



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

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SPECIAL MAGISTRATE MEETING  
AGENDA  
TUESDAY, JULY 19, 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# 875 8999 4674. 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# 875 8999 4674. 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.*

**A. CALL TO ORDER**

**B. MINUTES**

Minutes from April 19, 2022 meeting to be approved by Special Magistrate John Herin, Jr.

**C. 40 YEAR BUILDING SAFETY INSPECTION REPORTS**

1. **SM22 002** CASE: 220204000003327  
511 NE 44 ST OFFICER: PATRICK RICHARDSON  
OWNER: COMMERCIAL METAL BUILDING SERVICES CORP

FBC (BCA) 110.15 – 40 YEAR BUILDING SAFETY INSPECTION

2. **SM22 004** CASE: 220203000002942  
385 NW 43 ST OFFICER: PATRICK RICHARDSON  
OWNER: DENNIS R ANDERSON

FBC (BCA) 110.15 – 40 YEAR BUILDING SAFETY INSPECTION

**D. NEW CASES**

1. **SP22 074** CE CASE: CODE202203000002841  
720 NE 34 ST OFFICER: Kevin Woodall  
OWNER: ISABEL GARCIA

SEC.24.80(B)(3) - PAVING/POTHOLDS

2. **SP22 086** CE CASE: CODE202203000002680  
86 NE 36 CT OFFICER: Kevin Woodall  
OWNER: Oakland Park Villas LLC  
SEC.5.3(A) PERMITS REQUIRED

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3. **SP22 087** CE CASE: CODE202203000002715  
521 NW 39 ST OFFICER: Kevin Woodall  
OWNER: Norma Tovar  
SEC.24.79.1(E)(7) MAINT PROP-STORM PANELS  
SEC.5.3(A) PERMITS REQUIRED

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4. **SP22 088** CE CASE: CODE202203000002732  
6161 NE 7 AVE OFFICER: DJ Watkins  
OWNER: ELIAS D ARCE  
SEC.5.3(A) PERMITS REQUIRED

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5. **SP22 089** CE CASE: CODE202203000002921  
2021 NW 28 ST OFFICER: Walter Fenton  
OWNER: MARY HUGHLEY  
SEC.24.79.1(D)(2) OUTDOOR STORAGE

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6. **SP22 090** CE CASE: CODE202203000002959  
776 NE 40 CT OFFICER: Stephen Batista  
OWNER: SOUTHBOUND INVESTMENTS INC  
SEC.24.79.1(G)(1)(a) CITYWIDE STORAGE SCREENING

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7. **SP22 091** CE CASE: CODE202204000003087  
707 NE 45 ST OFFICER: DJ Watkins  
OWNER: BENNETT HOLDINGS LLC  
SEC.24.79.1(G)(1)(a) CITYWIDE STORAGE SCREENING  
SEC.8.7(A) OVERGROWTH

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8. **SP22 092** CE CASE: CODE202204000003159  
4021 N ANDREWS AVE 1-6 OFFICER: Kevin Woodall  
OWNER: E A Y C Investments LLC  
SEC.24.79.1(E)(5)(E) ACCESSORY STRUCTURE MAINT  
SEC.8.7(A) OVERGROWTH

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9. **SP22 093** CE CASE: CODE202204000003319  
551 NE 51 ST OFFICER: DJ Watkins  
OWNER: Robert Rankin  
  
SEC.24.105 LANDSCAPING MAINT  
SEC.24.64(A)(2)(H) RECREATIONAL VEH PARKING  
SEC.24.64(B)(1) COMMERCIAL VEHICLE  
SEC.24.79.1(D)(2) OUTDOOR STORAGE  
SEC.24.80(I)(3) GRASS PARKING RESIDENTIAL  
SEC.8.7(A) OVERGROWTH

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10. **SP22 094** CE CASE: CODE202204000003478  
4431 NE 6 AVE OFFICER: DJ Watkins  
OWNER: 4 SEAS OAKLAND PARK II LLC  
  
SEC.24.79.1(E)(5)(B) EXTERIOR SURFACE MAINT  
SEC.24.79.1(E)(5)(C) EXTERIOR SURFACE MAINT  
SEC.24.80(B)(3)(C) OFF STREET PARKING

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11. **SP22 095** CE CASE: CODE202205000003538  
4770 NE 6 AVE OFFICER: DJ Watkins  
OWNER: MARIA A RODRIGUEZ EST  
  
