMPLIANCE

6.1 Case #20-000461: Yasmina Del Carmen A. Miranda, 3921 SW 59 Terrace (continued from May 18, 2021)¹(Florida building code violation) ^{SS}

6.2 Case #17-015546: Bebi Shemeza, Neieem and Ayesha Abdool, 2601 SW 122 Avenue (commercial vehicles parking prohibited/ permitted uses/ nuisance/ eyesore) ^{SP}

6.3 Case #20-053222: Florida Enterprises & Co. Inc., 13471 SW 8 Street (building permit required/ general regulations) ^{KM}

6.4 Case #21-001567: 7050 Griffin Road LLC, 7050 Griffin Road (maintenance of rights-of-way and swales on public or private property/overgrowth) ^{CV}

6.5 Case #21-001669: Muhammad Nazir, 1850 SW 139 Avenue (engineering permit required) ^{KM}

6.6 Case #21-004600: Kenneth and Nellie Hassett, 6231 SW 58 Ct (modification of site plan/installation of improvements violation) ^{CV}

6.7 Case #21-004732: 6030 SW 58TH LLC, 6140 SW 57 Place, (modification of site plan/installation of improvements violation) ^{CV}

6.8 Case #21-004598: Elijeana Esther King-Thompson and Steven Thomas, 6160 SW 58 Court (modification of site plan/installation of improvements violation) ^{CV}

6.9 Case #21-004599: Nicoleta Popescu, 6301 SW 58 Court (modification of site plan/installation of improvements violation) ^{CV}

6.10 Case #17-065241: Wal-Mart Stores East LP, 4301 S University Drive (continued from June 8, 2021)¹ (duty of owner or occupant to keep property free from waste, weeds, debris; notice: lien on property violation) ^{SP}

6.11 Case #2018-0026: Roni and Sharona Elgazar and First Call 24/7 Inc., 1650 SW 117 Avenue (continued from June 8, 2021, 2021)¹⁴ (non-permitted uses prohibited/storage on residential property prohibited/commercial vehicles parking prohibited/vehicle signage code violation/nuisance/eyesore violation) ^{SP}

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

7. BUILDING DEPARTMENT

7.1 Case #2021-0003, fka 2020-005: Little River Shops Inc., 2691 SW 139 Terrace (continued from May 18, 2021)¹(building permit required violation) _{NT}

7.2 Case #2021-0004, fka 2020-007: Duncan Rhoden, 5591 SW 82 Avenue (continued from May 18, 2021)¹ (building permit required violation) _{ML}

7.3 Case #2021-0005, fka 2020-0062: Mario Guillermo Gil, 4430 SW 82 Way (continued from May 18, 2021)¹ (building permit required violation) _{ML}

7.4 Case #2021-0006, fka 2021-0010: Jeffery Wasserman, 1561 SW 84 Avenue (continued from May 18, 2021)¹ (building permit required violation) _{NT}

8. NEW BUSINESS

9. OLD BUSINESS

10. CITATION AGENDA

10.1 Case #21-043378: Ida Gonzalez, 1210 SW 127 Terrace, Citation #1128 (obstructing sidewalk) _{KM}

10.2 Case #21-043376: Kenneth Lynn, 1331 SW 127 Terrance, Citation #1127 (obstructing sidewalk) _{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).