



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
ALAN GABRIEL, ESQ.
MARCH 22, 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 February 15, 2021)⁶ (non permitted uses prohibited/outdoor activities restricted, exceptions/modification of site plan/certificates of use/adoption of Florida building code violation) ^{SS}

5.2 Case #21-052192: Tarin Maria Machado, 14080 SW 14 Street (continued from December 7, 2021)¹(engineering permit required) ^{KM}

5.3 Case #21-075401: Catherine-Ann Elizabeth Whicker, 10961 SW 31 Street (continued from February 1, 2022)⁴ (engineering permit required/ local business tax receipt required) ^{SP}

5.4 Case #21-090416: Alvin and Risa Steward, 3901 SW 53 Avenue (continued February 15, 2022)² (storage of abandoned property on public or private land, minimum standards for exterior of structures, maintenance of exterior premises, nuisance/eyesore) ^{SS}

5.5 Case #21-091164: Natural Chai Inc, 4950 SW 111 Terrace (continued from February 1, 2022)² (engineering permit) ^{SP, JP & EV}

5.6 Case #21-095131: Stahl Family LTD, 13301 SW 7 Place (continued from February 1, 2022)² (running at large prohibited, declared nuisance, maintenance standards of exterior

premises, storage of abandoned property on public or private land, non-permitted uses prohibited, and general regulations, nuisance) ^{KM}

5.7 Case #21-097245: Amar Elvahvah, 2851 SW 111 Terrace (continued February 15, 2022)² (engineering permit) ^{SP}

5.8 Case #21-107272: Sabrin Unlimited LLC, 11441 SW 17 Street (continued from February 15, 2022)¹ (livestock running at large, certain animals declared a nuisance, standards for specific uses) ^{KB}

5.9 Case #22-003946: Davie Precast Inc, 2390 SW 66 Terrace (continued from March 8, 2022)¹ (local business tax receipt required) ^{SP}

5.10 Case #22-007783: Christine Kircher, 6621 SW 49 Court (continued from March 8, 2022)¹ (residential trailer code violations) ^{CV}

5.11 Case #22-008090: 6420 Office, LLC., 6400 Griffin Road (litter and unsightly matter, nuisance/eyesore) ^{CV}

5.12 Case #22-009234: Nicholas and Daniele Digiacomo, 14501 SW 24 Street (Florida building code; building permit required, derelict vehicles and storage of abandoned property on public or private land prohibited, commercial vehicle parking, accumulation of garbage or trash, local business tax receipt requirement, nuisance/ eyesore) ^{KM}

5.13 Case# 22-010524: Leonardo Gomez, 14401 SW 23 Street (special restrictions and development standards) ^{SP}

5.14 Case #22-011601: Sedley Fitness Systems Inc, Sedley Training Systems Inc & I-595 Investments LLC, 10388 W State Road 84 #110 (local business tax receipt required) ^{SP}

5.15 Case #22-011608: Marie Schoene, 8631 SW 22 Court (minimum standards for exterior of structure, overgrowth, derelict property/vehicles prohibited, boarding in hurricane season, nuisance/eyesore) ^{SP}

5.16 Case #22-011998: Discount Auto Parts Inc, 8401 SW 45 Street, (litter and unsightly matter, maintenance of right-of-way and swales on public or private property, landscape maintenance, nuisance/eyesore) ^{CV}

5.17 Case #22-014403: Nubia Alfonso and Hector Hernandez, Etal, 5450 SW 70 Avenue (dog attack, running at large prohibited declared nuisance, license and rabies vaccination) ^{KB}

6. LOCAL BUSINESS TAX RECEIPT

6.1 Case #2022-0004: Paramount Residential Mortgage Group, 10200 W State Road 84 #106 (business tax receipt required) CR

6.2 Case #2022-0005: Evergreen Food Mart Inc, 7601 Davie Road Extension (delinquency, business tax receipt required) CR

6.3 Case #2022-0006: VIX Enterprize Inc dba Pack N Ship, 8612 W State Road 84 (delinquency) CR

6.4 Case #2022-0007: T'Z Toys & Games Inc, 7800 Davie Road Extension (delinquency) CR

6.5 Case #2022-0008: Jonny B's Barber Shop, 6301 Stirling Road (delinquency) CR

7. NON COMPLIANCE

7.1 Case #18-033657: Maria R Caccavale, 12471 SW 10 Court (continued from February 15, 2022)¹ (general regulations) SP

7.2 Case #18-042271: Florida Enterprises & Co. Inc., 13431 SW 8 Street (non permitted uses prohibited) KM

7.3 Case #18-046278: C&S Ristich LLC, 6255 Stirling Road (nuisance) CV

7.4 Case #18-054550, fka #2014-0918: Charley W. Bitterman, 5770 SW 38 Court (overgrowth, derelict vehicles prohibited) SS

7.5 Case #18-061565: Charley Bitterman, 5770 SW 38 Court (minimum standards for exterior structure, nuisance/eyesore) SS

7.6 Case #2018-0026: Roni and Sharona Elgazar, 1650 SW 117 Avenue (non permitted use prohibited, storage on residential property prohibited, commercial vehicles parking prohibited, vehicle signage code violation, nuisance/eyesore) SP

7.7 Case #21-052191: Dalia Attia, 14441 SW 17 Street (adoption of Florida building code; building permit required) KM

7.8 Case #21-074701: Leonardo Gomez, 14401 SW 23 Street (permitted use, storage on residential property prohibited, commercial vehicles parking prohibited, prohibited by type vehicle signs, building permit required, night sky regulations, nuisance/eyesore) SP

7. NEW BUSINESS

8. OLD BUSINESS

8.1 Case #21-097931: Otoniel Giron, and Doris Moran Mosquera, 441 SW 131 Avenue (continued from February 15, 2022)¹ (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}

9. CITATION AGENDA

9.1 Case #22-003940: David Lopez, Jose and Luz Hoyos, 4290 SW 55 Avenue (license and rabies vaccination) ^{KB}

9.2 Case #21-005822: Alexander Canela, 3051 State Road 84, Citation #1053 (continued from March 8, 2022)¹ (cruelty to animals) ^{KB}

9.3 Case #22-009259: Florida Drava Inc, Citation #7185 (failure to remove bulk trash after warning was given) ^{CV}

9.4 Case #22-009934: SRP SUB LLC, Citation #7186 (failure to remove bulk debris after warning was given) ^{CV}

9.5 Case #22-013057: YSBT Management LLC, 6185-6189 SW 48 Court, Citation #7187 (littering, accumulation of garbage; failure to remove after notice) ^{CV}

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).