



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

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SPECIAL MAGISTRATE MEETING  
AGENDA - REVISED  
TUESDAY, MAY 17, 2022 2:00 P.M.

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To support the public's continued safety concerns, this meeting will be conducted to promote social distancing while ensuring public access. Virtual participation is highly recommended via Zoom registration ID# 846 1382 5314. Seating is limited.

**Public Participation:** *To provide public hearing or public comments virtually (limit 4 minutes), you must register by 5:00 p.m. on the meeting day at Zoom Webinar ID# 860 6486 2668. 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 of the meeting. Call the City Clerk's office at 954-630-4300 for more information.*

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**A. CALL TO ORDER**

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**B. MINUTES**

Minutes from April 19, 2022 meeting will be approved by Special Magistrate John Herin, Jr. at a later date.

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**C. NEW CASES**

1. **SP22 053** CE CASE: CODE202202000002570  
1048 NE 44 ST OFFICER: Stephen Batista  
OWNER: ROSFORD INC  
  
SEC.24.79.1(G)(1)(A) - CITYWIDE STORAGE SCREENING

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2. **SP22 061** CE CASE: CODE202007000000520  
280 NE 53 CT OFFICER: DJ Watkins  
OWNER: BRANDON SAINTSING  
  
SEC.24.105 Section 1(A)(5)(D) - LANDSCAPE MAINT  
SEC.5.3(A) - PERMITS REQUIRED

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3. **SP22 062** CE CASE: CODE202101000000826  
5651 NE 7 TER OFFICER: DJ Watkins  
OWNER: HEATHER DOYON  
  
SEC.5.3(A) - PERMITS REQUIRED

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4. **SP22 063** CE CASE: CODE202103000000947  
250 NE 56 ST OFFICER: DJ Watkins  
OWNER: CUBAS ARIAS, RUBEN GONZALES ARIAS, ALVARO  
SEC.24.105 - LANDSCAPING MAINT

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5. **SP22 064** CE CASE: CODE202107000001402  
5690 NE 8 AVE OFFICER: DJ Watkins  
OWNER: ENNY CABALLERO  
SEC.5.3(A) - PERMITS REQUIRED

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6. **SP22 065 – WITHDRAWN** CE CASE: CODE202112000002035  
101 NW 43 ST OFFICER: DJ Watkins  
OWNER: ALBOY LLC  
SEC.24.80(B)(3)(C) - OFF STREET PARKING  
SEC.8.7(A) - OVERGROWTH

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7. **SP22 066 - WITHDRAWN** CE CASE: CODE202202000002363  
2980 W OAKLAND PARK BLVD OFFICER: Walter Fenton  
OWNER: WHITE HAT LLC  
SEC.5.3(A) - PERMITS REQUIRED (BLD DPT KEEPS REJECTING THE PERMIT APPLICATION)

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8. **SP22 067** CE CASE: CODE202202000002498  
4201 NE 6 AVE OFFICER: Stephen Batista  
OWNER: 4201 LLC  
SEC.24-285 - CERTIFICATE OF USE REQUIRED  
SEC.7.17 - BUSINESS TAX RECEIPT

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9. **SP22 068** CE CASE: CODE202203000002642  
699 NE 59 CT OFFICER: DJ Watkins  
OWNER: David Worley  
SEC.24.64(A)(2)(F) - NUMBER OF RECREATIONAL VEH  
SEC.24.64(A)(2)(H) - RECREATIONAL VEH PARKING

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10. **SP22 069** CE CASE: CODE202203000002676  
3057 NE 15 AVE OFFICER: Stephen Batista  
OWNER: STOLGITIS, SAMUEL F  
SEC.5.3(A) - PERMITS REQUIRED

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11. **SP22 070** CE CASE: CODE202203000002704  
301 NW 31 ST OFFICER: Kevin Woodall  
OWNER: MOONLITE PROPERTIES LLC  
  
