



City Hall Commission Chambers
3650 NE 12 Avenue
Oakland Park, Florida 33334

SPECIAL MAGISTRATE MEETING
AGENDA
Tuesday April 17, 2018 3:00 P.M.

A. CALL TO ORDER

B. MINUTES

Approve minutes from March 20, 2018 meeting.

C. NEW CASES

1. SP18 050
ADDRESS: 3242 N ANDREWS AVE
OWNER: PAPPAS, MICHAEL I & KATHERINE A &
- C.E. CASE: 184921
OFFICER: BRAD CILLIZZA
- SEC.24.80(B)(3)(C) OFF STREET PARKING FACILITIES MAINTENANCE
-
2. SP18 059
ADDRESS: 3537 NW 10 AVE
OWNER: BOWMAN, AL
- C.E. CASE: 185247
OFFICER: CHRISTOPHER JOHNSON
- SEC.24.80(B)(3)(C) OFF STREET PARKING FACILITIES MAINTENANCE
SEC.24.79.1(E)(5)(B) DUTY TO MAINTAIN PROPERTY EXTERIOR SURFACES
-
3. SP18 069
ADDRESS: 4100 NW 16 AVE BLDG 2
OWNER: TAMUZ 4100 TWIN LAKES LLC
- C.E. CASE: 185821
OFFICER: DJ WATKINS
- SEC.13.14 Littering prohibited.
-
4. SP18 070
ADDRESS: 4100 NW 21 AVE
OWNER: JORKEN CRYSTAL LAKE LLC
- C.E. CASE: 185723
OFFICER: DJ WATKINS
- SEC.5.3(A) Permits required
-

5. SP18 071
ADDRESS: 1417 E COMMERCIAL (THRU 1439) BLVD C.E. CASE: 185715
OWNER: RISA RETREAT LLC OFFICER: STEPHEN BATISTA

SEC.24.80(B)(2)(D) OFF STREET PARKING LOCATION, CHARACTER, DESIGN
SEC.24.80(B)(3)(C) OFF STREET PARKING FACILITIES MAINTENANCE
SEC.8.7(A) STAGNANT WATER AND DENSE GROWTHS OF VEGETATION, ACCUMULATION OF
REFUSE AND GRAFFITI.
SEC.13.14 Littering prohibited
SEC.24.105 LANDSCAPE REGULATIONS

6. SP18 072
ADDRESS: 1049 NE 38 ST C.E. CASE: 185487
OWNER: SEASON, MUKUL MIA OFFICER: BRAD CILLIZZA

SEC.8.7(A) STAGNANT WATER AND DENSE GROWTHS OF VEGETATION, ACCUMULATION OF
REFUSE AND GRAFFITI.
SEC.13.8(A) DESIGNATED PLACEMENT OF TRASH RECEPTACLE FOR COLLECTION
SEC.24.79.1(D)(2) OUTDOOR STORAGE IN RESIDENTIAL DISTRICTS.
SEC.5.43(A) Minimum Housing Code standards
SEC.5.3(A) Permits required
SEC.24.65 Unlicensed vehicles
SEC.24.80(B)(3)(C) OFF STREET PARKING FACILITIES MAINTENANCE
SEC.24.79.1(E)(5)(E) ACCESSORY STRUCTURE MAINTENANCE
SEC.24.79.1(E)(7) DUTY TO MAINTAIN PROPERTY STORM PANELS/SHUTTERS
SEC.5.43(C)(8) Minimum Housing Code windows and doors
SEC.5.43(C)(6) Minimum Housing Code screens

7. SP18 073
ADDRESS: 2121 W OAKLAND PARK BLVD C.E. CASE: 185158
OWNER: SUN KING INVESTMENTS LLC OFFICER: KEVIN WOODALL

SEC.24.105 LANDSCAPE REGULATIONS
SEC.24.80(B)(3)(C) OFF STREET PARKING FACILITIES MAINTENANCE

8. SP18 074
ADDRESS: 991 E OAKLAND PARK BLVD 8 C.E. CASE: 185339
OWNER: RANDALL F KELLER LIV TR OFFICER: KEVIN WOODALL

SEC.13.23(B)(1) SCREENING
SEC.24.95(D)(1) CONSTRUCTION AND REPAIR OF SIDEWALKS DUTY TO MAINTAIN
SEC.24.105 LANDSCAPE REGULATIONS
SEC.24.80(B)(3)(C) OFF STREET PARKING FACILITIES MAINTENANCE

9. SP18 075
ADDRESS: 4330 NE 5 AVE C.E. CASE: 185727
OWNER: PROSPECT I 1 LLC OFFICER: JOSEPH DISKIN

SEC.5.3(A) Permits required
SEC.7.17 BUSINESS TAX RECEIPT REQUIRED.

