



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.  
JULY 26, 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 #21-075401:** Catherine-Ann Elizabeth Whicker, 10961 SW 31 Street (continued from May 24, 2022)<sup>6</sup> (engineering permit required, local business tax receipt required) <sup>SP</sup>

**5.2 Case #21-107272:** Sabrin Unlimited LLC, 11441 SW 17 Street (continued from May 24, 2022)<sup>3</sup> (livestock running at large, certain animals declared a nuisance, standards for specific uses) <sup>KB</sup>

**5.3 Case #22-005116:** Daniel Secu, 11091 SW 28 Court (continued from May 24, 2022)<sup>3</sup> (engineering permit required, building permit required, storage on residential property prohibited, overgrowth, nuisance/eyesore) <sup>SP</sup>

**5.4 Case #22-007060:** Frederick A. House, 14201 SW 20 Street (continued from May 24, 2022)<sup>3</sup> (minimum standards for area, use and location requirements, engineering permit required, local business tax receipt requirement, nuisance/eyesore) <sup>KM</sup>

**5.5 Case #22-011905:** Keith Marshall Tebbetts, 1901 SW 87 Avenue (continued from June 7, 2022)<sup>1</sup> (minimum standards for interior of structures, minimum standards for exterior of structures, derelict property/vehicles prohibited, nuisance/eyesore) <sup>SP</sup>

**5.6 Case #22-014146:** Han Jiang Chong Zheng, Leudy's Landscaping, Inc, 6230 SW 39 Street (continued from May 24, 2022)<sup>1</sup> (local business tax receipt required, permitted uses, general regulations, overgrowth, and general regulations: nuisance) <sup>SS</sup>

**5.7 Case #22-016206:** Isaac Cohen and Jose Manuel Ramirez, 8570 SW 23 Place (continued from May 24, 2022)<sup>2</sup> (building permit required; Florida building code; Florida administrative, unapproved modifications to a mobile home, non-permitted uses prohibited, standards for specific uses; house trailers recreational vehicles, mobile homes, mobile home communities, nuisance/ eyesore) <sup>CV</sup>

**5.8 Case #22-018220:** Prestige Maintenance and Contracting LLC, 4313 Davie Road (continued from May 24, 2022)<sup>2</sup> (local business tax receipt required, Florida building code, requirement for garbage and trash removal) <sup>SS</sup>

**5.9 Case #22-018431:** Nadav and Dafna Altman, 1555 S Hiatus Road (continued June 7, 2022)<sup>2</sup> (engineering permit required) <sup>SP</sup>

**5.10 Case #22-021177:** Anita Amaya Corp. and occupants, 13430 SW 8 Street (continued from May 24, 2022)<sup>2</sup> (building permit required; Florida building code section 116.2.1.2.9; Florida administrative code section 15C-2.0081 unapproved modifications to a mobile home, non permitted uses prohibited; standards for specific uses; house trailers, recreational vehicles, mobile homes, home communities, nuisance/eyesore) <sup>KM</sup>

**5.11 Case #22-025266:** Roni and Sharona Elgazar, 1650 SW 117 Avenue (continued from May 24, 2022)<sup>2</sup> (engineering permit required) <sup>SP</sup>

**5.12 Case #22-029284:** Luke Thomas Amoresano, 9192 Southern Orchard Road N (continued from May 24, 2022)<sup>1</sup> (minimum standards for maintenance of premises, storage of abandoned property on public or private land, building permit required, minimum standards for exterior of structures, overgrowth, nuisance/eyesore) <sup>SP</sup>

**5.13 Case #22-030122:** Cove Homeowners Assn Inc., N Cypress Cove Circle (continued from May 24, 2022)<sup>1</sup> (prohibition of tree abuse, remedial actions required for tree abuse, tree removal permit required, site plan required, engineering permit required) <sup>DP/JJ</sup>

**5.14 Case #22-031002:** Nadesda and Pablo Bazano, 13402 SW 29 Street (permitted uses, general regulations, receptacle requirements) <sup>SD</sup>

**5.15 Case #22-031733:** Yunisledidis Higdon, 14301 SW 20 Street (continued from May 24, 2022)<sup>1</sup> (engineering permit required, building permit required, storage of abandoned property on public or private, business tax required, non-permitted uses prohibited, maintenance standards of exterior premises, nuisance/eyesore) <sup>SD</sup>

**5.16 Case #22-031783:** 5860 SW 70 Ave LLC, 5860 SW 70 Avenue (continued from May 24, 2022)<sup>1</sup> (duty of owner or occupant to keep property free from waste, weeds, debris,

overgrowth, storage of abandoned property on public or private land, nuisance /eyesore)  
CV

**5.17 Case #22-033262:** Forest Ridge Master Homeowners Association, Inc., 3591 S. Pine Island Road (continued from May 24, 2022)<sup>1</sup> (maintenance of rights-of-way and swales on public or private property, nuisance/ eyesore) <sup>SP</sup>

**5.18 Case #22-033975:** Raymond II and Dawn Colon, 4171 SW 56 Avenue (continued from May 24, 2022)<sup>1</sup> (general regulations regarding trailers and recreational vehicles, storage of abandoned property on public or private land, receptacles requirements) <sup>SS</sup>

**5.19 Case #22-036824:** Peter Mineo Jr. and Diane Mineo, 5600 Davie Road (continued from June 21, 2022)<sup>1</sup>(engineering permit required) <sup>CV</sup>

