



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.**  
**FEBRUARY 16, 2021**  
**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 #17-041141:** Lakeside Village of Davie Property Owner's Assoc. Inc., 6950 Griffin Road (continued from November 10, 2020)<sup>17</sup>(installation and maintenance/prohibition of tree abuse; exceptions; administrative appeal/minimum landscape standards violation) <sup>MH</sup>

**5.2 Case #18-021258:** Lakeside Village of Davie LLC and Lakeside Village of Davie Condominium Association Inc., and ET AL, 6950 Griffin Road #C8 (continued from November 10, 2020)<sup>10</sup>(installation and maintenance /prohibition of tree abuse; exceptions; administrative appeal/minimum landscape standards/miscellaneous requirements/minimum landscape standards violation) <sup>MH</sup>

**5.3 Case #19-055267:** Danny L. De La Parte, Nicholas De La Parte and Occupant, 5600 SW 37 Street (continued from January 19, 2021)<sup>2</sup> (adoption of Florida building code/nuisance/eyesore violation) <sup>ss</sup>

**5.4 Case #2020-000050:** Red Smith Foods, Inc., 4145 SW 47 Avenue (continued from January 19, 2021)<sup>3</sup>(general prohibitions/specific prohibitions counts 1-8 violation) <sup>RM</sup>

**5.5 Case #20-051095:** Five In One Investments LLC and Coconut Fields Forever LLC, 3500 frontage road to include adjacent 10 parcels (continued from January 19, 2021)<sup>2</sup> (engineering permit required/stormwater pollution prevention plan/permitted uses/general regulation nuisances violation) <sup>cv</sup>

**5.6 Case #20-064948:** Dolly E. Alishahi, 13595 SW 28 Street (continued from December 15, 2020)<sup>1</sup>(Nuisance/eyesore violation) <sup>SP</sup>

**5.7 Case #20-072012:** Yael Shalom and Occupant, 3931 SW 59 Avenue (adoption of Florida building code/general regulations: portable storage units for residential uses/minimum standards for exterior structures/general regulations: nuisances violation) <sup>SS</sup>

**5.8 Case #20-074539:** Saber Griffin Two LLC and Big Chef LLC, 4811 S State Rd 7 (nuisance/eyesore violation) <sup>DN</sup>

**5.9 Case #20-077572:** Yadira Consuelo Vargas and Woodbridge Ranches HOA Inc., 2850 Jockey Circle E (continued from February 2, 2021)<sup>1</sup>(maintenance standards of exterior premises/Florida building code/nuisance/eyesore violation) <sup>KM</sup>

**5.10 Case #20-077614:** St Griffin Road LLC and Seminole Tribe of Florida, 5790 Griffin Road (overgrowth/maintenance of swale violation) <sup>CV</sup>

**5.11 Case #21-000793:** Essential Secrets Nail Spa Corp, 3000 SW 116 Avenue (running at large prohibited, declared nuisance/license and rabies vaccination violation) <sup>KB</sup>

**5.12 Case #21-001669:** Muhammad Nazir, 1850 SW 139 Avenue (engineering permit required violation) <sup>KM</sup>

**5.13 Case #21-001714:** Atlantic Coast Automotive Inc. and Atlantic Coast Real Estate LLC, 5455 S. University Drive (nuisance, health, safety and welfare/noise disturbance prohibited/noise measurement/specific prohibitions violation) <sup>CV</sup>

**5.14 Case #21-002618:** Robert Monsees EST and The Bank of New York Mellon f/k/a The Bank of New York, 2431 SW 86 Avenue (abandoned property registration required/overgrowth/nuisance eyesore violation) <sup>CV</sup>

**5.15 Case #21-002743:** Richard Morrison, Ilene S. Morrison and Brentwood West Townhouses Condominium Association Inc., 6679 SW 41 Court (vicious dogs/running at large prohibited, declared nuisance/license and rabies vaccination/maintenance standards of exterior premises/responsibilities of occupants violation) <sup>KB</sup>

**5.16 Case #21-002830:** Frank J. and Yvette F. Majnerich, 5700 SW 54 Street (derelict property/vehicles prohibited violation) <sup>CV</sup>

**5.17 Case #21-003160:** Michael R. Tolzmann, 14051 SW 26 Court (minimum standards for maintenance of premises/non permitted uses prohibited/adoption of Florida building code; building permit required/minimum standards for area, use and location requirements/derelict property/vehicles prohibited/maintenance standards of exterior premises/nuisance/eyesore violation) <sup>KM</sup>

**5.18 Case #21-000755 aka #20-077153:** David and Lucy Buerger, 4100 SW 101 Avenue (dog attack/running at large prohibited, declared nuisance/license and rabies vaccination violation) <sup>KB</sup>

## **6. NON COMPLIANCE**

**6.1 Case #16-002402 f/k/a 2015-1259:** Christine Buffenbargar and Occupant, 14242 SW 14 Street (derelict property/vehicles prohibited/minimum standards for maintenance of premises/nuisance/eyesore violation) <sup>KM</sup>

**6.2 Case #18-021429:** Walter B. Mears and Occupant, 6111 SW 41 Court (storage of abandoned property on public or private land/trash waste and garbage violation) <sup>SS</sup>

**6.3 Case #20-072040:** Walter B. Mears and Occupant, 6111 SW 41 Court (public nuisance/minimum standards for maintenance of premises/declaration of a structure or dwelling as unfit for human occupancy/general regulations violation) <sup>SS</sup>

**6.4 Case #2018-0026:** Roni and Sharona Elgazar and First Call 24/7 Inc., 1650 SW 117 Avenue (continued from January 19, 2021)<sup>10</sup>(non-permitted uses prohibited/storage on residential property prohibited/commercial vehicles parking prohibited/vehicle signage code violation/nuisance/eyesore violation) <sup>SP</sup>

## **7. NEW BUSINESS**

## **8. OLD BUSINESS**

## **9. CITATION AGENDA**

## **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).