10. SP18 076
ADDRESS: 884 E OAKLAND PARK BLVD C.E. CASE: 185556
OWNER: FORMULA SPORTYN INC OFFICER: JOSEPH DISKIN

SEC.5.3(A) Permits required
SEC.7.17 BUSINESS TAX RECEIPT REQUIRED.
SEC.24.148 TABLE 2C WINDOW SIGN SPECIFICATIONS
SEC.24.151(A) Sign permits

11. SP18 077
ADDRESS: 821 NW 45 ST C.E. CASE: 185775
OWNER: 821 NW 45 ST LLC OFFICER: JOSEPH DISKIN

SEC.24.80(B)(2)(H) Storage prohibited in required parking.
SEC.24.151(A) Sign permits
SEC.24.94(A) Swale obstructions/maintenance
SEC.24.40(B)(1) USES PERMITTED LIGHT INDUSTRIAL DISTRICT

12. SP18 078
ADDRESS: 880 NE 30 CT C.E. CASE: 185228
OWNER: CYPRESS WAREHOUSES LLC OFFICER: JOSEPH DISKIN

SEC.7.17 BUSINESS TAX RECEIPT REQUIRED.
SEC.24.80(B)(2)(H) Storage prohibited in required parking.

13. SP18 079
ADDRESS: 4410 NE 5 (4406 THRU 4410) TER C.E. CASE: 185903
OWNER: ANIMAL AID INC OFFICER: JOSEPH DISKIN

SEC.7.17 BUSINESS TAX RECEIPT REQUIRED.

14. SP18 080
ADDRESS: 3291 NE 2 AVE C.E. CASE: 185394
OWNER: THIRTY THIRD STREET STORAGE WAREHOUSE LLC OFFICER: JOSEPH DISKIN

SEC.7.17 BUSINESS TAX RECEIPT REQUIRED..

15. SP18 081
ADDRESS: 3291 NE 2 AVE C.E. CASE: 185552
OWNER: THIRTY THIRD STREET STORAGE WAREHOUSE LLC OFFICER: JOSEPH DISKIN

SEC.5.3(A) Permits required
SEC.24.80(B)(3) PAVING, POTHOLES, COMMERCIAL USE OF UNIMPROVED PROPERTY/PAVING
REQUIREMENTS

16. SP18 083
ADDRESS: 635 NE 46 CT C.E. CASE: 185686
OWNER: FETRIDGE, CHERISH A OFFICER: CHRIS JOHNSON

SEC.24.80(B)(3)(C) OFF STREET PARKING FACILITIES MAINTENANCE

17. SP18 084
ADDRESS: 5357 NE 1 AVE C.E. CASE: 185502
OWNER: LYNN, STEVEN D OFFICER: CHRIS JOHNSON

SEC.24.80(A)(6) Reduction of required parking unlawful

D. CERTIFICATIONS

1. SP17 143
ADDRESS: 509 NE 43 ST C.E. CASE: 182768
OWNER: OAKLAND ONE HOLDINGS LLC OFFICER: KEVIN WOODALL

SEC.24.79.1(E)(5)(E) ACCESSORY STRUCTURE MAINTENANCE

\$525. Orig hearing 1/23/18 to be complied 2/23/18. Complied 3/2/18. Fine \$75 per day.

2. SP18 004
ADDRESS: 4911 N ANDREWS AVE C.E. CASE: 184376
OWNER: SERABIAN, CHARLES B OFFICER: CHRIS JOHNSON

SEC.13.32(A) Accumulation of refuse prohibited

\$3,100 & accruing. Orig hearing 1/23/18 to be complied 2/7/18. Fine \$50 per day.

3. SP18 008
ADDRESS: 2100 NW 27 ST C.E. CASE: 184675
OWNER: ALLEN, CHERYL OFFICER: DJ WATKINS

SEC.24.105(D)(2) Landscaping maintenance required
SEC.24.79.1(E)(5)(D) DOORS & WINDOWS
SEC.24.79.1(E)(5)(E) ACCESSORY STRUCTURE MAINTENANCE

\$10,350 & accruing. Orig hearing 1/23/18 to be complied 2/23/18. Fine \$75 per day per violation.

4. SP18 009
ADDRESS: 3341 NE 15 AVE C.E. CASE: 184352
OWNER: TARPON IV LLC OFFICER: STEPHEN BATISTA

SEC.8.7(A) STAGNANT WATER AND DENSE GROWTHS OF VEGETATION, ACCUMULATION OF REFUSE AND GRAFFITI.

