



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 EDWARDS, ESQ.  
SEPTEMBER 14, 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 June 8, 2021)<sup>19</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 June 8, 2021)<sup>12</sup>(installation and maintenance /prohibition of tree abuse; exceptions; administrative appeal/minimum landscape standards/miscellaneous requirements/minimum landscape standards violation) JJ

**5.3 Case #21-021868:** Whitney Irons, 14751 SW 23 Street (continued from July 13, 2021)<sup>2</sup> (engineering permit required/commercial vehicle parking violation) KM

**5.4 Case # 21-036253:** Thomas Tucker, 13400 SW 26 Street (continued from July, 2021)<sup>1</sup> (engineering permit required) KM

**5.5 Case #21-038607:** Virginia Osceola, 4431 SW 77 Avenue (continued from July 27, 2021)<sup>2</sup> (building permit required/minimum landscape standards/trash waste and garbage/nuisance and eyesore violation) SS

**5.6 Case#21-064774:** Davie Casa LLC, 2181 SW 117 Terrace (permitted uses/health, safety and welfare/sanitary nuisance/accumulation of garbage/off street parking minimum standards, rules and regulations/nuisance/eyesore) <sup>SP</sup>

**5.7 Case #21-064807:** Edwin Acevedo, 4261 SW 61 Avenue (storing of abandoned property/general regulations/off street parking/minimum standards for exterior structures/maintenance standards of exterior premises) <sup>SS</sup>

**5.8 Case#21-065292:** Altitude Trading Inc., 12850 SW 8 Street (permit required, engineering permit/nuisance/eyesore) <sup>KM</sup>

**5.9 Case#21-065614:** Inversiones Villa Hiatus LLC, 1611 S. Hiatus Road (overgrowth/nuisance/eyesore) <sup>SP</sup>

**5.10 Case#21-076388:** Chabad Lubavitch of Southwest Broward Inc., 10601 Stirling Road (non permitted uses prohibited/ trash waste and garbage/ overgrowth/ derelict vehicles prohibited/ nuisance/ eyesore) <sup>SS</sup>

## **6. BUILDING DEPARTMENT**

**6.1 Case #2019-0028:** Gilda P. and Michele Ciavarella, 10550 W State Road 84, Lot 36 (continued from June 22, 2021)<sup>2</sup> (building permit required violation) <sup>NT</sup>

**6.2 Case #2021-004:** Pine Island Ridge Condo Association, 9400 Pine Ridge Drive (continued from July 27, 2021)<sup>2</sup> (building permit required violation) <sup>NT</sup>

**6.3 Case # 2021-009, fka 2021-0034:** Gator Carriage Partners LTD, 6431 Stirling Road (continued from July 27, 2021)<sup>2</sup> (building permit required violation) <sup>NT</sup>

**6.4 Case #2021-011, fka 2021-0022:** Dale and Pia K. Delapenha, 5134 Madison Lakes Circle West (continued from July 27, 2021)<sup>2</sup> (building permit required violation) <sup>NT</sup>

**6.5 Case #2021-0036:** New Town Holdings LLC, 4101 SW 47 Avenue #105 (continued from July 27, 2021)<sup>2</sup> (building permit required violation) <sup>NT</sup>

## **7. NON COMPLIANCE**

**7.1 Case #17-051593:** Virginia Osceola, 4431 SW 77 Avenue (continued from July 27, 2021)<sup>2</sup> (storage of abandoned property on public or private land/minimum standards for exterior of structures: roofs/maintenance standards of exterior premises violation) <sup>SS</sup>

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

**7.3 Case #17-065241:** Walmart Stores East LP, 4310 S. University Drive (continued from August 24, 2021)<sup>1</sup> (minimum landscape standards) <sup>JJ</sup>

**7.4 Case #19-059286:** Davie Newport LLC, 4251 SW 62 Avenue (overgrowth) <sup>SS</sup>

**7.5 Case #21-001669:** Muhammad Nazir, 1850 SW 139 Avenue (continued from July 13, 2021)<sup>1</sup> (engineering permit required) <sup>KM</sup>

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

**7.7 Case #21-033074:** Erika and Javier Andrade C/O Blue Construction & Plumbing Inc., 12802 Grand Oaks Drive (dead storage/ maintenance of rights of way and swales on public or private property) <sup>KM</sup>

## **8. NEW BUSINESS**

## **9. OLD BUSINESS**

## **10. CITATION AGENDA**

**10.1 Case #21-064361:** Chance Smith, 13441 SW 9 Street, Citation #0923 (dog running at large) <sup>KB</sup>

**10.2 Case #21-066598:** Theresa Vargas, 9358 Arborwood Circle, Citation #0924 (dog running at large) <sup>KB</sup>

**10.3 Case#21-067493:** Jean Garcia, 5211 SW 57 Court, Citation #0187 (bulk trash) <sup>CV</sup>

**10.4 Case #21-068376:** Julius & Penelope Pappas, 3000 Hiatus Road, Citation #1103 (failure to remove bulk) <sup>SP</sup>

**10.5 Case #21-068404:** Jose Ramos, 3740 SW 60 Avenue #1, Citation #1104/1105 (trimming Oak tree without a permit, tree abuse) <sup>SP</sup>

**10.6 Case #21-068455:** Spur Road LLC, 4600 SW 30 Street, Citation #1106 (tractor trailer idling continuously) <sup>SP</sup>

**10.7 Case #21-069707:** Richard H & Jeanne C. Masten, 2940 SW 81 Way, Citation #1107 (trailer/boat in driveway after warning) <sup>SP</sup>

**10.8 Case #21-069711:** Dusty R & Robert P. McCauley JR, 2731 SW 81 Way, Citation #1109 (trailer/boat in front of residence after warning) <sup>SP</sup>

**10.9 Case #21-069719:** Daniel A Burgos, 8170 SW 27 Place, Citation #1110 (trailer/boat parked on grass) <sup>SP</sup>

**10.10 Case #21-069723:** Seth Ebel, Tanya Vieira, 8301 SW 27 Place, Citation #1111 (trailer/boat parked in front of residence after warning) <sup>SP</sup>

## **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).