SEC.24.80(B)(3)(C) - OFF STREET PARKING – **COMPLIED 5/13/2022**  
SEC.8.7(B) - TRASH/GRAFFITI
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12. **SP22 071 – WITHDRAWN** CE CASE: CODE202203000002734  
800 NE 58 ST OFFICER: DJ Watkins  
OWNER: REY,ISABEL ALEJANDRA H/E RIOS,EDUARDO GABRIEL H/E ETAL  
  
SEC.5.3(A) PERMITS REQUIRED (PERMITS HAVE BEEN APPLIED FOR IN THE SYSTEM)
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13. **SP22 072** CE CASE: CODE202203000002741  
3411 NE 8 AVE OFFICER: Stephen Batista  
OWNER: MICHAEL A MCNEAL REV TR MCNEAL, MICHAEL A TRSTEE  
  
SEC.24.79.1(E)(5)(C) - EXTERIOR SURFACE MAINT  
SEC.24.79.1(E)(5)(E) - ACCESSORY STRUCTURE MAINT OPERATIONS  
SEC.5.3(A) - PERMITS REQUIRED  
SEC.5.43(C)(8) - WINDOWS & DOORS FUNCTIONAL  
SEC.8.7(A) - OVERGROWTH
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14. **SP22 073** CE CASE: CODE202203000002750  
431 NW 38 ST OFFICER: Kevin Woodall  
OWNER: Diane Alayne Hiles  
  
SEC.24.79.1(D)(2) - OUTDOOR STORAGE – **COMPLIED 5/5/2022**  
SEC.24.79.1(E)(5)(E) - ACCESSORY STRUCTURE MAINT – **COMPLIED 5/5/2022**  
SEC.24.80(I)(3) - GRASS PARKING RESIDENTIAL (VEH GONE 1 MO – GOING FOR FOF)
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15. **SP22 074 – WITHDRAWN** CE CASE: CODE202203000002841  
720 NE 34 ST OFFICER: Kevin Woodall  
OWNER: ISABEL GARCIA  
  
SEC.24.80(B)(3) - PAVING/POTHoles (ILLNESS – EXTENUATING CIRCUMSTANCES)
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16. **SP22 075** CE CASE: CODE202203000002865  
200 NE 56 ST OFFICER: DJ Watkins  
OWNER: LYNNE HALE LLC  
  
SEC.24.105 - LANDSCAPING MAINT  
SEC.5.3(A) - PERMITS REQUIRED (SOME HAVE BEEN APPLIED FOR/WINDOWS & DOORS HAVE NOT)
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17. **SP22 076** CE CASE: CODE202203000002914  
3090 W OAKLAND PK BLVD OFFICER: Walter Fenton  
OWNER: COPPLE FAMILY TR BIGGS, ROBERT S & GILLIAN ETAL (CVS)

18. **SP22 077** CE CASE: CODE202203000002915  
2104 W OAKLAND PARK BLVD OFFICER: Walter Fenton  
OWNER: TORRES WALGREENS NO 1 & 2 LLC % REAL ESTATE PROPERTY TAX  
  
SEC.24.95(D)(1) - DUTY TO MAINTAIN SIDEWALK – **COMPLIED**  
SEC.24.80(B)(3)(C) - OFF STREET PARKING  
SEC.8.7(B) - TRASH/GRAFFITI

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19. **SP22 078 - COMPLIED** CE CASE: CODE202203000002985  
369 NE 33 ST OFFICER: Kevin Woodall  
OWNER: CARL CUNIGAN  
  
SEC.24.65 - UNLICENSED VEHICLES – **COMPLIED 5/12/2022**

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20. **SP22 079** CE CASE: CODE202203000003011  
6000 NE 7 AVE OFFICER: DJ Watkins  
OWNER: GERARDO GOMEZ  
  
SEC.5.3(A) - PERMITS REQUIRED

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21. **SP22 080 – COMPLIED** CE CASE: CODE202203000003013  
1080 NW 41 ST OFFICER: Walter Fenton  
OWNER: AARON JOHNSON  
  
