



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.  
MARCH 8, 2022  
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 November 16, 2021)<sup>4</sup> (engineering permit required/commercial vehicle parking violation) <sup>KM</sup>

5.2 Case #21-102755: Ryan Paul Garzon and Vlad Muscalu-Ban, 7177 SW 22 Street (adoption of Florida building code) <sup>SS</sup>

5.3 Case #21-102790: Sandra Castro and Vlad Muscalu-Ban, 7181 SW 22 Street (adoption of Florida building code and business tax receipt) <sup>SS</sup>

5.4 Case #21-102853: Joshua Kent, 7178 SW 20 Place (adoption of Florida building code) <sup>SS</sup>

5.5 Case #22-001051: Gold Coast Property Partners, LLC, 13361 SW 8 Street (manner of keeping livestock, maintenance standards of exterior premises, duty of owner or occupant to keep property free from waste, weeds, debris) <sup>KB</sup>

5.6 Case #22-003394: Michele St. Clair, 8300 SW 26 Place (accumulation of garbage, nuisance/ eyesore) <sup>CV</sup>

5.7 Case #22-003944: Universal World Construction Inc Florida Leasing of Broward Inc, Universal World Precast Inc, Davie Precast Inc, 2390 SW 66 Terrace (local business tax receipt required) <sup>SP</sup>

**5.8 Case #22-003946:** Davie Precast Inc, 2390 SW 66 Terrace (local business tax receipt required) <sup>SP</sup>

**5.9 Case #22-003977:** Jaime and Cristina Rodriguez, 12645 SW 9 Place (engineering permit) <sup>SD</sup>

**5.10 Case #22-005116:** Daniel Secu, 11091 SW 28 Court (engineering permit, building permit required, storage on residential property prohibited, overgrowth, nuisance/eyesore) <sup>SP</sup>

**5.11 Case #22-005261:** Levrat USA, LLC, 5355 SW 76 Avenue (engineering permit required, site plan modifications, and dead storage) <sup>CV</sup>

**5.12 Case #22-007060:** Frederick A. House, 14201 SW 20 Street (minimum standards for area, use and location requirements, engineering permit required, local business tax receipt requirement, nuisance/eyesore) <sup>KM</sup>

**5.13 Case #22-007783:** Christine Kircher, 6621 SW 49 Court (residential trailer code violations) <sup>CV</sup>

**5.14 Case #22-008278:** Octane Royalty Club LLC & Saulter Enterprises LLC, 3210 NW 75 Avenue and Adjacent Parcels (littering, accumulation of garbage; failure to remove after notice, duty of owner or occupant to keep property free from waste, weeds, debris; maintenance of right-of-way and swales on public or private property) <sup>KB</sup>

**5.15 Case #22-016332:** Deutsche Bank Natl Tr. Co Trustee % PHH Mortgage Corporation, 8041 Bermuda Point Lane (minimum standards for interior structures. windows and screens, minimum standards for interior structures. exterior doors, abandoned real property registration enforcement and abatement procedures, nuisance) <sup>CV</sup>

## **6. NON COMPLIANCE**

**6.1 Case #17-011209:** Luciano Batista and Venecia Perez, 2751 SW 121 Avenue (commercial vehicle parking prohibited and permitted uses) <sup>SP</sup>

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

**6.3 Case #18-024853:** Susy Menoscal, 861 SW 130 Avenue (general regulations) <sup>KM</sup>

**6.4 Case #18-044964:** Denise A. Johns, 6625 SW 49 Street #1-2 (non-permitted uses permitted, commercial vehicles parking prohibited, and nuisance/eyesore) <sup>CV</sup>

**6.5 Case #19-052254:** Guitry Gachelin, 11490 SW 22 Court (continued from February 1, 2022)<sup>1</sup> (Overgrowth) <sup>SP</sup>

**6.6 Case #21-024948:** Benjamin Charles Brown IV, 3751 SW 58 Avenue (storage of abandoned property on public or private land) <sup>SS</sup>

**6.7 Case #21-071483:** Martin Hoffer, 8520 SW 21 Court (continued from February 1, 2022)<sup>1</sup> (minimum standards for exterior of structures, minimum standards for exterior of structures, nuisance/eyesore) <sup>SP</sup>

**6.8 Case #21-080233:** CEMS Group LLC, 5750 SW 36 Court (adoption of Florida building code, commercial vehicles parking prohibited, maintenance of rights-of-way and swales on public or private property, nuisance/eyesore) <sup>SS</sup>

## **7. NEW BUSINESS**

## **8. OLD BUSINESS**

## **9. CITATION AGENDA**

**9.1 Case #22-005573:** James E. and Pamela Kimble, 12920 SW 13 Manor, Citation #1181/1182 (obstruction of sidewalk prohibited, commercial vehicle parking prohibited) <sup>SD</sup>

**9.2 Case #21-005822:** Alexander Canela, 3051 State Road 84, Citation #1053 (cruelty to animals) <sup>KB</sup>

**9.3 Case #22-007745:** Christopher Callahan, 10751 SW 25 Street, Citation #1124 (failure to remove bulk after warning) <sup>SP</sup>

## **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).