**5.20 Case #22-038565:** Albert W. and Sherry M. Lidert, 3129 Peachtree Circle (continued from May 24, 2022)<sup>1</sup> (minimum standards for area, use and location requirements, noise measurement, specific prohibitions, general regulations, landscape maintenance, local business tax receipt required, nuisance/eyesore) <sup>SP</sup>

**5.21 Case #22-038908:** K&W Builders Inc, 10990 SW 48 Street (permitted uses, general provisions, property maintenance, public nuisances) <sup>SP</sup>

**5.22 Case #22-042906:** K&W Builders Inc, 10980 SW 48 Street (permitted uses, general provisions, property maintenance, public nuisances) <sup>SP</sup>

**5.23 Case #22-042930:** Munoz Agro Farming LLC and Occupant(s), 5624 SW 39 Street (storage of abandoned property on public or private land, trash waste and garbage, minimum standards for exterior of structure, receptacle requirements, nuisance/eyesore)  
<sup>SS</sup>

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

**6.1 Case #2022-0046:** SS&S Stations LLC dba 595 Exxon, 13000 W State Road 84 (continued from May 24, 2022)<sup>1</sup> (delinquency) <sup>CR</sup>

**6.2 Case #2022-0047:** Leidis Bakery dba Vecky Bakery, 7395 Davie Road Extension (continued from May 24, 2022)<sup>1</sup> (delinquency) <sup>CR</sup>

**6.3 Case #2022-0048:** Tom Thumb Food Store No 325, 6601 Nova Drive (continued from May 24, 2022)<sup>1</sup> (delinquency) <sup>CR</sup>

**6.4 Case #2022-0049:** Your Big Picture Café Inc dba Hoba Lounge, 5935 S University Drive (continued from May 24, 2022)<sup>1</sup> (delinquency) <sup>CR</sup>

**6.5 Case #2022-0051:** Symcare Inc dba Radiant Care Pharmacy and Compounding, 5779 S University Drive (continued from May 24, 2022)<sup>1</sup> (delinquency) <sup>CR</sup>

## 7. NON-COMPLIANCE

**7.1 Case #17-025794:** Sean Wagner & Occupant(s), 14503 SW 16 Street (special events; enforcement; nuisance; penalties; conflict severability/permitted uses/nuisances; general regulations violation) <sup>SD</sup>

**7.2 Case #19-021590:** Scott G. Ference, 6180 SW 48 Court (continued from May 24, 2022)<sup>6</sup> (Florida building code) <sup>CV</sup>

**7.3 Case #21-052191:** Dalia Attia, 14441 SW 17 Street (continued from May 24, 2022)<sup>3</sup> (adoption of Florida building code; building permit required) <sup>KM</sup>

**7.4 Case #21-074701:** Leonardo Gomez, 14401 SW 23 Street (continued from June 21, 2022)<sup>5</sup> (permitted use, storage on residential property prohibited, commercial vehicles parking prohibited, prohibited by type vehicle signs, building permit required, night sky regulations, nuisance/eyesore) <sup>SP</sup>

**7.5 Case #21-080541:** Ken and Bernadette Cazeau, 5230 S. Pine Island Road (continued from May 24, 2022)<sup>1</sup> (overgrowth, dead storage, nuisance/eyesore) <sup>CV</sup>

**7.6 Case #21-095153:** Rafael Gonzalez, 5500 SW 48 Street (non-permitted uses prohibited, engineering permit required, nuisance/eyesore) <sup>CV</sup>

**7.7 Case #22-005262:** Anh Le and Thanh Van, 5800 Davie Road (continued from May 24, 2022)<sup>1</sup> (litter and unsightly matter, nuisance) <sup>CV</sup>

**7.8 Case #22-016332:** Deutsche Bank Natl Tr Co Trstee, 8041 Bermuda Point Lane (continued from May 24, 2022)<sup>1</sup> (minimum standards for maintenance of premises, minimum standards for interior of structures, windows and screens, minimum standards for interior of structures, exterior doors, abandoned real property registration, enforcement and abatement procedures, nuisance) <sup>CV</sup>

## 8. NEW BUSINESS

## 9. OLD BUSINESS

**9.1 Case #21-097931:** Otoniel Giron, and Doris Moran Mosquera, 441 SW 131 Avenue (continued from May 24, 2022)<sup>3</sup> (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) <sup>SD</sup>

## 10. CITATION AGENDA

**10.1 Case #22-029837:** Samia Elbana, 2190 SW 115 Terrace, Citation #1158 (continued from May 24, 2022)<sup>1</sup> (pool safety violation) <sup>SP</sup>

**10.2 Case #22-033608:** 2 Steps Up LLC, 6821 SW 59 Court, Citation #7190 (continued from May 24, 2022)<sup>1</sup> (bulk trash violation) CV

**10.3 Case #22-034222:** Mark Smith, 8716 SW 16 Street, Citation #1058 (continued from May 24, 2022)<sup>1</sup> (running at large) KB

**10.4 Case #22-034243:** Mark W. Clarke, 6310 SW 41 Place, Citation #2201 (continued from May 24, 2022)<sup>1</sup> (running at large) KB

**10.5 Case #22-050423:** 7341 NW 35 Street LLC, 7341 NW 35 Street #1-4, Citation #1062 (bulk trash violation) KB

## **11. 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).