



City Hall – Commission Chambers  
1100 Park Lane East  
Oakland Park, Florida 33334

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BUILDING SAFETY INSPECTION - SPECIAL MAGISTRATE MEETING  
REVISED AGENDA  
TUESDAY, APRIL 7<sup>th</sup>, 2026 1:00 P.M.

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**A. CALL TO ORDER**

**B. MINUTES**

Approval of Minutes from February 3<sup>rd</sup>, 2026 - Special Magistrate John Herin, Jr.

**C. NEW CASES**

- 1. SM25-003 – 1<sup>st</sup> Hearing** CASE: 202501000012837  
3075 W OAKLAND PARK BLVD BORA LIST: 2024  
OWNER: OAKLAND PARK MEDICAL PLAZA LLC OFFICER: PATRICK RICHARDSON

*Failure to provide the Building Official an approvable Building Safety Inspection Report,  
FBC BCA 110.15, BORA Policy #05-05.*

- 2. SM25-023 – 1<sup>st</sup> Hearing** CASE: 202207000005036  
2414 W OAKLAND PARK BLVD BORA LIST: 2019  
OWNER: DISTRICT ADVISORY BOARD OF THE CHURCH OF THE NAZARENE OFFICER: PATRICK RICHARDSON

*Failure to provide the Building Official an approvable Building Safety Inspection Report,  
FBC BCA 110.15, BORA Policy #05-05.*

- 3. SM26-001 – 1<sup>st</sup> Hearing** CASE: 202602000019912  
4463 N DIXIE HWY BORA LIST: 2024  
OWNER: FP RIVIERA LLC FP OAKLAND PARK IV LLC ETAL OFFICER: PATRICK RICHARDSON

*Failure to provide the Building Official an approvable Building Safety Inspection Report,  
FBC BCA 110.15, BORA Policy #05-05.*

- 4. SM26-002 – 1<sup>st</sup> Hearing** CASE: 202602000019913  
1995 E OAKLAND PARK BLVD BORA LIST: 2025  
OWNER: 1995 OAKLAND LLC OFFICER: PATRICK RICHARDSON

*Failure to provide the Building Official an approvable Building Safety Inspection Report,  
FBC BCA 110.15, BORA Policy #05-05.*

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5. **SM26-003 – 1<sup>st</sup> Hearing** **WITHDRAWN** CASE: 202602000019918  
 1164 E OAKLAND PARK BLVD BORA LIST: 2025  
 OWNER: 1164 E OAKLAND PARK BLVD LLC OFFICER: PATRICK RICHARDSON
- Failure to provide the Building Official an approvable Building Safety Inspection Report,  
 FBC BCA 110.15, BORA Policy #05-05.*
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6. **SM26-005 – 1<sup>st</sup> Hearing** CASE: 202602000019924  
 1650 W OAKLAND PARK BLVD BORA: 2025  
 OWNER: SSC PROPERTY HOLDINGS INC OFFICER: PATRICK RICHARDSON
- Failure to provide the Building Official an approvable Building Safety Inspection Report,  
 FBC BCA 110.15, BORA Policy #05-05.*
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7. **SM26-006 – 1<sup>st</sup> Hearing** **WITHDRAWN** CASE: 202602000019927  
 2104 W OAKLAND PARK BLVD BORA: 2025  
 OWNER: COLUMBIA HOSPITAL CORP OF SOUTH BROWARD OFFICER: PATRICK RICHARDSON
- Failure to provide the Building Official an approvable Building Safety Inspection Report,  
 FBC BCA 110.15, BORA Policy #05-05.*
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8. **SM26-009 – 1<sup>st</sup> Hearing** **COMPLIED** CASE: 202509000018469  
 131 NE 38 ST OFFICER: ERIN RICHTER  
 OWNER: OASIS BY RAM LLC
- FBC BCA 105.1, PVC fence installed without permit.*
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9. **SM26-010 – 1<sup>st</sup> Hearing** **COMPLIED** CASE: 202509000018468  
 161 NE 38 ST OFFICER: ERIN RICHTER  
 OWNER: OASIS BY RAM LLC
- FBC BCA 105.1, PVC fence installed without permit.*
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10. **SM26-011 – 1<sup>st</sup> Hearing** **COMPLIED** CASE: 202510000018550  
 290-294 NE 41 ST OFFICER: ERIN RICHTER  
 OWNER: RUTKOWSKI, JANUSZ & STEFANIA
- FBC BCA 105.1, New fence installed without permit.*
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11. **SM26-012 – 1<sup>st</sup> Hearing** **COMPLIED** CASE: 202508000017408  
 586 NE 35 ST OFFICER: ERIN RICHTER  
 OWNER: ANDRES, THOMAS G
- FBC BCA 105.1, White vinyl fence installed without permit.*
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12. **SM26-013 – 1<sup>st</sup> Hearing** **COMPLIED** CASE: 202511000018976  
 1008 NE 34 CT OFFICER: ERIN RICHTER  
 OWNER: JULIE JAMES
- FBC BCA 105.1, Air handler replaced without permit.*
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**13. SM26-014 – 1<sup>st</sup> Hearing**

