



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  
MEAH ROTHMAN TELL, ESQ.  
AUGUST 27, 2019  
10:00 A.M.  
\*\*\*AGENDA\*\*\***

**LOCATION: TOWN COUNCIL CHAMBERS  
6591 Orange Drive, Davie, FL 33314**

1. CALL SESSION TO ORDER
2. CALL OF THE CASES
3. UNCONTESTED CASES
4. FORMAL HEARINGS OF CONTESTED MATTERS

**4.1 Case #19-028243** : Shebah Properties LLC and Occupant, 4701 SW 73 Avenue (continued from June 25, 2019)<sup>1</sup>(Florida building code/boardings in hurricane season/nuisance/eyesore violation) <sup>MH</sup>

**4.2 Case #19-028251** : Talal S. Abikaram and Norma G. Chamma, 1731 W Oak Knoll Circle (continued from July 23, 2019)<sup>1</sup>(maintenance standards of exterior premises violation) <sup>cv</sup>

**4.3 Case #19-029949**: The Village at Lake Pine Homeowners Association, 750 SW 119 Way (landscape maintenance violation) <sup>cv</sup>

**4.4 Case #19-040022**: Gold Coast Property Partners LLC and Occupant, 13131 SW 7 Place (trash/waste/garbage, storage of abandoned property, standards for specific uses, receptacle requirements, nuisance/eyesore) <sup>KM</sup>

**4.5 Case #19-040384**: NKW-PIP Holdings I LLC and Occupant, 6161 SW 42 Place (storage of abandoned property) <sup>ss</sup>

**4.6 Case #19-044374**: 2018-3 IH Borrow LP, 8992 S Lake Park Circle (maintenance standards of exterior premises violation) <sup>cv</sup>

**4.7 Case #19-046328**: Nob Hill Partners LLC, 6250-6370 Griffin Road (signs on rights-of-way and public property/design and placement of certain temporary signs violation) <sup>MH</sup>

**4.8 Case #19-047919:** Eileen Ojeda, 14209 SW 26 Street (accumulation of garbage violation) KM

**4.9 Case #19-048405:** Ocampo & Fernandez Investment Group LLC, 1751 SW 139 Avenue (Florida building code violation) KM

**4.10 Case #19-048409:** Ocampo & Fernandez Investment Group LLC, 1751 SW 17 Street (littering; accumulation of garbage; failure to remove after notice/overgrowth/clearing and grubbing permit required violation) KM

**4.11 Case #19-048416:** Metropolitan Life Insurance Co., 730 SW 134 Terrace (building permit required; unapproved modifications to a mobile home/minimum standards for exterior of structures/maintenance standards of exterior premises/overgrowth/mobile home registration requirements violation) KM

**4.12 Case #19-048436:** Scott Minchener and Joyce Dewitt, 13351 SW 7 Place (storage of abandoned property on public or private land/accumulation of garbage/receptacle requirements violation) KM

## **5. NON COMPLIANCE**

**5.1 Case #18-054479:** Debra G. Tukey REV TR, 10950 SW 40 Court (running at large prohibited, declared nuisance violation) KB

**5.2 Case #19-015679 :** Susan Jean Caruso, 700 SW 134 Terrace (continued from July 9, 2019)<sup>1</sup>(non permitted uses prohibited/storage of abandoned property on public or private land/minimum standards for exterior of structures/nuisance declared/obstructing sidewalk prohibited violation) KM

**5.3 Case #19-029964 :** Ramond P. Osbourne, 5101 SW 48 Street (continued from July 23, 2019)<sup>3</sup>(storing of abandoned property on public or private lands/damaging public property prohibited/nuisance/eyesore violation) MH

**5.4 Case #17-000458 :** Florida Enterprises & Co. Inc., 13431 SW 8 Street (continued from July 9, 2019)<sup>7</sup>(building permit required violation) KM

**5.5 Case #18-042271 :** Florida Enterprises and Co. Inc., 13431 SW 8 Street (continued from July 9, 2019)<sup>7</sup> (non permitted uses prohibited violation) KM

**5.6 Case #18-042272 :** Florida Enterprises and Co. Inc., 13430 SW 7 Place (continued from July 9, 2019)<sup>7</sup> (non permitted uses prohibited violation) KM

**5.7 Case #18-040603 (f.k.a. Building Case #2017-0002):** Florida Enterprises & Co. Inc., 13430 SW 7 Place (continued from July 9, 2019)<sup>6</sup>(building permit required violation)

KM

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

**6.1 Case #2019-0039:** Fresh Fusion LLC and Trasamerican Land Corp., 5187 S. University Drive (delinquency violation) SES

**6.2 Case #2019-0040:** New Age Massage and Health Center, Amer Mining Ops Syndicate Inc. and Elite Enterprises Inc., 6339 Stirling Road (delinquency violation) SES

**6.3 Case #2019-0041:** Allure Day Spa, Three Angels Spa and FR Tower Shops LLC, 2056 S. University Drive (delinquency violation) <sup>SES</sup>

**6.4 Case #2019-0042:** Massage Green Spa and JDV Properties LLC, 4401 S Flamingo Road #104 (delinquency violation) <sup>SES</sup>

**6.5 Case #2019-0043:** Gradall Bobcat & Landscaping Inc., 4800 SW 76 Avenue (nuisance/eyesore/non permitted uses prohibited/storage on residential property prohibited/commercial vehicles parking prohibited/local business tax receipt required/location of license; zoning regulation violation) <sup>SES</sup>

## **7. NEW BUSINESS**

## **8. OLD BUSINESS**

## **9. CITATION AGENDA**

**9.1 Case #2019-0044:** Little Crayons Preschool II LLC, 7341 Davie Rd Ext., (failure to remove signs after warning violation) <sup>SES</sup>

**9.2 Case #2019-0045:** Mane Changes Inc., 4801 S. University Drive #108 (Citation#285) (delinquency violation) <sup>SES</sup>

**9.3 Case #19-045727:** Michael Stevens, 4421 SW 72 Terrace (Citation #246 and #247)(dog attack, dog running loose) <sup>KB</sup>

## **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).