\$3,250. Orig hearing 1/23/18 to be complied 2/7/18. Complied 2/20/18. Fine \$250 per day.

5. SP18 024
ADDRESS: 4781 NE 3 AVE C.E. CASE: 184974
OWNER: COLLETTE, JAMES H EST OFFICER: CHRIS JOHNSON

SEC.24.69(B)(1)(E) POOL WATER
SEC.8.7(A) STAGNANT WATER AND DENSE GROWTHS OF VEGETATION, ACCUMULATION OF REFUSE AND GRAFFITI.

\$31,000 & accruing. Orig hearing 1/23/18 to be complied 2/7/18. Complied 2/20/18. Fine \$250 per day.

This meeting facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact the City Clerk's Office by telephone: 954.630.4300 or via Fax: 954.630.4302 for information or assistance.

If a person decides to appeal any decision made by the Special Magistrate with respect to any matter considered at this meeting, the person will need a record of the proceedings, and that, for such purpose, the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. I, the undersigned authority, certify the above Notice of the Special Magistrate Meeting of the City of Oakland Park is a true copy of the Notice posted on the outdoor bulletin board at the main entrance of City Hall, a place convenient and readily accessible to the general public at all times.

Posted: April 10, 2018

By: DJ Brooks
Board Secretary



City Hall Commission Chambers
3650 NE 12 Avenue
Oakland Park, Florida 33334

MINUTES
SPECIAL MAGISTRATE MEETING
March 20, 2018 3:00 PM

A. CALL TO ORDER

The regular meeting of the Special Magistrate of the City of Oakland Park, Florida was called to order at 3:12 P.M. in City Hall Chambers by Special Magistrate John Herin, Jr.

Staff Present:

Code Officers Kevin Woodall, DJ Watkins, Brad Cillizza, Chris Johnson, Stephen Batista
DJ Brooks , Secretary
BSO Deputy Debbie Wallace
Jay Quier, Zoning & Code Enforcement Administrator

Secretary Brooks swore in the officers and provided the meeting proceedings: If found in violation, violators are required to pay an administrative fee of \$150.00. Items may be heard out of order.

B. MINUTES

Minutes from the February 20, 2018 meeting were approved by Special Magistrate Herin.

C. NEW CASES

- 1. SP18 029 at 4112 NW 12 Terr., owned by Rosemary Collette & James Planutis-Violation of SEC.24.79.1(D)(2)-outdoor storage in residential districts and SEC.24.80(A)(6)-reduction of required parking unlawful.**

Kevin Woodall presented into evidence notices, photos, affidavits and certified mail information.

Special Magistrate Herin found there was a violation of the stated code and ordered compliance on or before April 30, 2018 with a fine of \$50 per day per violation thereafter. The violator is also ordered to contact the City of Oakland Park Code Enforcement Division to re-inspect the property to verify compliance with this order.

2. **SP18 044 at 1800 NW 29 St., owned by Romemu LLC**-Violation of SEC.24.80(A)(6)-reduction of required parking unlawful. SEC.24.80(B)(3)(C)-off street facilities maintenance, SEC.24.40(B)(1)-uses permitted light industrial district, SEC.24.79.1(E)(6)-duty to maintain property blight, SEC.8.7(A)-stagnant water and dense growths of vegetation, accumulation of refuse and graffiti, and SEC.13.3(A)-general requirements for receptacles.

DJ Watkins presented into evidence notices, photos, affidavits and certified mail information.

Secretary Brooks swore in Raphael Blum, property owner, to speak in defense of this item.

Special Magistrate Herin dismissed the duty to maintain blight and receptacle requirements and found there was a violation of the remaining codes. He ordered compliance of the reduction in parking, uses permitted, and overgrowth on or before April 20, 2018 and compliance of the off-street parking on or before May 20, 2018 with a fine of \$75 per day per violation thereafter. The violator is also ordered to contact the City of Oakland Park Code Enforcement Division to re-inspect the property to verify compliance with this order.

3. **SP18 045 at 2995 NW 24 Ave., owned by Mary Aiken Estate**-Violation of SEC.8.7(A)-stagnant water and dense growths of vegetation, accumulation of refuse and graffiti.

DJ Watkins presented into evidence notices, photos, affidavits and certified mail information.

Secretary Brooks swore in Rubin Aiken, heir to the estate, to speak in defense of this item.

Special Magistrate Herin found there was a violation of the stated code and ordered compliance on or before May 20, 2018 with a fine of \$50 per day per violation thereafter. The violator is also ordered to contact the City of Oakland Park Code Enforcement Division to re-inspect the property to verify compliance with this order.

