



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 EDWARDS, ESQ.  
APRIL 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 #21-102755:** Ryan Paul Garzon and Vlad Muscalu-Ban, 7177 SW 22 Street (continued from March 8, 2022)<sup>1</sup> (adoption of Florida building code) <sup>SS</sup>

**5.2 Case #21-102790:** Sandra Castro and Vlad Muscalu-Ban, 7181 SW 22 Street (continued from March 8, 2022)<sup>1</sup> (adoption of Florida building code and business tax receipt) <sup>SS</sup>

**5.3 Case #21-102853:** Joshua Kent, 7178 SW 20 Place (continued from March 8, 2022)<sup>1</sup> (adoption of Florida building code) <sup>SS</sup>

**5.4 Case #22-007060:** Frederick A. House, 14201 SW 20 Street (continued from March 8, 2022)<sup>1</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 #22-010617:** Gardens at Stirling Inc., 6101-6285 Gardens Court (accumulation of garbage, nuisance/ eyesore) <sup>CV</sup>

**5.6 Case #22-013869:** South Atlantic Veterinary Property, LLC, 4690 S. University Drive (overgrowth, nuisance/eyesore) <sup>CV</sup>

**5.7 Case #22-020951:** Christopher Callahan, 10751 SW 25 Street (general regulation; accessory uses and structures, local business tax receipt required, nuisance/eyesore) <sup>SP</sup>

**5.8 Case #22-021177:** Anita Amaya Corp. and occupants, 13430 SW 8 Street (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>

**5.9 Case #22-025266:** Roni and Sharona Elgazar, 1650 SW 117 Avenue (engineering permit) <sup>SP</sup>

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

**6.1 Case #2022-0035:** Allure Day Spa/ Three Angels Spa, 2056 S University Drive (delinquency) <sup>CR</sup>

**6.2 Case #2022-0036:** A Laser Printer Repairs, 6309 Stirling Road (delinquency) <sup>CR</sup>

**6.3 Case # 2022-0037:** RWGTHRIFT Store Corp, 6900 Stirling Road (delinquency) <sup>CR</sup>

**6.4 Case #2022-0038:** Z N Beauty Salon Corp. DBA Bombshell Dry Bar, 4900 S University Drive, Suite #108 (delinquency) <sup>CR</sup>

## **7. NON COMPLIANCE**

**7.1 Case #2018-0026:** Roni and Sharona Elgazar, 1650 SW 117 Avenue (continued from March 22, 2022)<sup>1</sup> (non permitted use prohibited, storage on residential property prohibited, commercial vehicles parking prohibited, vehicle signage code violation, nuisance/eyesore) <sup>SP</sup>

**7.2 Case #21-071483:** Martin Hoffer, 8520 SW 21 Court (continued from March 8, 2022)<sup>2</sup> (minimum standards for exterior of structures, minimum standards for exterior of structures, nuisance/eyesore) <sup>SP</sup>

## **8. NEW BUSINESS**

## **9. OLD BUSINESS**

## **10. CITATION AGENDA**

**10.1 Case #22-022359:** John and Susan Coyle, 2450 SW 112 Avenue, Citation #1153 (bulk trash violation) <sup>SP</sup>

**10.2 Case #22-022704:** Terrel D. McMickle Rev Tr. ETAL, 6551-6553 SW 49 Court (failure to provide valid registration) <sup>CV</sup>

**10.3 Case #22-023307:** Gopaul Munilal, 4810 SW 58 Avenue, Citation #0613 (failure to remove trash) <sup>SS</sup>

**10.4 Case #22-023309:** Shelby Townsend, 14490 SW 16 Street, Citation #1183 (bulk trash) <sup>SD</sup>

**10.5 Case #22-025217:** Stephen Kerry, 2751 SW 116 Avenue, Citation #1155 (bulk trash violation) <sup>SP</sup>

## **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).