



TOWN OF DAVIE  
POLICE DEPARTMENT  
CODE COMPLIANCE DIVISION



1230 SOUTH NOB HILL ROAD • DAVIE, FLORIDA 33324  
PHONE: 954.693.8237 • FAX: 954.693.8253 • WWW.DAVIE-FL.GOV

**NOTICE OF SPECIAL MAGISTRATE HEARING  
THERESA BLAND EDWARDS, ESQ.  
SEPTEMBER 13, 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 August 30, 2022)<sup>10</sup> (non-permitted uses prohibited/outdoor activities restricted, exceptions/modification of site plan/certificates of use/ building permit required) <sup>SS</sup>

**5.2 Case #21-095131:** Stahl Family LTD, 13301 SW 7 Place (continued from June 21, 2022)<sup>4</sup> (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) <sup>KM</sup>

**5.3 Case #22-018220:** Prestige Maintenance and Contracting LLC, 4313 Davie Road (continued from July 26, 2022)<sup>3</sup> (local business tax receipt required, Florida building code, requirement for garbage and trash removal) <sup>SS</sup>

**5.4 Case #22-025266:** Roni and Sharona Elgazar, 1650 SW 117 Avenue (continued from August 30, 2022)<sup>4</sup> (engineering permit required) <sup>SP</sup>

**5.5 Case #22-042556:** Mario and Lisa Arce, 12531 SW 12 Street (unsafe building, nuisance declared, nuisance to be declared, minimum standards for maintenance of premises, minimum landscaping standards, deposit of waste material upon private property, tree removal permit and engineering permit) <sup>KM</sup>

**5.6 Case #22-051420:** Jane Marie Jones, 3711 SW 58 Terrace (continued from August 30, 2022)<sup>2</sup> (storage of abandoned property, maintenance standards of exterior premises, minimum standards for exterior structures, nuisance/eyesore) <sup>SS</sup>

**5.7 Case #22-060436:** LEMB V LTD PRTNR, 10550 West State Road 84 (minimum standards for exterior of structure, standard for specific uses, nuisance/eyesore) <sup>SP</sup>

**5.8 Case #22-064979:** Mystique Homeowners Association Inc., 10655 SW 45 Street (Florida building permit) <sup>KB</sup>

**5.9 Case #22-065890:** Hanan Azran, 11206 SW 22 Court (Florida building permit) <sup>SP</sup>

**5.10 Case #22-065965:** Ronaldo Richardson and Lamiya Jones, 1570 SW 115 Avenue (Florida building permit) <sup>SP</sup>

**5.11 Case #22-068486:** Raul Marti, 3905 SW 111 Way (tree removal permit, remedial actions for tree abuse, site plan modification, Florida building permit) <sup>SP</sup>

**5.12 Case #22-069958:** Wesley Wright, 10550 W State Rd 84 (nuisance, responsibilities of occupants minimum standard, Florida building permit, manner of keeping dogs) <sup>KB</sup>

## **6. BUILDING DEPARTMENT**

### **7. LOCAL BUSINESS TAX RECEIPT**

**7.1 Case #2022-0084:** 595 Holding LLC and RXL Logistics Inc., 10380 W State Road 84, Suite 2 (business tax receipt required) <sup>CR</sup>

**7.2 Case #2022-0085:** 595 Park Commerce Inc., 11870 W State Road, Suite C7 (tax receipt required) <sup>CR</sup>

**7.3 Case #2022-0086:** Corporate Guru Inc., 3650-3690 SW Avenue, (private collection services for recovered materials at commercial establishments) <sup>CR</sup>

**7.4 Case #2022-0087:** Corporate Guru Inc., 3650-3690 SW 64 Avenue, (Commercial garbage & trash) <sup>CR</sup>

## **8. NON COMPLIANCE**

**8.1 Case #21-054444:** Kim Pozo, 10601 SW 48 Street (permitted use, general provisions, property maintenance and public nuisances) <sup>SP</sup>

**8.2 Case #21-060977:** Ronaldo Richardson and Lamiya Jones, 1570 SW 115 Avenue (permitted uses, storage on residential property, local business tax receipt, nuisance/eyesore) <sup>SP</sup>

## **9. NEW BUSINESS**

## **10. OLD BUSINESS**

**10.1 Case #22-061478:** Jose and Jenny Garcia, 5001 SW 111 Terrace (engineering permit) <sup>SP</sup>

## **11. CITATION AGENDA**

**11.1 Case #22-050423:** 7341 NW 35 Street LLC, 7341 NW 35 Street (bulk trash violation) <sup>KB</sup>

**11.2 Case #22-064008:** Victor Emilio Arredondo & Carmen Doroteo, 7700 NW 38 Street (bulk trash violation) <sup>KB</sup>

**11.3 Case #22-067194:** Enelise Hernandez, 7791 NW 42 Court (bulk trash violation) <sup>KB</sup>

**11.4 Case #22-068831:** Debra Tiedt, 5551 SW 57 Street (bulk trash violation) <sup>CV</sup>

## **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).