



TOWN OF DAVIE  
POLICE DEPARTMENT  
CODE COMPLIANCE DIVISION



1230 SOUTH NOB HILL ROAD • DAVIE, FLORIDA 33324  
PHONE: 954.693.8237 • FAX: 954.693.8253 • WWW.DAVIE-FL.GOV

**NOTICE OF SPECIAL MAGISTRATE HEARING  
THERESA BLAND EDWARDS, ESQ.  
JULY 12, 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 #21-002767:** AB First Real Estate Holdings LLC and Alen Construction Group, 5337 Orange Drive (continued from May 10, 2022)<sup>8</sup> (non-permitted uses prohibited/outdoor activities restricted, exceptions/modification of site plan/certificates of use/ building permit required) <sup>SS</sup>

**5.2 Case #21-102853:** Joshua Kent, 7178 SW 20 Place (continued from April 26, 2022)<sup>2</sup> (building permit required) <sup>SS</sup>

**5.3 Case #22-008396:** Clint Allan Wilson and Valerie Hampton Wilson, 1074 SW 119 Way (continued from May 10, 2022)<sup>1</sup> (minimum standards for exterior of structures, overgrowth, landscape maintenance, off-street parking minimum standards, rules and regulations, derelict property / vehicles prohibited, trailer code violation, local business tax receipt required, nuisance/eyesore) <sup>SP</sup>

**5.4 Case #22-016333:** Mark Sever and Occupant(s), 6650-6656 SW 48 Street (continued from May 10, 2022)<sup>1</sup> (storage of abandoned property on public or private land, RV/trailer code violation, obstruction sidewalk prohibited, general regulations: nuisances) <sup>CV</sup>

**5.5 Case #22-016673:** Carmen Martin and Oscar Montalvo, 4651 SW 55 Avenue (continued from May 10, 2022)<sup>2</sup> (maintenance standards of exterior premises, overgrowth, engineering permit, nuisance/eyesore) CV

**5.6 Case #22-025918:** Timothy B. Stark, 12030 SW 26 Street (continued from May 10, 2022)<sup>1</sup> (accumulation of garbage, local business tax receipt) SP

**5.7 Case #22-027344:** Jean-Francois Hayes and Lysette Hayes, 2293 SW 83 Terrace (continued from May 10, 2022)<sup>1</sup> (building permit required) SP

**5.8 Case #22-027354:** Davie Casa LLC, 2181 SW 117 Terrace (continued from May 10, 2022)<sup>1</sup> (building permit required) SP

**5.9 Case #22-027428:** Emmanuel Joseph, 6521 W Falcons Lea Drive (continued from May 10, 2022)<sup>1</sup> (building permit required, nuisance/eyesore) KM

**5.10 Case #22-027679:** Salvatore Falletti, 8617 SW 17 Court (continued from May 10, 2022)<sup>1</sup> (overgrowth, nuisance/ eyesore) SP

**5.11 Case #22-027740:** Steven Smith, 9354 Arborwood Circle (minimum standards for exterior of structure, nuisance/ eyesore) SP

**5.12 Case #22-029465:** Brandon and Sonia Hammel, Rodolfo A. Bustillo-Alvarez and Occupant(s), 7340 NW 37 Street #1-4 (continued from May 10, 2022)<sup>1</sup> (parking of certain commercial and non-commercial vehicles and equipment in residential districts, storage of abandoned property on public or private land, maintenance standards of exterior premises) KB

**5.13 Case #22-033237:** Ingrid P. Vargas & Warrin G. Mora, 12430 SW 5 Street (building permit required, nuisance/eyesore) KM

**5.14 Case #22-033264:** Susan L. Portuondo and Gerard J. Starkey, 9232 Arborwood Circle (continued from June 7, 2022)<sup>1</sup> (building permit required) SP

## **6. BUILDING DEPARTMENT**

**6.1 Case #2021-004:** Pine Island Ridge Condo F Association, 9400 Pine Ridge Drive (continued from May 10, 2022)<sup>8</sup> (building permit required) NT

**6.2 Case #2021-0006, fka 2021-0010:** Jeffery Wasserman, 1561 SW 84 Avenue (continued from May 10, 2022)<sup>8</sup> (building permit required) NT

## **7. LOCAL BUSINESS TAX RECEIPT**

**7.1 Case #2022-0061:** The Formula Dance Experience LCC, 5789 S. University Drive (delinquency) CR

**7.2 Case #2022-0063:** Bolanos Associates LLC, 4801 S. University Drive (delinquency) CR

**7.3 Case #2022-0064:** Bond Beauty Place LLC, 6305 Stirling Road (delinquency) CR

**7.4 Case #2022-0065:** Bliss Place African Food & Market LLC d/b/a Bliss Place, 6321 Stirling Road (delinquency) CR

**7.5 Case #2022-0066:** Custom Innovations Inc, 12555 Orange Drive Suite 4039 (delinquency) CR

**7.6 Case #2022-0067:** Castell Insurance Corporation, 12555 Orange Drive Suite 4033 (delinquency) CR

**7.7 Case #2022-0068:** Fresh Fusion LLC, 5187 S. University Drive (delinquency) CR

**7.8 Case #2022-0069:** Procare Orthopedics Inc, 10200 West State Road 84 Suite 220 (delinquency) CR

## **8. NON COMPLIANCE**

**8.1 Case #17-046835:** 2101 University LLC, 2145 S University Drive (continued from June 7, 2022)<sup>1</sup> (specific prohibitions) CV

**8.2 Case #17-064334:** NRM Group, LLC, 1275 SW 130 Avenue (continued from May 10, 2022)<sup>1</sup> (overgrowth) KM

**8.3 Case #20-035959:** AHA Properties, LLC, 2750 SW 137 Terrace (continued from May 10, 2022)<sup>1</sup> (engineering permit) KM

**8.4 Case #21-065292:** Altitude Trading Inc, 12850 SW 8 Street (continued from June 21, 2022)<sup>1</sup>(permit required, engineering permit, nuisance/eyesore) SD

## **9. NEW BUSINESS**

## **10. OLD BUSINESS**

**10.1 Case #21-111405:** FR Florida Inc d/b/a FRIT Florida Inc, 1902-2296 S. University Drive

(continued from May 10, 2022)<sup>2</sup> (modification of site plan, sight triangles for driveway and street intersections, minimum landscape standards) JJ

## 11. CITATION AGENDA

**11.1 Case #21-025236:** Richard Conrey, 11021 SW 42 Court, Citation #1156 (continued from May 10, 2022)<sup>1</sup> (bulk trash violation) SP

**11.2 Case #22-026995:** Gessibeth Herrera and Victor Pascasio, 2603 SW 122 Terrace, Citation #1157 (continued from May 10, 2022)<sup>1</sup> (bulk trash violation) SP

**11.3 Case #22-028900:** Ronald and Tainee Funk, 8350 SW 28 Street, Citation #7189 (continued from May 10, 2022)<sup>1</sup> (bulk trash violation) CV

**11.4 Case #22-030101:** Ron-Bar Properties Inc., 7311 NW 37 Street #1-4, Citation #1057 (continued from May 10, 2022)<sup>1</sup> (bulk trash violation) KB

**11.5 Case #22-041945:** Novella Busetti Rev Tr, 6125 SW 48 Court #1-4, Citation #7193 (bulk trash violation) CV

**11.6 Case #22-041954:** B&H Real Estate Management LLC, 5820 SW 53 Terrace, Citation #7194 (bulk trash violation) CV

## 12. 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).