3235 N DIXIE HWY  
OWNER: DESIGN MOVES LLC

CASE: 202508000017869  
OFFICER: ERIN RICHTER

*FBC BCA 105.1, Enclosed a window and installed new windows without permits.*

**14. SM26-015 – 1<sup>st</sup> Hearing**

4029 NE 10 AVE  
OWNER: IRENE MATERDOMINI TR

CASE: 202508000017774  
OFFICER: ERIN RICHTER

*FBC BCA 105.1, Air conditioning unit installed on south side of building without permits.*

**D. CERTIFICATIONS**

**1. SM25-026**

312-322 NE 38 ST  
OWNER: GABRIELLE REALTY HOLDINGS LLC

CASE: 202208000005169  
OFFICER: PATRICK RICHARDSON

Violation	Amount Per Day	Req Compliant	Comply Date
FBC BCA 110.15 BORA POLICY #05-05 BSIP REPORT	\$250.00	6/05/20	2/06/2026

\$8,500 Accrued PLUS \$175 Admin                      34 days                      Hearing date: 5/06/2025

**2. SM24-073 WITHDRAWN**

2701 W OAKLAND PARK BLVD  
OWNER: DIAMOND OFFICE CONDOMINIUM  
ASSOCIATION INC

CASE: 202411000012761  
OFFICER: PATRICK RICHARDSON

Violation	Amount Per Day	Req Compliant	Comply Date
FBC BCA 110.15 BORA POLICY #05-05 BSIP REPORT	\$250.00	9/03/20	NONE

\$54,000 continues to accrue                      216 days                      Hearing date 1/05/2025

**3. SM23-081 WITHDRAWN**

87 NE 44 ST  
OWNER: HINTON IRREV TR R HINTON  
LIV REV TR % MCQUIRE

CASE: 202310000011883  
OFFICER: PATRICK RICHARDSON

Violation	Amount Per Day	Req Compliant	Comply Date
FBC BCA 110.15 BORA POLICY #05-05 BSIP REPORT	\$250.00	11/02/20	10/23/2025

\$88,750 Accrued                      355 days                      Hearing date: 2/06/2024

**4. SM25-059**

4031 NE 6 AVE  
OWNER: LEFCO REALTY LLC

CASE: 202510000018868  
OFFICER: PATRICK RICHARDSON

Violation	Amount Per Day	Req Compliant	Comply Date
FBC BCA 105.1, WORK WITHOUT PERMITS	\$150.00	2/05/2026	NONE
\$9,150 continues to accrue PLUS \$175 Admin fee	61 days	Hearing date: 1/06/2026	

**5. SM25-061 WITHDRAWN**

4019 & 4023 NE 6 AVE  
OWNER: FP OAKLAND PARK III LLC

CASE: 202510000018893  
OFFICER: PATRICK RICHARDSON

Violation	Amount Per Day	Req Compliant	Comply Date
FBC BCA 105.1, WORK WITHOUT PERMITS	\$250.00	2/05/2026	NONE
\$15,250 continues to accrue PLUS \$175 Admin fee	61 days	Hearing date: 1/06/2026	

**6. SM25-063 WITHDRAWN**

4019 NE 6 AVE UNIT #4025  
OWNER: FP OAKLAND PARK III LLC

CASE: 202510000018895  
OFFICER: PATRICK RICHARDSON

Violation	Amount Per Day	Req Compliant	Comply Date
FBC BCA 116.4 AND 105.1 UNSAFE CONDITION AND PERMITS REQUIRED FOR REPAIR WORK	\$250.00	2/05/2026	NONE
\$15,250 continues to accrue PLUS \$175 Admin fee	61 days	Hearing date: 1/06/2026	

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 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 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: \_\_\_\_\_

By: \_\_\_\_\_  
**Board Secretary**