



City Hall Commission Chambers
 1100 Park Lane East
 1st Floor
 Oakland Park, Florida 33334

**CODE ENFORCEMENT BOARD
 AGENDA
 Thursday, April 9, 2026, 6:30 PM**

A. CALL TO ORDER

B. MINUTES

Minutes from the October 9th, 2025, meeting are to be approved by Code Enforcement Board.

C. NEW CASES

- 1. **CEB25 254** CODE202511000018961
 1421 NE 34 CT OFFICER: Carl Locke
 OWNER: GAGARIN, PAVEL

SEC.1-8(B) Uncorrectable Violation
SEC.8.50(A) Noise-General

- 2. **CEB25 255** CODE202509000018343
 1201 E COMMERCIAL BLVD OFFICER: Ted Scardina
 OWNER: TROPIC OIL COMPANY LLC

SEC.24.79.1(E)(5)(B) Exterior Surface Maintenance

- 3. **CEB25 259** CODE202508000017092
 2316 NW 30 CT 2316 OFFICER: Gilbert Venero
 OWNER: LATIN MARKET MAGAZIN INC

SEC.24-40(B)(1) I-1: Light Industrial District

- 4. **CEB25 260** CODE202506000013418
 2301 NW 30 ST 2301 OFFICER: Gilbert Venero
 OWNER: WEDGEWOOD 2301 LLC

SEC.24.79.1(D)(3) Outdoor Storage

- 5. **CEB25 261** CODE202509000018080
 3530 NW 10 AVE OFFICER: Gilbert Venero
 OWNER: JR INVESTMENT HOLDINGS LLC

SEC.24.79.1(D)(3) Outdoor Storage
SEC.24.58 Powerline Zoning District

6. **CEB25 262** CODE202506000013652
2313 NW 30 ST 2313 OFFICER: Gilbert Venero
OWNER: INDUSTRIAL BAY OAKLAND PARK LLC

SEC.24.79.1(D)(3) Outdoor Storage
SEC.8.7(B) Trash/Graffiti

7. **CEB25 263** CODE202511000019056
3400 NW 9 AVE OFFICER: Gilbert Venero
OWNER: 3400 NW 9 AVE LLC

SEC.13.8(A) Trash Receptacle

8. **CEB25 264** CODE202504000013112
1921 NW 31 CT OFFICER: Gilbert Venero
OWNER: RODRIGUEZ, ANGELICA

SEC.5.3(A) Permits Required

D. CERTIFICATIONS

1. **CEB25 081** CODE202504000013151
4611 NE 4 AVE OFFICER: Wilson Quintero
OWNER: CUCCHETTI, STEFANO MACCHI, MARIA CRISTINA

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.24.69(B)(1)(E) Pool Water	\$150.00	07/30/2025	07/30/2025
SEC.24.79.1(E)(5)(B) Exterior Surface Maintenance	\$150.00	09/10/2025	03/09/2026
SEC.24.79.1(E)(5)(C) Exterior Surface Maintenance	\$150.00	09/10/2025	03/09/2026
SEC.8.7(A) Overgrowth	\$150.00	07/30/2025	07/30/2025
SEC.24.80(B)(3)(C) Off Street Parking	\$150.00	09/10/2025	01/06/2026

\$71,700.00 not accruing. Original Hearing 07/10/2025. SEC.24.69(B)(1)(E) & SEC8.7(A) to be complied by 07/30/2025. SEC.24.79.1(E)(5)(B), SEC.24.79.1(E)(5)(C), & SEC.24.80(B)(3)(C) to be complied by 09/10/2025. Fine Amount: \$150.00 per day per violation plus \$175 Admin Fee.

2. **CEB25 089** CODE202505000013280
4421 NW 19 AVE OFFICER: Ted Scardina
OWNER: D GREEN INVESTMENTS LLC

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.5.3(A) Permits Required	\$150.00	09/10/2025	11/18/2025

\$10,350.00 not accruing. Original Hearing 07/10/2025. To be complied by 09/10/2025. Fine Amount: \$150 per day plus \$175 Admin Fee.

3. **CEB25 005** CODE202501000012879
2336 NW 30 CT OFFICER: Gilbert Venero
OWNER: JP BUSINESS SYSTEMS INC

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.7.17 Business Tax Receipt	\$150.00	04/25/2025	11/10/2025
SEC.24.80(A)(6) Reduction of Req Parking	\$150.00	04/25/2025	

\$82,200.00 accruing. Original Hearing 04/10/2025. To be complied by 04/25/2025. Fine Amount: \$150 per day per violation plus \$175 Admin Fee.

4. **CEB25 173**
2701 NW 18 TER
OWNER: TORRES, GLORIA NORMA YNONAN

CODE202507000014517
OFFICER: Gilbert Venero

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.8.7(A) Overgrowth	\$200.00	10/15/2025	

\$35,200.00 accruing. Original Hearing 10/09/2025. To be complied by 10/15/2025. Fine Amount: \$200 per day plus \$175 Admin Fee.

