



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
THERESA BLAND EDWARDS, ESQ.
AUGUST 30, 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 #21-095131: Stahl Family LTD, 13301 SW 7 Place (continued from June 21, 2022)⁴ (nuisance to be declared, 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}

5.2 Case #22-016673: Carmen Martin and Oscar Montalvo, 4651 SW 55 Avenue (continued from July 12, 2022)³ (maintenance standards of exterior premises, overgrowth, engineering permit, nuisance/eyesore)_{CV}

5.3 Case #22-018431: Nadav and Dafna Altman, 1555 S Hiatus Road (continued July 26, 2022)³ (engineering permit required)_{SP}

5.4 Case #22-025266: Roni and Sharona Elgazar, 1650 SW 117 Avenue (continued from July 26, 2022)³ (engineering permit required)_{SP}

5.5 Case #22-037669: Golgas, LLC and Chevron, 4450 S Pine Island Road (continued from June 7, 2022)¹ (building permit required)_{CV}

5.6 Case #22-041940: Royal Veterinary Services Corp., 2780 S Flamingo Road (continued from June 21, 2022)¹ (certificate of use, business tax receipt required, building permit required) _{KB}

5.7 Case #22-059568: 595 Annex LLC, 3030 Burris Road (building permit required, business tax receipt, storage of abandoned property, litter and unsightly matter, nuisance/eyesore) _{SS}

5.8 Case #22-060664: Sobe Builders LLC, 14000 SW 14 Street (building permit required) _{KM}

5.9 Case #22-061478: Jose and Jenny Garcia, 5001 SW 111 Terrace (engineering permit) _{SP}

5.10 Case #22-062859: Davie Apartments of Florida LLC, 5741 SW 36 Court (general regulations) _{SS}

6. BUILDING DEPARTMENT

6.1 Case #2021-004: Pine Island Ridge Condo F Association, 9400 Pine Ridge Drive (continued from July 12, 2022)⁹ (building permit required) _{NT}

6.2 Case #2021-0006, fka 2021-0010: Jeffery Wasserman, 1561 SW 84 Avenue (continued from July 12, 2022)⁹ (building permit required) _{NT}

6.3 Case #2022-0012: Four D's Realty LLC, 4100 SW 47 Avenue (building safety inspection program 40/50 year safety report) _{NT}

6.4 Case #2022-0013: Gator Carriage Partners LTD/Gator Investments, 6401-6497 Stirling Road (building safety inspection program 40/50 year safety inspection) _{NT}

6.5 Case #2022-0014: Burris Capital LLC, 3328 SW 46 Avenue (building safety inspection program 40/50 year safety inspection) _{NT}

6.6 Case #2022-0015: Loscalzo Properties LLC, 2385 SW 66 Terrace (building safety inspection program 40/50 year safety inspection) _{NT}

6.7 Case #2022-0020: Montana Skye LLC, 3157 N University Drive (building safety inspection program 40/50 year safety inspection) _{NT}

6.8 Case #2022-0021: Katia T Traikos, 3681 SW 60 Avenue (building safety inspection program 40/50 year safety inspection) _{NT}

6.9 Case #2022-0028: N&D Holdings Inc, 5310 W State Road 84 aka Reese Road (building safety inspection program 40/50 year safety inspection) ^{NT}

6.10 Case #2022-0029: N&D Holdings Inc, 5320 W State Road 84 aka Reese Road (building safety inspection program 40/50 year safety inspection) ^{NT}

6.11 Case #2022-0030: N&D Holdings Inc, 5460 W State Road 84 aka Reese Road (building safety inspection program 40/50 year safety inspection) ^{NT}

6.12 Case #2022-0032: Brentwood West Townhomes, SW 41 Court, SW 66 Terrace, SW 66 Way, SW 41 Place, SW 65 Avenue, SW 66 Lane (building safety inspection program 40/50 year safety inspection) ^{NT}

6.13 Case #2022-0033: Terry's Pies RE Holdings LLP, 5660 Griffin Road (building safety inspection program 40/50 year safety inspection) ^{NT}

6.14 Case #2022-0072: 7800 Davie Road Extension LLC, 7800 Davie Road Extension (building safety inspection program 40/50 year safety inspection) ^{NT}

6.15 Case #2022-0073: Seminole Health Club LLC, 3800 SW 142 Avenue (building safety inspection program 40/50 year safety inspection) ^{NT}

7. NON COMPLIANCE

7.1 Case #17-046835: 2101 University LLC, 2145 S University Drive (continued from July 12, 2022)² (specific prohibitions) ^{CV}

7.2 Case #21-008051: Ken and Bernadette Cazeau, 5230 S. Pine Island Road (continued from July 26, 2022)² (overgrowth, dead storage, nuisance/eyesore) ^{CV}

7.3 Case #21-017552: Jason and Robin Horgan, 14701 SW 20 Street (special event permit process, application review process, permitted use- (A) residential districts, noise—specific prohibitions, noise measurement, enforcement; nuisance,) ^{KM}

7.4 Case #21-052191: Dalia Attia, 14441 SW 17 Street (continued from July 26, 2022)⁴ (adoption of Florida building code; building permit required) ^{KM}

7.5 Case #21-065292: Altitude Trading Inc, 12850 SW 8 Street (continued from July 12, 2022)²(clearing & grubbing permit required, engineering permit, nuisance/eyesore) ^{SD}

8. NEW BUSINESS

9. OLD BUSINESS

9.1 Case #21-111405: FR Florida Inc d/b/a FRIT Florida Inc, 1902-2296 S. University Drive (continued from July 12, 2022)³ (modification of site plan, sight triangles for driveway and street intersections, minimum landscape standards) ¶

10. CITATION AGENDA

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).