SEC.24.105 LANDSCAPING MAINT  
SEC.24.80(I)(3) GRASS PARKING RESIDENTIAL

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12. **SP22 096R** CE CASE: CODE202205000003540  
646 NE 40 ST OFFICER: Kevin Woodall  
OWNER: MARIA SALDIVAR  
  
SEC.4.1(C) LIVE CROWING ROOSTER/FOWL PROHIBITED

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13. **SP22 097** CE CASE: CODE202205000003568  
1164 E OAKLAND PARK BLVD OFFICER: Stephen Batista  
OWNER: APEX FLORIDA REALESTATE LLC  
  
SEC.24.80(B)(3)(C) OFF STREET PARKING  
SEC.8.7(A) OVERGROWTH L

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14. **SP22 098** CE CASE: CODE202205000003655  
2100 NW 27 ST 1-2 OFFICER: Walter Fenton  
OWNER: 2100 NW 27 ST 1-2 LLC  
  
SEC.24.65 UNLICENSED VEHICLES  
SEC.24.(A)(B)(1) USES PERMITTED ONE FAMILY

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15. **SP22 099** CE CASE: CODE202205000003734  
3241 NW 6 AVE OFFICER: Kevin Woodall  
OWNER: Martin Mumme  
  
SEC.24.69(B)(3) POOL FENCING & GATES REQUIRED  
SEC.13.8(A) TRASH RECEPTACLE  
SEC.24.69(B)(1)(E) POOL WATER  
SEC.5.44(A)(1) UNSAFE STRUCTURE - VACANT  
SEC.8.7(A) OVERGROWTH

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16. **SP22 100** CE CASE: CODE202205000003744  
3221 NW 6 AVE OFFICER: Kevin Woodall  
OWNER: Martin Mumme  
  
SEC.13.8(A) TRASH RECEPTACLE  
SEC.24.79.1(D)(2) OUTDOOR STORAGE  
SEC.8.7(A) OVERGROWTH

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17. **SP22 101** CE CASE: CODE202205000003770  
2048 NW 38 ST OFFICER: Walter Fenton  
OWNER: CORNELIUS HAGANS  
  
SEC.24.65 UNLICENSED VEHICLES

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18. **SP22 102** CE CASE: CODE202205000003772  
4107 NW 12 TER OFFICER: Walter Fenton  
FRIENDS CAPITAL INVESTMENTS LLC  
  
SEC.13.8(A) TRASH RECEPTACLE  
SEC.24.79.1(D)(2) OUTDOOR STORAGE  
SEC.8.7(A) OVERGROWTH

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19. **SP22 103** CE CASE: CODE202205000003785  
607 NW 42 ST OFFICER: Kevin Woodall  
OWNER: Jose H Cortez  
  
SEC.24.80(I)(3) GRASS PARKING RESIDENTIAL

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20. **SP22 104** CE CASE: CODE202205000003816  
1580 NE 34 ST OFFICER: Stephen Batista  
OWNER: CARLON, DONNA L  
  
SEC.8.7(A) OVERGROWTH

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21. **SP22 105** CE CASE: CODE202205000003817  
2500 W OAKLAND PARK BLVD OFFICER: Walter Fenton  
OWNER: ARCOS 1800 LLC

22. **SP22 106** CE CASE: CODE202205000003824  
1925 NW 27 ST OFFICER: Walter Fenton  
OWNER: AVISAR LLC  
  
SEC.8.7(A) OVERGROWTH

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23. **SP22 107** CE CASE: CODE202205000003847  
101 NW 56 CT 1-2 OFFICER: DJ Watkins  
OWNER: M & J ASSET MANAGERS LLC  
  
SEC.24.80(B)(3)(C) OFF STREET PARKING

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24. **SP22 108** CE CASE: CODE202205000003959  
1577 NE 48 CT OFFICER: Stephen Batista  
OWNER: BIRD, STEVEN J MANGERS, COLBY T  
  
SEC.8.50(A) NOISE-GENERAL

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25. **SP22 109** CE CASE: CODE202205000003877  
4975 NE 6 AVE OFFICER: DJ Watkins  
OWNER: 6TH AVE REALTY INC  
  
SEC.24.105 LANDSCAPING MAINT

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26. **SP22 110** CE CASE: CODE202206000004015  
316 NW 40 CT OFFICER: Kevin Woodall  
OWNER: GAL Enterprises of Plantation LLC  
  
SEC.24.80(A)(7) CONSTRUCTION EQUIP PARKING  
SEC.24.80(I)(3) GRASS PARKING RESIDENTIAL

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27. **SP22 111** CE CASE: CODE202206000004031  
315 NW 32 ST OFFICER: Kevin Woodall  
OWNER: Joe & Ranit S Kravich  
  
