



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

**CODE ENFORCEMENT BOARD HEARING
APRIL 10, 2025 - 6:30 PM**

AGENDA

A. CALL TO ORDER

B. MINUTES

Approve minutes from previous meeting. AUG 8, 2024

C. NEW CASES

- | | | |
|---|--|---|
| 1 | CODE202501000012856
1498 NE 38 ST
OWNER: XCBC LLC | CE CASE: 25 008

OFFICER: Carl Locke |
| | SEC 7.153(A) Vacation Rental Registration Requirement
SEC.5.3(A) Permits Required
SEC.7.154(A)(1) (b)(1) Minimum Safety/Operations | |
| 2 | CODE202501000012879
2336 NW 30 CT
OWNER: JP BUSINESS SYSTEMS INC | CE CASE: 25 005
OFFICER: Gilbert Venero |
| | SEC.7.17 Business Tax Receipt | |
| 3 | CODE202503000013019
4550 NE 3 AVE
OWNER: LAUDERDALE EAST LLC | CE CASE: 25 001
OFFICER: Wilson Quintero |
| | SEC.7.152(A) Generally
SEC.8.50(A) Noise General
SEC.1 8(B) Uncorrectable Violation | |
| 4 | CODE202501000012830
2660 NW 25 AVE
OWNER: JOHNSON, DEBORAH A JOHNSON, CEDRICK | CE CASE: 25 006
OFFICER: Gilbert Venero |
| | SEC.8.7(A) Overgrowth
SEC.24.65 Unlicensed Vehicles | |
| 5 | CODE202502000012967 | CE CASE: 25 012 |

- 1048 E OAKLAND PARK BLVD
OWNER: HY NISSIM DEVELOPMENTS LLC
- SEC.8.7(A) Overgrowth
SEC.24.79.1(E)(5)(E) Accessory Structure Maint
- 6 CODE202409000012634
4891 NE 6 AVE
OWNER: FAHEY, ELIZABETH A
- SEC.8.7(A) Overgrowth
SEC.24.79.1(D)(2) Outdoor Storage
- 7 CODE202408000012609
1821 NW 31 CT
OWNER: ALLAHS REHMAT INC
- SEC.8.7(A) Overgrowth
SEC.24.79.1(E)(5)(E) Accessory Structure Maint
- 8 CODE202410000012691
634 NW 42 ST
OWNER: VILDOR, NEXON H/E VILDOR, LOUIS
- SEC.24.65 Unlicensed Vehicles
SEC.24.80(I)(3) Grass Parking Residential
SEC.8.7(B) Trash/graffiti
SEC.24.64(B)(1) Commercial Vehicle
SEC.24.79.1(D)(2) Outdoor Storage
- 9 ODE202502000012922
... NE 5 AVE
OWNER: GACON LLC
- SEC.8.7(A) Overgrowth
SEC. 24 29 (B) R 1: SINGLE FAMILY RES. DISTRICT
- 10 CODE202502000012917
3161 W OAKLAND PARK BLVD
OWNER: WORLD GLOBAL REALTY LLC
- SEC.8.7(B) Trash/graffiti
SEC.24.65 Unlicensed Vehicles
SEC.24.80(B)(3)(C) Off Street Parking
- 11 CODE202502000012893
4410 NE 15 WAY
OWNER: LUDWIG, BESSIE EST
- OFFICER: Walter Fenton
- CE CASE: 25 002
OFFICER: Wilson Quintero
- CE CASE: 25 003
OFFICER: Wilson Quintero
- CE CASE: 25 011
OFFICER: Walter Fenton
- CE CASE: 25 004
OFFICER: Ted Scardina
- CE CASE: 25 007
OFFICER: Gilbert Venero
- CE CASE: 25 009
OFFICER: Carl Locke

SEC.8.7(A) Overgrowth
SEC.24.69(B)(1)(E) Pool Water
SEC.8.7(B) Trash/graffiti
24.69(B)(3) Pool Fencing & Gates Required
SEC.24.79.1(E)(5)(E) Accessory Structure Maint

12 CODE202502000012980
3301 N DIXIE HWY
OWNER: JJTA DIXIE HWY LLC

CE CASE: 25 010
OFFICER: Carl Locke

SEC.8.7(A) Overgrowth
SEC.24.79.1(E)(5)(E) Accessory Structure Maint

D. CERTIFICATIONS

1. CODE202311000011789
4201 NE 6 AVE
OWNER: PEDOWITZ MACHINERY MOVERS LLC

CE CASE: 24-015
OFFICER: Walter Fenton

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.24.65 UNLICENSED VEHICLES			01/10/2024
SEC.24.79.1(G)(1)(a) CITYWIDE STORAGE SCREENING	\$150.00	05/09/2024	
SEC.24-285 CERT OF USE REQUIRED	\$150.00	05/09/2024	
SEC.7.17 BUSINESS TAX RECEIPT	\$150.00	05/09/2024	

\$151,200. Accruing. Original Hearing 02/08/2024. To be complied by 05/09/2024. Fine: Amount Per Day \$150/per violation, plus Admin Fee \$175.00, plus Release of Lien \$150.00.

2. CODE202406000012459
3341 NE 15 AVE OAKLAND PARK FL 33334
OWNER: TARPON IV LLC

CE CASE: 24-037
OFFICER: Walter Fenton

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.8.7(A) OVERGROWTH	\$250.00	08/25/2024	08/30/2024

\$1,250 not accruing. Original Hearing 08/08/2024. To be complied by 08/25/2024. Compliance was achieved on 08/30/2024. Fine: Amount Per Day \$250.00/per violation, plus Admin Fee \$175.00, plus Release of Lien \$150.00.

3. CODE202309000011498
241 NE 32 CT
OWNER: PEDOWITZ MACHINERY MOVERS LLC

CE CASE: 24-001
OFFICER: Walter Fenton

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.24-285 CERT OF USE REQUIRED	\$150.00	05/09/2024	03/14/2025
SEC.7.17 BUSINESS TAX RECEIPT	\$150.00	05/09/2024	03/14/2025

\$97,700 not accruing. Original Hearing 02/08/2024. To be complied by 05/09/2024. Compliance was achieved on 03/14/2025. Fine: Amount Per Day \$150.00/per violation, plus Admin Fee \$175.00, plus Release of Lien \$150.00.

4. CODE202405000012363

CE CASE: 24-036

147 NW 43 ST
OWNER: ANDEL, JOHN

OFFICER: Walter Fenton

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.5.3(A) PERMITS REQUIRED	\$250.00	10/03/2024	

\$47,250 accruing. Original Hearing Date 08/08/2024. To be complied by 10/03/2024. Fine: Amount Per Day \$250.00/per violation, plus Admin Fee \$175.00, plus Release of Lien \$150.00.

E. OLD BUSINESS

Hearing Number: _____
Location: _____
OWNER: _____

C.E. CASE: _____
OFFICER: _____

Ordinance:

Notes:

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.

Español – Por favor llame al 954-630-4300, o envíe un correo electrónico a publiccomments@oaklandparkfl.gov para recibir esta información en español.

Kreyòl ayisyen - Tanpri rele 954-630-4300, oswa voye yon imèl bay publiccomments@oaklandparkfl.gov pou resevwa enfòmasyon sa yo an kreyòl ayisyen.

Posted: _____

By: _____
Board Secretary