



City Hall – Commission Chamber  
3650 NE 12 Ave  
Oakland Park, Florida 33334

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SPECIAL MAGISTRATE MEETING  
AGENDA  
TUESDAY, MARCH 15, 2022 2:00 P.M.

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To support the public’s continued safety concerns, this meeting will be conducted in a manner that promotes social distancing while ensuring public access. This meeting is available for virtual participation via Zoom (**Webinar ID#** 846 1382 5314). Please call the City Clerk’s office at 954-630-4300 for Zoom registration information or to speak during the Public Comment portion of the agenda. (Limit 4 minutes.) Written public comments (no more than 250 words) can be submitted for the record to [publiccomments@oaklandparkfl.gov](mailto:publiccomments@oaklandparkfl.gov) by 5:00 p.m. the day prior to the meeting

**A. CALL TO ORDER**

**B. MINUTES**

Approve minutes from February 15, 2022 meeting.

**C. NEW CASES**

1. **SP22 025** CE CASE: CODE202104000001073  
1071 NE 43 ST OFFICER: Stephen Batista  
OWNER: LA CRAS LLC

SEC.24.79.1(G)(1)(A) - CITYWIDE STORAGE SCREENING

2. **SP22 026** CE CASE: CODE202109000001698  
781 NE 38 ST OFFICER: Stephen Batista  
OWNER: ROSS, GREG ROSS, FRONA

SEC.24.105 (1)(A)(5)(D) - LANDSCAPE MAINTENANCE  
SEC.8.7(A) - OVERGROWTH

3. **SP22 027** CE CASE: CODE202109000001707  
5740 N ANDREWS AVE OFFICER: DJ Watkins  
OWNER: JOSE A TAMAYO-VASQUEZ

SSEC.23.1(A) - ABANDONED VEHICLES  
SEC.24.79.1(D)(2) - OUTDOOR STORAGE  
SEC.24.80(B)(3)(C) - OFF STREET PARKING

4. **SP22 028** CE CASE: CODE202112000001957  
4100 NE 16 TER OFFICER: Stephen Batista  
OWNER: KRASNOVSKY, SERGEY V

SEC.7.154(A)(1) - MINIMUM SAFETY/OPERATIONS

5. **SP22 029** CE CASE: CODE202112000002031  
3070 NE 13 AVE OFFICER: Stephen Batista  
OWNER: BEACH EQUITY ASSOCIATES LLC  
SEC.24.80(B)(3)(C) - OFF STREET PARKING

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6. **SP22 030** CE CASE: CODE202112000002037  
281 NW 43 ST 1-3 OFFICER: DJ Watkins  
OWNER: CHRIS CHRISTIAN  
SEC.23.1(A) - ABANDONED VEHICLES  
SEC.24.80(B)(3)(C) - OFF STREET PARKING

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7. **SP22 031** CE CASE: CODE202112000002043  
317 NW 43 ST OFFICER: DJ Watkins  
OWNER: Gedeon Antius Desir  
SEC.79.1(D)(2) - OUTDOOR STORAGE

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8. **SP22 032** CE CASE: CODE202112000002047  
385 NW 43 ST OFFICER: DJ Watkins  
OWNER: DENNIS R ANDERSON  
SEC.24.80(B)(3)(C) - OFF STREET PARKING

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9. **SP22 033** CE CASE: CODE202201000002090  
3341 NE 15 AVE OFFICER: Stephen Batista  
OWNER: TARPON IV LLC  
SEC.8.7(A) - OVERGROWTH

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10. **SP22 035** CE CASE: CODE202201000002160  
1941 W OAKLAND PARK BLVD OFFICER: Walter Fenton  
OWNER: PROVIDENCE COMMUNITY MEDICAL CENTER LLC  
SEC.24.65 - UNLICENSED VEHICLES  
SEC.24.80(A)(6) - REDUCTION OF REQUIRED PARKING  
SEC.24.80(I)(3) - GRASS PARKING RESIDENTIAL

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11. **SP22 036** CE CASE: CODE202201000002187  
60 NW 35 CT OFFICER: Kevin Woodall  
OWNER: UHI Studio LLC