SEC.24.65 UNLICENSED VEHICLES

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28. **SP22 112 – WITHDRAWN prior mailing NTA** CE CASE: CODE202206000004060  
1824 NW 36 CT OFFICER: Walter Fenton  
OWNER: TAL BAREKET LLC - Property is under new ownership

SEC.5.3(A) PERMITS REQUIRED

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29. **SP22 113** CE CASE: CODE202206000004061  
3013 NW 26 ST OFFICER: Walter Fenton  
OWNER: AVIMAR TR MARAVI LLC TRSTEE  
  
SEC.24.80(B)(3)(C) OFF STREET PARKING  
SEC.24.80(I)(3) GRASS PARKING RESIDENTIAL  
SEC.8.7(A) OVERGROWTH

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30. **SP22 114** CE CASE: CODE202206000004062  
3007 NW 26 ST OFFICER: Walter Fenton  
OWNER: BRUNELA LLC  
  
SEC.24.80(B)(3)(C) OFF STREET PARKING  
SEC.24.80(I)(3) GRASS PARKING RESIDENTIAL  
SEC.8.7(A) OVERGROWTH

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31. **SP22 115** CE CASE: CODE202206000004094  
760 NW 38 ST OFFICER: Kevin Woodall  
OWNER: Jackson Joseph  
  
SEC.24.80(I)(3) GRASS PARKING RESIDENTIAL

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32. **SP22 116** CE CASE: CODE202206000004121  
1916 NW 28 ST 1-3 OFFICER: Walter Fenton  
OWNER: JACKSONVILLE 4 LLC  
  
SEC.23.1(A) ABANDONED VEHICLES

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33. **SP22 117** CE CASE: CODE202206000004142  
3341 NE 15 AVE OFFICER: Stephen Batista  
OWNER: TARPON IV LLC  
  
SEC.8.7(A) OVERGROWTH

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34. **SP22 118** CE CASE: CODE202206000004212  
920 NE 40 ST 1-3 OFFICER: Kevin Woodall  
OWNER: OSHU 3 LLC  
  
SEC.138(A) TRASH RECEPTACLE

**E. CERTIFICATIONS****1. SP21 096**

604 NE 44 ST  
OWNER: GROSSER INVESTMENTS LLC

CE CASE: CODE202104000001100

OFFICER: Stephen Batista for C Johnson

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.24.105.1(A)(5)(D) LANDSCAPE MAINT	\$200.00	09/03/2021	
SEC.24.79.1(E)(5)(E) ACCESSORY STRUCTURE MAINT	\$200.00	09/03/2021	
SEC.24.79.1(E)(6) DUTY TO MAINT PROPERTY – BLIGHT	\$200.00	09/03/2021	

\$191,400 accruing. Original Hearing 07/20/2021. To be complied by 09/03/2021 Fine: Amount Per Day \$200/per violation, plus the Admin Fee of \$150.

**2. SP22 007**

419 NW 40 ST  
OWNER: PICO TURQUINO INVESTMENT LLC

CE CASE: CODE202112000001992

OFFICER: Kevin Woodall

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.5.43(C)(6) - ADEQUATE SCREEN REQUIRED	\$100.00	02/18/2022	04/19/2022*
SEC.5.43(E)(6) MAINTENANCE OF ELECTRICAL	\$100.00	02/18/2022	04/19/2022*
SEC.13.8(A) - TRASH RECEPTACLE	\$100.00	02/18/2022	04/19/2022*
SEC.24.79.1(E)(5)(B) - EXTERIOR SURFACE MAINT	\$100.00	02/18/2022	04/19/2022*

\$24,000 not accruing. Original Hearing 1/18/2022. To be complied by 02/18/2022. On 4/19/2022\*, the Special Magistrate gave the property owner an additional 30 days to come into compliance and placed the fine in abeyance for that time. The Special Magistrate asked that if the property was not brought into compliance, within that amount of time, to bring the case back before him in June for noncompliance and may start accruing again. The fine would then be certified and enter an Order Imposing Penalty/Lien on the property. The Code Officer advised the property was in compliance on 7/5/2022. 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	5/19/2022

\$4,650 not accruing. Original Hearing 02/15/2022. To be complied by 03/18/2022 . Property came into compliance on 5/19/2022. Fine: Amount Per Day \$75/per violation, plus the Admin Fee of \$150.