SEC.23.1(A) - ABANDONED VEHICLES – **COMPLIED 05/12/2022**  
SEC.24.94(A) - SWALE OBSTRUCTION – **COMPLIED 05/12/2022**

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22. **SP22 081** CE CASE: CODE202204000003036  
4061 N DIXIE HWY #23 OFFICER: Stephen Batista  
OWNER: LANGEN, HILARY LANGEN, ROLAND  
  
SEC.5.43(E)(6) - MAINT OF ELECTRICAL  
SEC.24.79.1(E)(5)(D) - DOORS & WINDOWS  
SEC.5.43(C)(8) - WINDOWS & DOORS FUNCTIONAL  
SEC.5.43(E)(5) - WORKING PLUMBING

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23. **SP22 082** CE CASE: CODE202204000003037  
2661 NW 21 AVE 1-2 OFFICER: Walter Fenton  
OWNER: SEARS BETRAM  
  
SEC.24.51.3(B)(1) - R1C USES PERMITTED

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24. **SP22 083**  
1048 E OAKLAND PARK BLVD  
OWNER: DANSAM PROPERTIES 2500 LLC

CE CASE: CODE202204000003042  
OFFICER: Stephen Batista

SEC.24.40(B)(1) - USES PERMITTED LIGHT INDUSTRIAL  
SEC.23.1(A) - ABANDONED VEHICLES  
SEC.24.37(B)(2) - OUTSIDE SALES/PREP/STG B1 ZONE  
SEC.24.65 UNLICENSED VEHICLES  
SEC.24-285 - CERTIFICATE OF USE REQUIRED  
SEC.7.17 - BUSINESS TAX RECEIPT  
SEC.8.7(A) - OVERGROWTH

25. **SP22 084**  
3455 NE 12 TER  
OWNER: CORTILE PROPERTIES LLC

CE CASE: CODE202204000003324  
OFFICER: Christopher French

NFPA 202 2018 CHAPTER 7 MEANS OF EGRESS 7.2.1.5.3

26. **SP22 085**  
4100 NE 16 TER  
OWNER: KRASNOVSKY, SERGEY V

CE CASE: CODE202204000003446  
OFFICER: Stephen Batista

SEC.13.8(A) - TRASH RECEPTACLE (REPEAT)

**D. CERTIFICATIONS**

1. **SP21 175**  
370 NE 44 ST  
OWNER: JCG OF THE CITY BEAUTIFUL LLC (New owner as of 3/3/2022)

CE CASE: CODE202110000001759  
OFFICER: DJ Watkins

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.24.79.1(E)(5)(B) - EXTERIOR SURFACE	\$75.00	02/18/2022	
SEC.8.7(A) - OVERGROWTH -	\$75.00	02/18/2022	

\$13,200 accruing. Original Hearing 01/18/2022. To be complied by 02/18/2022 Fine: Amount Per Day \$75/per violation, plus the Admin Fee of \$150.

2. **SP22 011 - COMPLIED**  
520 NE 58 ST  
OWNER: CHRISTINE GUNTHER

CE CASE: CODE202109000001642  
OFFICER: DJ Watkins

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.24.94(E) - APPROVED PAVING MATERIALS	\$75.00	03/18/2022	03/18/2022

~~\$4,500~~ accruing. \$0.00 not accruing. Original Hearing 2/15/2022. To be complied by 03/18/2022. Fine: Amount Per Day: \$75/per violation, plus the Admin Fee of \$150.

3. **SP22 012**

721 NE 61 ST  
OWNER: SFR 2012-1 FLORIDA LLC

CE CASE: CODE202109000001707

OFFICER: DJ Watkins

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.24.94.(E) - APPROVED PAVING MATERIALS -	\$75.00	03/18/2022	

\$4,500 accruing. Original Hearing 02/15/2022. To be complied by 03/18/2022 . Fine: Amount Per Day \$75/per violation, plus the Admin Fee of \$150.