5. **CEB25 176**
NW 30 AVE (494229060520)
OWNER: ORANGE GROVE IV LLC

CODE202507000014012
OFFICER: Gilbert Venero

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.24.105-1(A)(5)(h) Tree Block Road/Sidewalk	\$200.00	10/15/2025	10/31/2025

\$3,200.00 not accruing. Original Hearing 010/09/2025. To be complied by 10/15/2025. Fine Amount: \$200 per day plus \$175 Admin Fee.

6. **CEB25 008**
1498 NE 38 ST
OWNER: XCBC LLC

CODE202501000012856
OFFICER: Carl Locke

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.7.153(A) Vacation Rental Registration Req	\$150.00	04/25/2025	
SEC.7.154(A)(1)(b)(1) Min Safety Operational Req	\$150.00	04/25/2025	
SEC.5.3(A) Permits Required	\$150.00	07/10/2025	

\$145,650.00 accruing. Original Hearing 04/10/2025. SEC.7.153(A) & SEC.7.154(A)(1)(b)(1) to be complied by 04/25/2025. SEC.5.3(A) to be complied by 07/10/2025. Fine Amount: \$150.00 per day per violation plus \$175 Admin Fee.

7. **CEB25 009**
4410 NE 15 WAY
OWNER: LUDWIG, BESSIE EST

CODE202502000012893
OFFICER: Carl Locke

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.24.69(B)(1)(E) Pool Water	\$200.00	04/25/2025	10/10/2025
SEC.8.7(B) Trash/Graffiti	\$200.00	04/25/2025	10/10/2025
SEC.24.69(B)(3) Pool Fencing & Gates Required	\$200.00	04/25/2025	
SEC.8.7(A) Overgrowth	\$200.00	04/25/2025	02/20/2026
SEC.24.79.1(E)(5)(E) Accessory Structure Maint	\$200.00	04/25/2025	

\$267,000.00 accruing. Original Hearing 04/10/2025. To be complied by 04/25/2025. Fine Amount: \$200 per day per violation plus \$175 Admin Fee.

8. **CEB25 010**
3301 N DIXIE HWY
OWNER: JJTA DIXIE HWY LLC

CODE202502000012980
OFFICER: Carl Locke

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.8.7(A) Overgrowth	\$200.00	04/25/2025	09/15/2025
SEC.24.79.1(E)(5)(E) Accessory Structure Maint	\$200.00	04/25/2025	09/10/2025

\$56,200.00 not accruing. Original Hearing 04/10/2025. To be complied by 04/25/2025. Fine Amount: \$200.00 per day per violation plus \$175 Admin Fee.

9. **SP24 042**
5424 NE 4 AVE
OWNER: WARNER, DANIEL J WARNER, ROY A

CODE202311000011792
OFFICER: Carl Locke

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.24.65 Unlicensed Vehicles	\$150.00	03/21/2024	03/21/2024
SEC.24.79.1(E)(5)(B) Exterior Surface Maintenance	\$150.00	06/22/2024	09/05/2024
SEC.24.79.1(E)(5)(C) Exterior Surface Maintenance	\$150.00	06/22/2024	12/14/2024
SEC.24.94(A) Swale Obstruction	\$150.00	06/22/2024	06/22/2024
SEC.24.105 Landscaping Maintenance	\$150.00	06/22/2024	12/07/2024
SEC.24.80(B)(3)(C) Off Street Parking	\$150.00	06/22/2024	12/07/2024

\$87,900.00 not accruing. Original Hearing 03/21/2024. SEC.24.65 to be complied by 03/21/2024. SEC.24.79.1(E)(5)(B), SEC.24.79.1(E)(5)(C), SEC.24.94(A), SEC.24.105, & SEC.24.80(B)(3)(C) to be complied by 06/22/2024. Fine Amount: \$150.00 per day per violation plus \$175 Admin Fee.

E. FALSE ALARM

1. **OCCUPANT:** AUTO ZONE
PROPERTY ADDRESS: 3570 N ANDREWS AVE
FOLIO: 4942 22 48 0010
PROPERTY OWNER: 3400 ANDREWS LLC c/o SFLRE GROUP LLC
OFFICER: Charles "Chuck" Howard, BSO

SEC.8(E)(1) False Alarms (\$300)

2. **OCCUPANT:** 7-ELEVEN
PROPERTY ADDRESS: 3100 NW 9 AVE
FOLIO: 4942 22 55 0010
PROPERTY OWNER: 7 ELEVEN INC
OFFICER: Charles "Chuck" Howard, BSO

SEC.8(E)(1) False Alarms (\$100)

F. 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 bulletin board at City Hall, a place convenient and readily accessible to the public.

Posted: March 23, 2026.

By: *Diana Cimadevilla*
Diana Cimadevilla, Board Secretary