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**4. SP22 019**3951 NE 3 AVE  
OWNER: LORI QUINTEROCE CASE: CODE20210000002302  
OFFICER: Kevin Woodall for C Johnson

<b>Violation</b>	<b>Amount Per Day</b>	<b>Compliance Date</b>	<b>Resolution Date</b>
SEC.24.64(A)(2)(F) – NUMBER OF RECREATN VEH	\$175.00	03/2/2002	4/19/2022
SEC.24.64(A)(2)(H) – RECREATIONAL VEH PARKING	\$175.00	03/2/2002	4/19/2022

\$16,800 not accruing. Original Hearing 02/15/2022. To be complied by 03/2/2022. Property came into compliance on 4/19/2022. At the 4/19/2022 meeting, the Special Magistrate reduced the fine from \$16,800 to \$1,000, and advised that the fine was to be paid within 90 days or the fine offer would be rescinded and it would be certified at \$16,800 and an Order of Imposing Penalty/Lien on the property. Fine: Amount Per Day \$75/per violation, plus the Admin Fee of \$150

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**5. SP22 027**5740 N ANDREWS AVE  
OWNER: JOSE A TAMAYO-VASQUEZC.E. CASE: CODE202109000001708  
OFFICER: DJ Watkins

<b>Violation</b>	<b>Amount Per Day</b>	<b>Compliance Date</b>	<b>Resolution Date</b>
SEC.24.79.1(D)(2) - OUTDOOR STORAGE	\$75.00	07/15/2022	
SEC.24.80(B)(3)(C) - OFF STREET PARKING	\$75.00	07/15/2022	

\$600 accruing. Original Hearing 03/15/2022. To be complied by 05/15/2022. On 5/15/2022, the Special Magistrate gave the property owner an additional 60 days to come into compliance. Fine amount Per Day \$75/Per Violation, plus the Admin Fee of \$150.

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**6. SP22 031**317 NW 43 ST  
OWNER: Gedeon Antius DesirC.E. CASE: CODE202112000002043  
OFFICER: DJ Watkins

<b>Violation</b>	<b>Amount Per Day</b>	<b>Compliance Date</b>	<b>Resolution Date</b>
SEC.79.1(D)(2) - OUTDOOR STORAGE	\$75.00	04/15/2022	

\$7,125.00 accruing. Original Hearing 03/15/2022. To be complied by 04/15/2022. Fine amount Per Day \$75/per violation, plus the Admin Fee of \$150.

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**7. SP22 049**2018 NW 28 ST  
OWNER: SIKTIR CORPC.E. CASE: CODE202201000002227  
OFFICER: Walter Fenton

<b>Violation</b>	<b>Amount Per Day</b>	<b>Compliance Date</b>	<b>Resolution Date</b>
SEC.23.1(A) - ABANDONED VEHICLES	\$75.00	05/04/2022	
SEC.24.64(B)(1) - COMMERCIAL VEHICLES	\$75.00	05/04/2022	
SEC.24.80(I)(3) GRASS PARKING RESIDENTIAL	\$75.00	05/04/2022	

\$17,100 accruing. Original Hearing 04/19/2022. To be complied by 05/04/2022. Fine amount Per Day \$75/per violation, plus the Admin Fee of \$150.

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8. **SP22 060**

4100 NE 16 TER  
OWNER: KRASNOVSKY, SERGEY V

C.E. CASE: CODE202203000003032  
OFFICER: Stephen Batista

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.13.8(A) - TRASH RECEPTACLE	\$2,000.00	04/19/2022	04/20/2022
SEC.7.154(A)(1) - MINIMUM SAFETY/OPERATIONS	\$2,000.00	04/19/2022	04/20/2022
SEC.8.50(A) - NOISE GENERAL	\$2,000.00	04/19/2022	04/20/2022

\$6,000 not accruing. Original Hearing 04/19/2022. These violations are non-correctible and set a one time fine of \$2,000/violation – total \$6.000, plus the Admin Fee of \$150. The property owner was given 30 days to pay. If not paid within that time, the fine would then be certified and enter an Order Imposing Penalty/Lien on the property.

9. **SP22 076**

3090 W OAKLAND PK BLVD  
OWNER: COPPLE FAMILY TR BIGGS, ROBERT S & GILLIAN ETAL (CVS)

C.E. CASE: CODE202203000002914  
OFFICER: Walter Fenton

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.8.7(B) - TRASH/GRAFFITI	\$150.00	05/27/2022	

\$7,950 accruing. Original Hearing 05/17/2022. To be complied by 05/27/2022. Fine amount Per Day \$150/per violation, plus the Admin Fee of \$150.

**F. OLD BUSINESS**

NONE

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: 07/08/2022

By: Laura Adams  
Board Secretary