



TOWN OF DAVIE  
POLICE DEPARTMENT  
CODE COMPLIANCE DIVISION

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1230 SOUTH NOB HILL ROAD • DAVIE, FLORIDA 33324  
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**NOTICE OF SPECIAL MAGISTRATE HEARING**  
**ALAN GABRIEL, ESQ.**  
**JANUARY 11, 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 #19-085804:** Eugene Holding LLC, 4844 SW 64 Avenue (continued from November 16, 2021)<sup>10</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 #21-021868:** Whitney Irons, 14751 SW 23 Street (continued from November 16, 2021)<sup>4</sup> (engineering permit required/commercial vehicle parking violation) <sup>KM</sup>

**5.3 Case #21-060079:** 2401 College Avenue Becknell Investors LLC, 2405 College Avenue (continued from November 16, 2021)<sup>1</sup> (deposit of waste material upon private property prohibited, trash waste and garbage, storage of abandoned property on public or private, general regulations, modification of site plan, business tax receipt required, nuisance/eyesore, violations of statutes and ordinances) <sup>SS</sup>

**5.4 Case #21-065380:** Rebecca and John Gaffley, 2641 SW 137 Terrace (continued from November 16, 2021)<sup>2</sup> (engineering permit required/local business tax receipt requirement/nuisance/eyesore) <sup>KM</sup>

**5.5 Case #21-065987:** ELI 1777 LLC, 6251 SW 41 Court (commercial vehicles parking prohibited) <sup>SS</sup>

**5.6 Case #21-084815:** Mariana Fernandez and Lucas Gimeno, 12840 SW 9 Place (Continued from November 16, 2021)<sup>1</sup> (engineering permit required, business tax required, nuisance/eyesore) KM

**5.7 Case #21-087144:** 4180 N 42 Ave, 6030 SW 58 Court (continued from November 16, 2021)<sup>1</sup>(maintenance standards of exterior premises, nuisance/ eyesore) CV

**5.8 Case #21-089482:** SH27 2018 LLC, 8530 SW 20 Street (overgrowth, accumulation of garbage, standards for specific uses; house trailers, recreational vehicles, mobile homes, mobile home communities, nuisance/eyesore) SP

**5.9 Case #21-090416:** Alvin and Risa Steward, 3901 SW 53 Avenue (storage of abandoned property on public or private land, minimum standards for exterior of structures, maintenance of exterior premises, nuisance/eyesore) SS

**5.10 Case #21-092738:** Tammy Cook and Michael Bryant, 11206 SW 22 Court (overgrowth and nuisance/ eyesore) SP

**5.11 Case #21-095142:** Alex Simkin, 4100 SW 95 Avenue (accumulation of garbage, maintenance of rights-of-way and swales on public or private property and nuisance/eyesore) SP

**5.12 Case #21-095153:** Rafael Gonzalez, 5500 SW 48 Street (continued from December 7, 2021)<sup>1</sup> (Non-permitted uses prohibited, engineering permit required and nuisance/ eyesore) CV

**5.13 Case #21-095852:** Midtown Davie LLC, Limitless Towing and Roadside, Corp, 6121 SW 45 Street and 6143 SW 45 Street (regional activity center district permitted uses, storage of abandoned property on public or private land, business tax receipt required, litter and unsightly matter, nuisance/ eyesore) SS

**5.14 Case #21-097245:** Amar Elvahvah, 2851 SW 111 Terrace (engineering permit) SP

**5.15 Case #21-097249:** Sasikala Venkatesan, 4201 SW 93 Avenue (building permit required) SP

**5.16 Case #21-099769:** Florian and Monica D. Marta, 6275 SW 56 Street (dog attack, owners responsible for actions of their dogs, running at large prohibited, declared nuisance, tethering and basic animal care, and license/ rabies vaccination) KB

**5.17 Case #21-099827:** Jerromie and Jame Balgobin, 6240 SW 38 Court (adoption of Florida building code, noise disturbance prohibited-specific prohibitions, storage of abandoned property of public or private land, litter and unsightly matter, RV / trailer code violation, business tax receipt required and nuisance/ eyesore) SS

