



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.
JULY 27, 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 May 18, 2021)⁶(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 #21-033902: Carter Holdings Davie East LLC and Occupant, 5810 SW 38 Court (continued from June 8, 2021)¹(minimum standards for area, use and location requirements/storage of abandoned property on public or private land/nuisance, eyesore violation) ^{SS}

5.3 Case #21-037955: 3320 Peaceful Ridge LLC and DMBA United LLC d/b/a The United Recovery Project, 3320 SW 121 Avenue (continued from June 8, 2021)² (standards for specific uses/certificate of use/business tax receipt required) ^{SP}

5.4 Case #21-040396: CSMA FT LLC and Occupant, 5460 SW 55 Avenue (overgrowth, nuisance/eyesore) ^{CV}

5.5 Case #21-049925: Ashley A. Francis, 6111 Portsmouth Lane (maintenance standards of exterior premises, overgrowth, nuisance/ eyesore) ^{CV}

5.6 Case #21-045204: Daniela Sabau, 5610 SW 54 Street (non-permitted uses prohibited, commercial vehicles parking prohibited, residential trailer code violation, nuisance/eyesore)^{cv}

5.7 Case #21-043434: H Kwok Investments LLC, 4230-4232 SW 73 Terrace (adoption of Florida building code, permitted uses)^{ss}

5.8 Case #21-050477: Fabiana Tubelli, 3940 NW 77 Avenue (nuisance/eyesore, specific prohibitions)^{cv}

5.9 Case #21-044770: Davie Apartments of Florida LLC, 5741 SW 36 Court (derelict vehicles prohibited, commercial vehicle signage code violation, general regulations, littering; accumulation of garbage)^{ss}

5.10 Case #21-004604: Robert B. and Beverly Walker, 6300 SW 58 Court (continued from June 22, 2021)²(modification of site plan/installation of improvements violation)^{cv}

5.11 Case #21-038607: Virginia Osceola, 4431 SW 77 Avenue (continued from June 22, 2021)¹ (building permit required/minimum landscape standards/trash waste and garbage/nuisance and eyesore violation)^{ss}

6. BUILDING DEPARTMENT

6.1 Case #2021-004: Pine Island Ridge Condo Association, 9400 Pine Ridge Drive (continued from June 8, 2021)¹(building permit required violation)^{NT}

6.2 Case #2021-011, fka 2021-0022: Dale and Pia K. Delapenha, 5134 Madison Lakes Circle West (continued from June 8, 2021)¹(building permit required violation)^{NT}

6.3 Case #2021-00029: Molo Holdings LLC, 3401 SW 116 Avenue (continued from June 8, 2021)¹(building permit required violation)^{NT}

6.4 Case # 2021-009, fka 2021-0034: Gator Carriage Partners LTD, 6431 Stirling Road (continued from June 8, 2021)¹(building permit required violation)^{NT}

6.5 Case #2021-0036: New Town Holdings LLC, 4101 SW 47 Avenue #105 (continued from June 8, 2021)¹ (building permit required violation)^{NT}

7. NON COMPLIANCE

7.1 Case #18-031714: James J. Jr and Pamela S. Shrouder, 2220 SW 139 Avenue (continued from June 8, 2021)¹ (general regulations violation)^{KM}

7.2 Case #18-054550: Charley W. Bitterman, 5770 SW 38 Court (overgrowth, derelict vehicles prohibited)^{ss}

7.3 Case #20-061565: Charley W. Bitterman, 5770 SW 38 Court (minimum standard for exterior structures, nuisance/eyesore)^{ss}

7.4 Case #20-053222: Florida Enterprises & Co. Inc., 13471 SW 8 Street (continued from July 13, 2021)¹ (building permit required/ general regulations)^{KM}

7.5 Case #17-051593: Virginia Osceola, 4431 SW 77 Avenue (storage of abandoned property on public or private land/minimum standards for exterior of structures: roofs/maintenance standards of exterior premises violation) ^{SS}

8. NEW BUSINESS

9. OLD BUSINESS

10. CITATION AGENDA

10.1 Case #21-052142: Cielo Cabezas, Khairul Matin and Nahid Sultana, 4480 SW 82 Way, Citation #1151 (hazardous materials) ^{SP}

10.2 Case# 21-050388: Nam H. Nguyen, 7701 NW 42 Court, Citation# 0186 (overgrowth) ^{CV}

10.3 Case# 21-050180: Mabel Menendez and Enrique L. Victores, 6211 SW 39 Street, Citation# 0922 (Running at large prohibited, declared nuisance) ^{KB}

10.4 Case #21-048235: Ashley Francis, 6111 Portsmouth Lane, Citation #1276/1277 (dog attack, running at large prohibited, declared nuisance) ^{DP}

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).