



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.  
FEBRUARY 15, 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 December 7, 2021)<sup>5</sup> (non permitted uses prohibited/outdoor activities restricted, exceptions/modification of site plan/certificates of use/adoption of Florida building code violation) <sup>SS</sup>

**5.2 Case #21-065987:** ELI 1777 LLC, 6251 SW 41 Court (continued from December 7, 2021) (commercial vehicles parking prohibited) <sup>SS</sup>

**5.3 Case #21-090416:** Alvin and Risa Steward, 3901 SW 53 Avenue (continued from December 7, 2021) (storage of abandoned property on public or private land, minimum standards for exterior of structures, maintenance of exterior premises, nuisance/eyesore) <sup>SS</sup>

**5.4 Case #21-097245:** Amar Elvahvah, 2851 SW 111 Terrace (continued December 7, 2021) (engineering permit) <sup>SP</sup>

**5.5 Case #21-103138:** Moaz Druskin, 4100 SW 58 Terrace #1-2 (adoption of Florida building code, damaging public property prohibited, minimum landscape standards) <sup>SS</sup>

**5.6 Case #21-107255:** 7341 NW 35 Street LLC and Occupant(s), 7351 NW 35 Street #1-4 (storage of abandoned property on public or private land) <sup>KB</sup>

**5.7 Case #21-107272:** Sabrin Unlimited LLC, 11441 SW 17 Street (livestock running at large, certain animals declared a nuisance, standards for specific uses) <sup>KB</sup>

**5.8 Case #21-111405:** FR Florida Inc d/b/a FRIT Florida Inc, 1902-2296 S University Drive (modification of site plan, sight triangles for driveway and street intersections, minimum landscape standards) <sup>JJ</sup>

**5.9 Case #22-000483:** B & H Real Estate Management LLC, C/O and Rinat Hen, R/A, 5820 SW 53 Terrace (dog attack, running at large prohibited, declared nuisance, license and rabies vaccination) <sup>KB</sup>

**5.10 Case #22-001565:** Modena Bailey Revocable Living Trust, 7361 NW 35 Street #1-4 (storage of abandoned property on public or private land, littering, accumulation of garage; failure to remove after notice, receptacle requirements; location of receptacles) <sup>KB</sup>

**5.11 Case #22-001829:** Maria R. Caccavale, 12471 SW 10 Court (local business tax receipt required) <sup>SP</sup>

**5.12 Case #22-002675:** SRP SUB LLC, 15601 Lance Point Place (maintenance standards of exterior premises, nuisance/eyesore) <sup>KM</sup>

**5.13 Case #22-003687, fka 21-102870:** Katherine Astakhova, 14701 SW 20 Street (continued from January 11, 2022)<sup>1</sup> (dog attack, dangerous dogs, owners responsible for actions of their dogs, running at large prohibited, declared nuisance, and license and rabies vaccination) <sup>KB</sup>

## **6. LOCAL BUSINESS TAX RECEIPT**

## **7. BUILDING DEPARTMENT**

**7.1 Case #2021-004:** Pine Island Ridge Condo F Association, 9400 Pine Ridge Drive (continued from December 7, 2021)<sup>5</sup> (building permit required violation) <sup>NT</sup>

**7.2 Case #2021-0006, fka 2021-0010:** Jeffery Wasserman, 1561 SW 84 Avenue (continued from December 7, 2021)<sup>5</sup> (building permit required violation) <sup>NT</sup>

## **8. NON COMPLIANCE**

**8.1 Case #18-033657:** Maria R Caccavale, 12471 SW 10 Court (general regulations) <sup>SP</sup>

**8.2 Case #18-071281:** Ann Doan and Occupant, 13221 SW 7 Place (continued from December 7, 2021)<sup>1</sup> (storage of abandoned property on public or private land, accumulation of garbage or trash, overgrowth) <sup>KM</sup>

**8.3 Case #19-021590:** Scott G. Ference, 6180 SW 48 Court (continued from December 7, 2021)<sup>4</sup> (Florida building code) *cv*

**8.4 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) *cv*

## **9. NEW BUSINESS**

## **10. OLD BUSINESS**

**10.1 Case #21-097931:** Otoniel Giron, and Doris Moran Mosquera, 441 SW 131 Street (building permit required; Florida building code, unapproved modifications to a mobile home, non-permitted uses prohibited, minimum standards for area, use and location requirements, and nuisance/eyesore) *sd*

## **11. CITATION AGENDA**

## **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).