**5.18 Case #21-102870:** Fabio Acosta and Ana Morales, 12900 SW 33 Drive (dog attack, dangerous dogs, owners responsible for actions of their dogs, running at large prohibited, declared nuisance, and license and rabies vaccination) KB

**5.19 Case #21-114406:** James R. Dezell Jr., SW 127 Avenue (business tax receipt required, certificate of use, specific (noise) prohibitions, noise measurement, nuisance/eyesore) <sup>KM</sup>

**5.20 Case #21-115826:** Combs 7780 Property Trust, 7780 NW 31 Street (minimum standards for maintenance of premises, minimum standards for interior of structures, overgrowth, accumulation of garbage or trash, receptacle requirements, abandoned property registration required, nuisance/eyesore) <sup>KB/KM</sup>

## **6. NON COMPLIANCE**

**6.1 Case #19-021590:** Scott G. Ference, 6180 SW 48 Court (continued from October 26, 2021)<sup>3</sup> (Florida building code) <sup>CV</sup>

**6.2 Case #21-052180:** Ryan W. Castaldo, 5530 SW 54 Street (continued from December 7, 2021)<sup>1</sup>(minimum standards for interior of structures, minimum standards for interior of structures, minimum standards for exterior of structures roofs, litter and unsightly matter, health, safety and welfare) <sup>CV</sup>

## **7. NEW BUSINESS**

## **8. OLD BUSINESS**

**8.1 Case #21-087008:** Hugo Dario Rueda LLC and Occupant(s), 13361 SW 6 Court (continued from November 16, 2021)<sup>2</sup> (building permit required, standards for specific uses; house trailers, recreational vehicles, mobile homes, mobile home communities, non permitted uses prohibited, nuisance/eyesore) <sup>KM</sup>

**8.1 Case #21-095066:** Sean Samai, 7711 NW 42 Court, Citation #7177 (Failure to trim swale along Stirling Road) <sup>CV</sup>

## **9. CITATION AGENDA**

**9.1 Case #21-095791:** Peaceful Ridge LLC, 3000 Peaceful Ridge Road, Citation #1119 (bulk trash violation) <sup>SP</sup>

**9.2 Case #21-095792:** Alisa Shoua, 2800 SW 121 Avenue, Citation #1118 (bulk trash violation) <sup>SP</sup>

**9.3 Case #21-095777:** Bebi Abdool, 2601 SW 122 Ave, Citation #1117 (bulk trash violation) <sup>SP</sup>

**9.4 Case #21-097628:** Ronald Paine, 11021 SW 28 Court, Citation #1121 bulk trash violation) <sup>SP</sup>

**9.5 Case #21-098540:** Christine M. Kircher, 6621 SW 49 Court, Citation #7179 (failure to remove trailer after warning was given) <sup>CV</sup>

**9.6 Case #21-099389:** Florence A. Graham, 7898 NW 36 Court, Citation #1051 (bulk trash violation) <sup>KB</sup>

**9.7 Case #21-099454:** Louis Dimitrelos, 2791 SW 86 Way, Citation #7180 (bulk trash violation) <sup>CV</sup>

**9.8 Case #21-099795:** William Smylie, 8340 SW 27 Place, Citation #7181 (bulk trash violation) <sup>CV</sup>

**9.9 Case #21-100128:** Eugenia Martinez and Elsa Martinez Zamora, 534 SW 131 Avenue, Citation #1052 (running at large; declared nuisance) <sup>KB</sup>

**9.10 Case #21-100751:** James Konkol, 4775 SW 61 Avenue, Citation # 7182 (bulk trash violation) <sup>CV</sup>

**9.11 Case #21-101773:** YSBT Management LLC, 6185-6189 SW 48 Court #1-3, Citation #7184 (bulk trash violation) <sup>CV</sup>

**9.12 Case #21-108932:** Sarah Toole, 11250 Orange Drive, Citation #1123 (vehicle being displayed for sale on public right of way 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).