4. **SP18 046 at 2310 W Oakland Park Blvd., owned Oakland Park Associates Ltd**-Withdrawn by staff for improper notice.

5. **SP18 047 at 600 NW 44 St., owned by Michael Rauf** -Violation of SEC.24.80(A)(6)-reduction of required parking unlawful.

Kevin Woodall presented into evidence notices, photos, affidavits and certified mail information.

Secretary Brooks swore in Michael Rauf, property owner, to speak in defense of this item.

Special Magistrate Herin found there was a violation of the stated codes and ordered compliance on or before April 20, 2018 with a fine of \$25 per day per violation thereafter. The violator is also ordered to contact the City of Oakland Park Code Enforcement Division to re-inspect the property to verify compliance with this order.

6. **SP18 048 at 4055 N Andrews Ave., owned by First Med Andrews Inc**-Withdrawn by staff pending compliance.

7. SP18 052 at 899 NE 42 St., owned by 42nd Street at Oakland LLC-Complied prior to meeting.

8. SP18 053 at 801 E Oakland Park Blvd., owned by Simon Abeckaser-Violation of SEC.8.7(A)-stagnant water and dense growths of vegetation, accumulation of refuse and graffiti, SEC.24.80(B)(3)(C)-off street facilities maintenance, and SEC.24.79.1(E)(5)(D)-doors & windows.

Brad Cillizza presented into evidence notices, photos, affidavits and certified mail information.

Special Magistrate Herin found there was a violation of the stated codes and ordered compliance of the overgrowth and doors and windows violations on or before April 4, 2018 and compliance of the off-street parking facilities on or before May 20, 2018 with a fine of \$75 per day per violation thereafter. The violator is also ordered to contact the City of Oakland Park Code Enforcement Division to re-inspect the property to verify compliance with this order.

9. SP18 054 at 3661 NE 1 Terr., owned by Marie Jeanne & Watson Prince-Complied prior to meeting.

10. SP18 055 at 3641 NE 1 Terr., owned by Alejandro Batista-Violation of SEC.8.7(A)-stagnant water and dense growths of vegetation, accumulation of refuse and graffiti, SEC.13.8(A)-designated placement of trash receptacles for collection, SEC.24.80(B)(3)(C)-off street parking facilities maintenance, SEC.24.79.1(E)(7)-duty to maintain property storm panels/shutters, and SEC.5.3(A)-permits required.

Brad Cillizza presented into evidence notices, photos, affidavits and certified mail information.

Secretary Brooks swore in Alex Batista, property owner, to speak in defense of this item

Special Magistrate Herin found there was a violation of the stated codes and ordered compliance on or before May 20, 2018 with a fine of \$75 per day per violation thereafter. The violator is also ordered to contact the City of Oakland Park Code Enforcement Division to re-inspect the property to verify compliance with this order.

11. SP18 056 at 3640 NE 1 Terr., owned by Meet Investments LLC- Violation of SEC.8.7(A)-stagnant water and dense growths of vegetation, accumulation of refuse and graffiti, SEC.5.3(A)-permits required, SEC.24.79.1(E)(7)-duty to maintain property storm panels/shutters, SEC.24.80(B)(3)(C)-off street parking facilities maintenance, and SEC.24.79.1(E)(5)(E)-accessory structure maintenance.

Brad Cillizza presented into evidence notices, photos, affidavits and certified mail information.

Secretary Brooks swore in Carlos Marquez, property owner, to speak in defense of this item.

Special Magistrate Herin found there was a violation of the stated codes and ordered compliance on or before May 20, 2018 with a fine of \$75 per day per violation thereafter. The violator is also ordered to contact the City of Oakland Park Code Enforcement Division to re-inspect the property to verify compliance with this order.

12. SP18 057 at 445 NW 32 Ct., owned by John Pryor -Complied prior to meeting.

13. SP18 058R at 54157 NE 1Ave., owned by John & Cynthia Rieger-Violation of SEC.8.7(A)-stagnant water and dense growths of vegetation, accumulation of refuse and graffiti.

Chris Johnson presented into evidence notices, photos, affidavits and certified mail information.

Special Magistrate Herin found there was a repeat violation of the stated code and that the violations and/or conditions causing the violations constitute a threat to public health, safety and welfare and ordered compliance on or before April 4, 2018 with a fine of \$500 per day thereafter. The violator is also ordered to contact the City of Oakland Park Code Enforcement Division to re-inspect the property to verify compliance with this order.