SEC.24.105.1(A)(8)(G)I - SIGHT TRIANGLE OBSTRUCTION

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12. **SP22 037** CE CASE: CODE202201000002200  
2710 NW 24 AVE 1-2 OFFICER: Walter Fenton  
OWNER: DAREEN BAPTISTE  
SEC.23.1(A) - ABANDONED VEHICLES  
SEC.24.80(i)(E) - GRASS PARKING RESIDENTIAL

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13. **SP22 038** CE CASE: CODE202201000002224  
4100 NE 16 TER OFFICER: Stephen Batista  
OWNER: KRASNOVSKY, SERGEY V  
SEC.13.8(A) - TRASH RECEPTACLE  
SEC.24.80(i)(3) - GRASS PARKING RESIDENTIAL  
SEC.8.7(A) - OVERGROWH

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14. **SP22 039** CE CASE: CODE202201000002230  
60 NW 35 CT OFFICER: Stephen Batista  
OWNER: UHI STUDIO LLC  
SEC.7.153(A) - VACATION RENTAL REGISTRATION

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15. **SP22 041** CE CASE: CODE202201000002313  
2661 NW 21 AVE 1-2 OFFICER: Walter Fenton  
OWNER: SEARS BETRAM  
SEC.13.32(A) - SOLID WASTE  
SEC.24.145(A)(3)(A) - BUILDING IDENTIFICATION  
SEC.24.65 - UNLICENSED VEHICLES  
SEC.24.80(i)(3) - GRASS PARKING RESIDENTIAL

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16. **SP22 042** CE CASE: CODE202201000002317  
3291 N ANDREWS AVE OFFICER: DJ Watkins  
OWNER: CHARLES DEVITO  
SEC.24.79.1(E)(6) - MAINTAIN PROPERTY - BLIGHT

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17. **SP22 043** CE CASE: CODE202201000002328  
3351 N ANDREWS AVE OFFICER: DJ Watkins  
OWNER: Killian, LLC  
SEC.24.65 - UNLICENSED VEHICLES  
SEC.24.65 - UNLICENSED VEHICLES

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18. **SP22 045** CE CASE: CODE202202000002406  
3381 NE 11 AVE OFFICER: Stephen Batista  
OWNER: HARD EQUITY INVESTMENT GROUP INC  
SEC.8.7(A) - OVERGROWTH

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19. **SP22 046**  
80 NW 34 ST  
OWNER: SE 14 CORP

CE CASE: CODE202103000000970  
OFFICER: Walter Fenton

SEC.13.32(A) - SOLID WASTE  
SEC.24.94(A) - SWALE OBSTRUCTION  
SEC.5.3(A) - PERMITS REQUIRED

**D. CERTIFICATIONS**

1. **SP21 153**  
2980 NW 24 AVE  
OWNER: CATHERINE C EUBANKS

CE CASE: CODE202106000001316  
OFFICER: Walter Fenton

<b>Violation</b>	<b>Amount Per Day</b>	<b>Compliance Date</b>	<b>Resolution Date</b>
SEC.24.79.1(E)(5)(E) - ACCESSORY STRUCTURE MAINT	\$250.00	10/06/2021	1/20/2022

\$26,500 not accruing. Original Hearing 09/21/2021. To be complied by 10/06/2021. Fine: Amount Per Day: \$250/per violation, plus the Admin Fee of \$150. Case complied on 1/20/2022. 2/15/2022, Property Owner can to discuss with the Special Magistrate a reduction of the fine. Special Magistrate reduced the fine to \$250, plus the Admin Fee of \$150. This must be paid within 30 days or it is requested to be brought back in March, for certification of the fine and may place a lien on the property.

2. **SP21 165**  
91 NE 48 ST  
OWNER: YANARELLA NICHOLAS

CE CASE: CODE202109000001585  
OFFICER: DJ Watkins

<b>Violation</b>	<b>Amount Per Day</b>	<b>Compliance Date</b>	<b>Resolution Date</b>
SEC.24.65(B)(1) COMMERCIAL VEHICLE	\$75.00	01/16/2022	

\$4,350 accruing. Original Hearing 12/17/2021. To be complied by 01/16/2022. Fine: Amount Per Day: \$75/per violation, plus the Admin Fee of \$150.