4. **SP22 013**

4501 NW 8 AVE  
OWNER: E S MOAWAD & N WOAWAD REV LIV TR ADEL S KHALIL REV TR

CE CASE: CODE202110000001737

OFFICER: Walter Fenton

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.24.79.1(G)(1)(A)- CITYWIDE STORAGE	\$75.00	03/18/2002	

\$4,050 accruing. Original Hearing 02/15/2022. To be complied by 03/18/2022. Fine: Amount Per Day \$75/per violation, plus the Admin Fee of \$150

5. **SP22 020**

3411 NE 8 AVE  
OWNER: MICHAEL MCNEAL

C.E. CASE: CODE202201000002304

OFFICER: Stephen Batista

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.24.79.1(E)(5)(E) - ACCESSORY STRUCTR	\$200.00	03/18/2022	

\$12,000, accruing. Original Hearing 02/15/2022. To be complied by 03/18/2022. Fine amount Per Day \$200/Per Violation, plus the Admin Fee of \$150. (SEE SP22 072)

6. **SP22 033**

3341 NE 15 AVE  
OWNER: TARPON IV LLC

C.E. CASE: CODE202201000002090

OFFICER: Stephen Batista

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.8.7(A) – OVERGROWTH	\$200.00	03/22/2022	04/06/2022

\$3,000.00 not accruing. Original Hearing 01/18/2021. To be complied by 02/17/2022. Fine amount Per Day \$100/per violation, plus the Admin Fee of \$150. Case complied on 4/6/2022 by City Contractor.

7. **SP22 036**

60 NW 35 CT  
OWNER: UHI Studio LLC

C.E. CASE: CODE202201000002187

OFFICER: Kevin Woodall

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.24.105.1(A)(8)(G)I - SIGHT TRIANGLE OBSTRUCTION	\$100.00	03/22/2022	_____

~~\$1,500 not accruing~~\*. \$5,600 accruing. Original Hearing 03/15/2022. To be complied by 03/22/2022. Fine amount Per Day \$100/per violation, plus the Admin Fee of \$150. \*Case partially complied on 4/6/2022 by City Contractor. Owner asked City Contractor to stop – said he will complete cleanup – still have not completed violation. Fine to continue as property has not come into compliance. Hard Cost Lien was placed on property for partial work done.

8. **SP22 039**  
60 NW 35 CT  
OWNER: UHI STUDIO LLC

C.E. CASE: CODE202201000002230  
OFFICER: Stephen Batista

<b>Violation</b>	<b>Amount Per Day</b>	<b>Compliance Date</b>	<b>Resolution Date</b>
SEC.7.153(A) - VACATION RENTAL REGISTRATION	\$75.00	03/15/2022	

\$4,725 accruing. Original Hearing 03/15/2022. To be complied by 03/15/2022. Fine amount Per Day \$75/Per Violation, plus the Admin Fee of \$150. .

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

C.E. CASE:CODE202103000000970  
OFFICER: Stephen Batista

<b>Violation</b>	<b>Amount Per Day</b>	<b>Compliance Date</b>	<b>Resolution Date</b>
SEC.13.32(A) - SOLID WASTE	\$250.00	03/15/2022	04/06/2022
SEC.24.94(A) - SWALE OBSTRUCTION	\$250.00	03/15/2022	04/06/2022

\$11,000 not accruing. Original Hearing 03/15/2022. To be complied by 03/15/2022. Fine amount Per Day \$250/per violation, plus the Admin Fee of \$150. The violation was brought into compliance on 04/06/2022

**E. OLD BUSINESS**

1. **SP22 052**  
2121 NW 29 CT  
OWNER: Buglewood RV Park LLC

CE CASE: CODE202202000002546  
OFFICER: Kevin Woodall

SEC.24.105 SECTION 1(A)(5)(D) - MAIN LANDSCP  
SEC.24.79.1(E)(5)(E) - ACCESSORY STRUCTURE MAINT

Wants to come before the Special Magistrate to request more time. On 4/19/2022, the Special Magistrate order that the violations come into compliance by June 19, 2022. At that time, if they are not in compliance by that date, a fine of \$100.00/day/violation would be imposed. An Administrative Fee of \$150.00 has also been imposed for the costs associated with this case. The Certification Hearing is scheduled for 8/16/2022.

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: 05/06/2022

By: Laura Adams  
Board Secretary