



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.
AUGUST 10, 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 #21-002767: AB First Real Estate Holdings LLC and Alen Construction Group, 5337 Orange Drive (continued from June 8, 2021)² (non permitted uses prohibited/outdoor activities restricted, exceptions/modification of site plan/certificates of use/adoption of Florida building code violation) ^{SS}

5.2 Case# 21-052180: Ryan W. Castaldo, 5530 SW 54 Street (minimum standards for interior of structures/ window screens, minimum standards for interior of structures/ exterior doors, minimum standards for exterior of structure/ roof, litter and unsightly matter, duty of owner or occupant to keep property free from waste, weeds, debris, health, safety, and welfare) ^{CV}

5.3 Case # 21-054459: Hernando Ardila, 5252 SW 34 Street (storage of abandoned property on public or private land, minimum standards for interior of structures, maintenance standards of exterior premises, nuisance/ eyesore) ^{SS}

5.4 Case #20-035959: AHA Properties LLC, 2750 SW 137 Terrace (continued from July 13, 2021)¹ (engineering permit) ^{KM}

5.5 Case #21-040955: Milton Lopez & Jacqueline Keeny, 12851 SW 14 Place (permitted uses, standards for specific uses, adoption of Florida building code; building permit, storing of abandoned property or private lands, prohibited; exception, nuisance/eyesore) ^{KM}

5.6 Case 21-052188: Joseph J. & Jean M. Letson REV TR and Madison Alamosa HECM LLC, 13900 SW 22 Place (engineering permit, adoption of Florida building code; permit required, general regulations, business tax required, nuisance/ eyesore) KM

5.7 Case #21-058181: Matthew Lanzillotta, 13181 SW 7 Place (nuisance to be declared, maintenance standards of exterior premises, overgrowth, nuisance/ eyesore) KM

5.8 Case #21-054441: Yaniel Express Corp, 10905 SW 59 Street (permitted uses, general provisions, local business tax receipt) SP

5.9 Case# 21-054444: Kim Pozo 10601 SW 48 Street (permitted uses, general provisions, local business tax receipt required, property maintenance & public nuisances) SP

6. BUILDING DEPARTMENT

6.1 Case #2021-0003, fka 2020-005: Little River Shops Inc., 2691 SW 139 Terrace (continued from July 13, 2021)² (building permit required violation) NT

6.2 Case #2021-0006, fka 2021-0010: Jeffery Wasserman, 1561 SW 84 Avenue (continued from July 13, 2021)² (building permit required violation) NT

7. NON COMPLIANCE

7.1 Case # 17-011209: Luciano Batista and Venecia Perez, 2751 SW 121 Avenue (commercial vehicle parking prohibited, permitted uses) SP

7.2 Case # 21-022608: Realty Wholesalers Inc., 621 Lakeshore Terrace (minimum standards for maintenance of premises) KM

7.3 Case #19-032848: Joseph J. & Jean Letson REV TR and Madison Alamosa HECM LLC, 13900 SW 22 Place (minimum standards for exterior of structures) KM

7.4 Case# 21-033478: Adam & Louis Farran, 5801 SW Surrey Circle W (minimum standards for maintenance of premises swimming pool maintenance and disposal of pool water, local business tax receipt requirement, nuisance/eyesore) CV

8. OLD BUSINESS

9. CITATION AGENDA

10. 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).