3. **SP21 172**  
1840 NW 33 ST  
OWNER: ARNOLD A FEZEKAS, EST

CE CASE: CODE202110000001731  
OFFICER: Walter Fenton

<b>Violation</b>	<b>Amount Per Day</b>	<b>Compliance Date</b>	<b>Resolution Date</b>
SEC.24.79.1(E)(5)(E) – EXTERIOR SURFACE MAINT	\$100.00	01/16/2022	
SEC.8.7(A) – OVERGROWTH - <b>COMPLIED</b>	\$100.00	11/27/2021	01/07/2022

\$9,900 accruing. Original Hearing 11/16/2021. To be complied by (SEC.8.7(A) 11/27/2021 and SEC.24.79.1(E)(5)(E) 01/16/2022). City Contractor complied SEC.8.7(A) on 01/07/2022. Fine: Amount Per Day \$100/per violation, plus the Admin Fee of \$150

4. **SP21 176**

1417 E COMMERCIAL BLVD  
OWNER: RISA RETREAT LLC

CE CASE: CODE202111000001924

OFFICER: Stephen Batista

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.1-8(B) - UNCORRECTABLE VIOLATION	\$5,000.00(1x FINE)	12/17/202	12/18/2021
SEC.8.50(A) - NOISE-GENERAL			

\$5,000 not accruing. Original Hearing 12/17/2021. Special Magistrate found in violation and a one-time fine of \$5000 to be paid within 30 days. Fine has not been paid, plus the Admin Fee of \$150 is due. 2/15/2022, Special Magistrate gave the property owner 30 day extension on the payment of the fine/fees. If not paid within the 30 days, this case is requested to be brought back before the Special Magistrate in March for certification of the fine and may place a lien on the property.

**E. OLD BUSINESS**

1. **SP21 071**

1700 NW 27 ST  
OWNER: JAMES E PEARL, DAVID S PEARL DOUGLAS B PEARL

C.E. CASE: CODE202103000001003

OFFICER: Walter Fenton

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.5.3(A) PERMITS REQUIRED	\$150.00	11/16/2021	

\$17,850, accruing. Original Hearing 08/17/2021. To be complied by 11/16/2021. Fine amount Per Day \$150/Per Violation, plus the Admin Fee of \$150. 2/15/2022, Special Magistrate Herin, certified the fine at \$13,650 and asked that this case be brought back in 30 days for status and an update.

2. **SP21 170**

1831 NW 36 ST  
OWNER: CARL T RANIERI

C.E. CASE: CODE202108000001531

OFFICER: Walter Fenton

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.24.65 UNLICENSED VEHICLES	\$50.00	11/30/2021	02/11/2022
SEC.24.79.1(D)(3) OUTDOOR STORAGE	\$50.00	11/30/2021	02/11/2022
SEC.24.69(B)(3) POOL FENCING & GATES REQUIRED	\$50.00	11/30/2021	01/07/2022
SEC.24.80(B)(3)(C) OFF STREET PARKING	\$50.00	11/30/2021	02/11/2022

\$17,850, accruing. Original Hearing 08/17/2021. To be complied by 11/30/2021. Fine amount Per Day \$50/Per Violation, plus the Admin Fee of \$150. 1/18/2022 Special Magistrate certified the fine, which was accruing, for \$9,250 and placed a lien on the property. Property Owner spoke with the Code Officer before lien was sent to be recorded and advised that he was bringing everything into compliance. Asked to come back before the Special Magistrate to have the fine reduced.

3. **SP13 193 SP 14 249**

730 NE 58 ST  
OWNER: DEHELEAN, CORNEL

C.E. CASE: 169068, 173431

OFFICER: CODE ENFORCEMENT

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.13.32(A) ACCUML OF REFUSE PROHBT	\$100.00	12/11/2013	03/18/2014
SEC.24.79.1(D)(3) OUTDOOR STORAGE RESIDTL	\$100.00	12/11/2013	03/18/2014
SEC.8.7(A) OVERGROWTH	\$100.00	12/11/2013	02/11/2013

\$19,800, not accruing – Certified 02/18/2014. Original Hearing 11/19/2013. To be complied by 12/11/2013. Fine amount Per Day \$100/Per Violation, plus the Admin Fee of \$150. 2/18/2014 Special Magistrate certified

the fine, for \$19,800 and placed a lien on the property. The lien was recorded on 6/27/2014. Property Owner called on 2/16/2022 and asked to come back before the Special Magistrate.

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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 Code Board/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 Code Board/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: 02/04/2022

By: Laura Adams  
Board Secretary