



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

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CODE ENFORCEMENT BOARD  
AGENDA  
SEPTEMBER 08, 2022 6:30 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# 843 1166 4138. 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# 843 1166 4138. 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. ROLL CALL**

**C. MINUTES**

The approval of the minutes from February 13, 2020 and June 9, 2022.

**A. NEW CASES**

1. **22-007** CE CASE: CODE202205000003720  
901 NE 58 ST OFFICER: DJ Watkins  
OWNER: Cherika & Robert Moffett

SEC.24.64(B)(1) COMMERCIAL VEHICLE  
SEC.24.80(I)(3) GRASS PARKING RESIDENTAIL  
SEC.5.3(A) PERMITS REQUIRED

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2. **22 008** CE CASE: CODE202206000003994  
4569 NE 5 AVE OFFICER: DJ Watkins  
OWNER: Ryan Baer

SEC.24.105 LANDSCAPING MAINT  
SEC.24.79.1(D)(2) OUTDOOR STORAGE  
SEC.24.94(A) SWALE OBSTRUCTION  
SEC.8.7(A) OVERGROWTH

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3. **22 009** CE CASE: CODE202206000004371  
859 NE 38 ST OFFICER: Kevin Woodall  
OWNER: Juan Jesus Santibanez  
SEC.24.105 SECTION (A)(5)(D) LAWN MAINT  
SEC.24.145(A)(3)(A) BUILDING IDENTIFICATION  
SEC.24.80(I)(3) GRASS PARKING RESIDENTIAL
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4. **22 010 – WITHDRAWN** CE CASE: CODE202207000004831  
340 NW 43 ST OFFICER: Kevin Woodall  
OWNER: Broward County Community Development Corporation Inc  
SEC.24.80(B)(3)(C) OFF STREET PARKING
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5. **22 011** CE CASE: CODE202207000004903  
4008 NW 5 AVE OFFICER: Kevin Woodall  
OWNER: ELMO Holdings LLC  
SEC.24.79.1(E)(5)(B) EXTERIOR SURFACE MAINT  
SEC.5.3(A) PERMITS REQUIRED
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6. **22 012** CE CASE: CODE202207000004916  
4061 NW 8 TER OFFICER: Kevin Woodall  
OWNER: Hector D Blanco  
SEC.24.94(A) SWALE OBSTRUCTION
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7. **22 013** CE CASE: CODE202207000005092  
2036 NW 28 ST OFFICER: Walter Fenton  
OWNER: V MICHALOPOULOS & E CORREA REV T MICHALOPOULOS, V TRSTEE ETAL  
SEC.24.94(A) SWALE PARKING  
SEC.8.7(A) OVERGROWTH
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8. **22 014** CE CASE: CODE202207000005094  
1531 NE 35 ST OFFICER: Stephen Batista  
OWNER: KNEZEVIC, ANA  
SEC.7.153(A) VACATION RENTAL REGISTRATION REQ  
SEC.7.154(A)(1) MINIMUM SAFETY/OPERATIONS
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9. **22 015**  
4008 NW 5 AVE  
OWNER: ELMO Holdings LLC

CE CASE: CODE202208000005149  
OFFICER: Kevin Woodall

SEC.5.3(A) PERMITS REQUIRED

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10. **22 017**  
3701 NW 5 AVE  
OWNER: JASON FIELDS

CE CASE: CODE202208000005193  
OFFICER: Kevin Woodall

SEC.24.80(I)(3) GRASS PARKING RESIDENTIAL

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11. **22 018**  
4100 NE 16 TER  
OWNER: KRASNOVSKY, SERGEY V

CE CASE: CODE202208000005229  
OFFICER: Stephen Batista

SEC.13.8(A) TRASH RECEPTACLE

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**B. CERTIFICATIONS**

1. **19 037**  
4517 N ANDREWS AVE  
OWNER: BAYONET, MAGALY

CE CASE: 190977  
OFFICER: DJ WATKINS for C Johnson

<b>Violation</b>	<b>Amount Per Day</b>	<b>Compliance Date</b>	<b>Resolution Date</b>
SEC.5.3(A) PERMITS REQUIRED	\$25.00	02/10/2020	

\$23,500.00 and accruing. Original Hearing 11/1/2019. To be complied by 03/12/2020. Due to the Federal and State Emergency Mandates set up during Covid, the Code Board Hearings were stopped. Fine amount Per Day \$75/per violation and continued to accrue. The Administrative Fee of \$150 is also due.

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2. **20 057**  
3013 NW 26 ST  
OWNER: AVIMAR TR MARAVI LLC TRSTEE

CE CASE: 191959  
OFFICER: STEPHEN BATISTA

SEC.24.80(B)(3)(C)	OFF-STREET PARKING FACILITIES MAINTENANCE
SEC.24.80(I)(3)	SINGLE FAMILY RESIDENTIAL AND DUPLEX PROPERTIES-GRASS PARKING
SEC.24.65	UNLICENSED VEHICLE
SEC.24.79.1(E)(5)(E)	ACCESSORY STRUCTURE MAINTENANCE
SEC.8.7(A)	STAGNANT WATER AND DENSE GROWTHS OF VEGETATION, ACCUMULATION OF REFUSE AND GRAFFITI

\$12,500 not accruing. Original Hearing 02/13/2020. To be complied by 02/10/2020. Due to the Federal and State Emergency Mandates set up during Covid, the Code Board Hearings were stopped. Fine amount Per Day \$100/per violation and came into compliance on 07/15/2020. It appears that only one fine was opened for all the violations on this property. The Administrative Fee of \$150 is also due.

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3. **20 059**  
3007 NW 26 ST  
OWNER: BRUNELA LLC

CE CASE: 191956  
OFFICER: STEPHEN BATISTA

<b>Violation</b>	<b>Amount Per Day</b>	<b>Compliance Date</b>	<b>Resolution Date</b>
SEC.24.80(B)(3)(C) OFF-STREET PARKING FACILITIES MAINT	\$50.00	03/02/2020	

\$45,950.00 and accruing. Original Hearing 02/13/2020. To be complied by 03/02/2020. Due to the Federal and State Emergency Mandates set up during Covid, the Code Board Hearings were stopped. Fine amount Per Day \$50/per violation and continued to accrue. The Administrative Fee of \$150 is also due.

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4. **19 052**  
901 W OAKLAND PARK BLVD  
OWNER: 7-ELEVEN INC

CE CASE: 190277  
OFFICER: KEVIN WOODALL

SEC.24.105 LANDSCAPE REGULATIONS - COMPLIED 08/03/2021  
SEC.8.7(A) STAGNANT WATER AND DENSE GROWTHS OF VEGETATION,  
ACCUMULATION OF REFUSE AND GRAFFITI. - COMPLIED 12/04/2019  
SEC.24.80(B)(3)(C) OFF-STREET PARKING FACILITIES MAINTENANCE - COMPLIED 08/03/2021  
SEC.23.1(A) ABANDONED AND/OR INOPERABLE PROPERTY - COMPLIED 12/18/2019

\$58,000.00 not accruing. Original Hearing 12/12/2019. To be complied by 01/01/2020. Due to the Federal and State Emergency Mandates set up during Covid, the Code Board Hearings were stopped. Fine amount Per Day \$50/per violation and the case is now in compliance. The Administrative Fee of \$150 is also due.

<b>C. OLD BUSINESS</b>
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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 Enforcement Board 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 Enforcement Board 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](mailto:publiccomments@oaklandparkfl.gov) para recibir esta información en español.

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

Posted: AUGUST 26, 2022

By: Laura Adams  
Code Board Recording Secretary