14. SP18 059 at 3537 NW 10 Ave., owned by Al Bowman-Withdrawn by staff pending compliance.

15. SP18 060 at 5257 NE 3 Terr., owned by Keith & Tonya Haywood-Complied prior to meeting.

16. SP18 061 at 5216 NE 3 Ave., owned by Scott Novacek-Violation of SEC.24.64(A)(2)(H)-recreational vehicles location, parking and storage.

Kevin Woodall presented into evidence notices, photos, affidavits and certified mail information.

Special Magistrate Herin found there was a violation of the stated code and ordered compliance on or before March 30, 2018 with a fine of \$100 per day per violation thereafter. The violator is also ordered to contact the City of Oakland Park Code Enforcement Division to re-inspect the property to verify compliance with this order.

17. SP18 062 at 281 NW 41 St., owned by Fejzi Xherahi-Violation of SEC.5.3(A)-permits required, SEC.24.79.1(E)(5)(D)-doors & windows, SEC.24.79.1(E)(5)(E)-accessory structure maintenance, and SEC.5.44(A)(1)-unsafe structure vacant

Kevin Woodall presented into evidence notices, photos, affidavits and certified mail information.

Special Magistrate Herin found there was a violation of the stated codes and that the violations and/or conditions causing the violations constitute a threat to public health, safety and welfare and ordered compliance on or before March 30, 2018 with a fine of \$250 per day per violation thereafter. The violator is also ordered to contact the City of Oakland Park Code Enforcement Division to re-inspect the property to verify compliance with this order.

18. SP18 063 at 4602 NE 6 Ave., owned by Mohammed Ghalebi-Complied prior to meeting.

19. SP18 064 at 1630 E Oakland Park Blvd., owned by James Efron & Cynthia Bossart-Complied prior to meeting.

- 20. SP18 065 at 1586 NE 34 St., owned by Sway 2014 1 Borrower LLC-Violation of SEC.24.80(B(3)(C)-off street parking facilities maintenance.**

Stephen Batista presented into evidence notices, photos, affidavits and certified mail information.

Special Magistrate Herin found there was a violation of the stated codes and ordered compliance on or before May 20, 2018 with a fine of \$75 per day per violation thereafter. The violator is also ordered to contact the City of Oakland Park Code Enforcement Division to re-inspect the property to verify compliance with this order.

- 21. SP18 066 at 801 W Oakland Park Blvd ., owned by River Plate Properties-Violation of SEC.5.46(C)(1)-maintenance of public areas of a dwelling property owner. Responsible.**

Chris Johnson presented into evidence notices, photos, affidavits and certified mail information.

Secretary Brooks swore in Patricia Graef, affected unit owner, to speak on this item.

Special Magistrate Herin found there was a violation of the stated codes and ordered compliance on or before April 20, 2018 with a fine of \$150 per day per violation thereafter. The violator is also ordered to contact the City of Oakland Park Code Enforcement Division to re-inspect the property to verify compliance with this order.

D. CERTIFICATIONS

Zoning Administrator Jay Quier provided staff presentation. Special Magistrate Herin certified the fines as listed:

- 1. SP14 180 at 1436 NE 37 St., owned by Suzanne Schantz- Fine of \$249,075 for off street overgrowth, outdoor storage and duty to maintain property exterior surfaces.**

The original hearing was 9/16/14 to be complied 1/18/15. The property was brought into compliance on 1/29/18.

Special Magistrate Herin reduced the fine to \$2,400.

Lien certified: \$2,400

- 2. SP17 053 at 2152 W Oakland Park Blvd., owned by Eleyal, Inc – Fine of \$5,025 for off street parking facilities maintenance.**

The original hearing was 4/18/17 to be complied 9/8/17. This fine was abated 11/14/17. The property remains out of compliance. Fine of \$75 per day.

Special Magistrate Herin ordered the fine to restart as of this date.

Lien certified: \$5025 + \$75 per day starting 3/20/18.

3. SP17 110 at 3935 N Federal Hwy., owned by Boan Investments II LLC-Fine of \$6,375 for landscape maintenance.

The original hearing was 9/26/17/17 to be complied 10/26/17. The property was brought into compliance on 1/29/18.

David Lopez, attorney for property owner, spoke in defense of this item.

Special Magistrate Herin reduced the fine to \$500.

Lien certified: \$500.

4. SP17 123 at 5641 NE 3 Ave., owned by Carol Matthews —Fine of \$4,200 for minimum housing code standards

The original hearing was 7/18/17 to be complied 9/18/17. The fine was abated 11/14/17 and the property is now in compliance.

Special Magistrate dismissed the fine and closed the case.

Lien certified: 0

ADJOURN: There being no other business, the meeting adjourned at 5:45 p.m.

DJ Brooks, Recording Secretary

John Herin Jr., Special Magistrate