



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.  
SEPTEMBER 28, 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 July 27, 2021)<sup>7</sup> (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) <sup>DP</sup>

**5.2 Case #21-039912:** 4200 LLC, 4200 SW 57 Avenue (minimum landscape standards/ nuisance/eyesore) <sup>SS</sup>

**5.3 Case #21-041004:** Nasrim Nilchian, 4206 SW 57 Avenue (minimum landscape standards/ nuisance/eyesore) <sup>SS</sup>

**5.4 Case #21-052188:** Yosleidy Leon Rodriguez, 13900 SW 22 Place (minimum standards for exterior of structure/ engineering permit, adoption of Florida building code/building permit required/ boarding of structures, buildings or dwellings vacant or non- vacant boarding permit required, general regulations/ maintenance standards of exterior premises/ trash waste and garbage/ overgrowth/ business tax required/ nuisance/eyesore) <sup>KM</sup>

**5.5 Case #21-052191:** Dalia Attia, 14441 SW 17 Street (continued from August 24, 2021)<sup>1</sup> (Florida building code/ building permit required) <sub>KM</sub>

**5.6 Case #21-052193** Alexandre Suarez, 14433 SW 16 Court (continued from August 24, 2021)<sup>1</sup> (building permit required/overgrowth) <sub>KM</sub>

**5.7 Case #21-058181:** Matthew Lanzillotta, 13181 SW 7 Place (continued from August 10, 2021)<sup>1</sup> (nuisance to be declared/ maintenance standards of exterior premises/ overgrowth/ nuisance/ eyesore) <sub>KM</sub>

**5.8 Case #21-065366** Solid Build LLC, 3084 SW 112 Avenue (minimum standards for exterior structures, minimum standards for interior structures, deposit of waste material on private property, storage of abandoned property/ overgrowth/ nuisance/eyesore) <sub>SP</sub>

**5.9 Case #21-065380:** Rebecca and John Gaffley, 2641 SW 137 Terrace (engineering permit required/local business tax receipt requirement/nuisance/eyesore) <sub>KM</sub>

**5.10 Case #21-066813:** Royal Veterinary Services Corp., 2780 S Flamingo Road (continued from August 24, 2021)<sup>1</sup> (certificate of use/ business tax receipt required/ building permit required) <sub>KB</sub>

**5.11 Case #21-071483** Martin Hoffer, 8520 SW 21 Court (minimum standards for exterior structures/ nuisance/eyesore) <sub>SP</sub>

**5.12 Case #21-071499:** Kristina Salyards, 6211 SW 38 Street (commercial vehicle parking) <sub>SS</sub>

**5.13 Case #21-071592:** Syad Ahmed & Tania Hossain, 3921 NW 78 Terrace (derelict property prohibited/storing of abandoned property on public or private lands/ non permitted uses prohibited/ overgrowth/ obstructing sidewalk prohibited/ nuisance/eyesore) <sub>CV</sub>

**5.14 Case #21-072297:** Gustavo Martinez and Alexandra Bedoya, 609 SW 130 Terrace (dog attack/license and rabies vaccination/owner responsible for actions of their dogs) <sub>KB</sub>

**5.15 Case #21-072393:** Maurice and Simon Bernard, 5499 SW 49 Street (burning and burying of garbage/trash prohibited; permit prerequisite for burning/ commercial vehicles parking prohibited/ storage of abandoned property on public or private land/ mobile home not in approved park/ engineering permit required/ permitted uses/ health, safety and welfare) <sub>CV</sub>

**5.16 Case #21-074712:** Shirley A. Gearhart Est, 12731 SW 13 Manor (overgrowth/ minimum standards for exterior of structures) <sub>KM</sub>

**5.17 Case #21-075165:** Whitehall Condo Assn Inc., 1708 Whitehall Drive (health, safety and welfare) <sub>SP</sub>

**5.18 Case #21-075401:** Catherine-Ann Elizabeth Whicker, 10961 SW 31 Street (engineering permit required/ local business tax receipt required) <sub>SP</sub>

## 6. NON COMPLIANCE

**6.1 Case #18-031714:** James J. Jr and Pamela S. Shrouder, 2220 SW 139 Avenue (continued from July 27, 2021)<sup>1</sup> (general regulations violation) KM

**6.2 Case #19-070970:** Spur Road LLC, 4600 SW 30 Street (idling vehicles/ overgrowth/ trash waste and garbage/ nuisances) SS

**6.3 Case #20-000461:** Yasmina Del Carmen A. Miranda, 3921 SW 59 Terrace (continued from July 13, 2021)<sup>1</sup> (Florida building code violation) SS

**6.4 Case #21-004599:** Nicoleta Popescu, 6301 SW 58 Court (continued from July 13, 2021)<sup>1</sup> (modification of site plan/installation of improvements violation) CV

**6.5 Case #17-064334:** NRM Group LLC, 1275 SW 130 Avenue (continued from September 14, 2021)<sup>1</sup> (overgrowth) KM

## 7. NEW BUSINESS

## 8. OLD BUSINESS

## 9. CITATION AGENDA

**9.1 Case #21-068376:** Julius & Penelope Pappas, 3000 Hiatus Road, Citation #1103 (continued from September 14, 2021)<sup>1</sup> (failure to remove bulk) SP

**9.2 Case# 21-074313:** Judith Castilla, 7506 SW 26 Court, Citation #1112 (disposal of hazardous waste materials in trash receptacle) SP

**9.3 Case# 21-075095:** Alex Barraco, 4801 SW 111 Terrace, Citation #1152 (bulk out too early after previous warning) SP

**9.4 Case# 21-075456:** Victor Delgado, 562 SW 132 Avenue, Citation #2025/2026/2027/2028 (nuisance/safety hazard/ non permitted use/ minimum housing code/ building permits) DP

## 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).