



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

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SPECIAL MAGISTRATE HEARING  
AGENDA  
April 19, 2016 3:00 P.M.

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**A. CALL TO ORDER**

**B. MINUTES**

Approve minutes from March 16, 2015.

**C. NEW CASES**

1. SPM15 101  
ADDRESS: 1682 E OAKLAND PARK BLVD C.E. CASE: 175371  
OWNER: ARGENTEX INC OFFICER: LISA BISHOP HILL  
  
SEC.7.17 BUSINESS TAX RECEIPT REQUIRED.
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2. SPM15 102  
ADDRESS: 1682 E OAKLAND PARK BLVD C.E. CASE: 175407  
OWNER: ARGENTEX INC OFFICER: LISA BISHOP HILL  
  
SEC.5.3(A) Permits required
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3. SP16 022  
ADDRESS: 1021 NE 44 THRU 1027 CT C.E. CASE: 176785  
OWNER: JMG PROPERTY MGMT CORP OFFICER: LISA BISHOP HILL  
  
SEC.24.151(A) Sign permits
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4. SP16 029  
ADDRESS: 108 ROYAL PARK DR #1A C.E. CASE: 176806  
OWNER: RONALD JAY RICH TR OFFICER: CHRISTOPHER JOHNSON  
  
SEC.105.1(A) All buildings/structures shall be maintained safe.  
SEC.5.3(A) Permits required
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5. SP16 038  
ADDRESS: 2941 NW 24 AVE C.E. CASE: 176649  
OWNER: APPALOOSA15 LLC OFFICER: KEVIN WOODALL  
  
SEC.5.3(A) Permits required
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6. SP16 049  
ADDRESS: 278 NE 35 CT C.E. CASE: 177168  
OWNER: CATHEDRAL OF PRAISE OFFICER: PATRICIA MOEBIUS

SEC.24.80(B)(3)(C) OFF STREET PARKING FACILITIES MAINTENANCE

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7. SP16 063  
ADDRESS: 5950 NE 6 AVE C.E. CASE: 177187  
OWNER: KERR,WALTER CHARLES III OFFICER: CHRISTOPHER JOHNSON

SEC.24.94(A) Swale obstructions/maintenance

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8. SP16 065  
ADDRESS: 88 NW 42 ST C.E. CASE: 176279  
OWNER: WB KT REALTY LLC OFFICER: DEBRA WALLACE

SEC.7.17 BUSINESS TAX RECEIPT REQUIRED.

SEC.23.1(A) Abandoned and/or inoperable property.

SEC.24.80(B)(3)(C) OFF STREET PARKING FACILITIES MAINTENANCE

SEC.8.7(A) STAGNANT WATER AND DENSE GROWTHS OF VEGETATION, ACCUMULATION OF REFUSE AND GRAFFITI.

SEC.13.32(A) Accumulation of refuse prohibited

SEC.24.37(B)(1) COMMUNITY BUSINESS DISTRICT USES PERMITTED

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9. SP16 066  
ADDRESS: 3901 N FEDERAL HWY C.E. CASE: 176309  
OWNER: BOAN INVESTMENTS II LLC OFFICER: DARRELL PURCHASE

SEC.24.105(D)(2) Landscaping maintenance required

SEC.24.83(A)(5)(B) ACCESS SIGNS AND PAVEMENT MARKINGS: OTHER TRAFFIC CONTROL SIGNS

SEC.24.80(B)(3)(C) OFF STREET PARKING FACILITIES MAINTENANCE

SEC.24.79.1(E)(5)(B) DUTY TO MAINTAIN PROPERTY EXTERIOR SURFACES

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10. SP16 067  
ADDRESS: 3921 N FEDERAL HWY C.E. CASE: 176306  
OWNER: BOAN INVESTMENTS II LLC OFFICER: DARRELL PURCHASE

SEC.24.105(D)(2) Landscaping maintenance required

SEC.24.80(B)(3)(C) OFF STREET PARKING FACILITIES MAINTENANCE

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11. SP16 068  
ADDRESS: 2900 S OAKLAND FOREST DR REC BLDG C.E. CASE: 176805  
OWNER: OAKLAND FOREST PROPERTY OWNERS OFFICER: DARRELL PURCHASE

SEC.24.105(D)(2) Landscaping maintenance required

SEC.24.80(B)(3)(C) OFF STREET PARKING FACILITIES MAINTENANCE

12. SP16 069  
ADDRESS: 3801 N FEDERAL HWY C.E. CASE: 176467  
OWNER: SMA & PLB REALTY ASSOCIATES LLC OFFICER: DARRELL PURCHASE

SEC.24.105(D)(2) Landscaping maintenance required  
SEC.24.80(B)(3)(C) OFF STREET PARKING FACILITIES MAINTENANCE  
SEC.24.79.1(E)(5)(E) ACCESSORY STRUCTURE MAINTENANCE

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13. SP16 070  
ADDRESS: 2613 NW 18 TER C.E. CASE: 177439  
OWNER: DYC LLC OFFICER: KEVIN WOODALL

SEC.7.17 BUSINESS TAX RECEIPT REQUIRED.  
SEC.24.80(B)(3)(C) OFF STREET PARKING FACILITIES MAINTENANCE  
SEC.24.64(B)(1) Commercial vehicles  
SEC.24.80(I)(3) SINGLE FAMILY RESIDENTIAL AND DUPLEX PROPERTIES GRASS PARKING

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14. SP16 071  
ADDRESS: 2700 S OAKLAND FOREST DR 604 C.E. CASE: 177571  
OWNER: PETERSEN,CURTIS L OFFICER: KEVIN WOODALL

SEC.5.3(A) Permits required

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15. SP16 072  
ADDRESS: 760 NW 38 ST C.E. CASE: 177752  
OWNER: JOSEPH,JACQUECIN & JACKSON OFFICER: PATRICIA MOEBIUS

SEC.24.80(I)(3) SINGLE FAMILY RESIDENTIAL AND DUPLEX PROPERTIES GRASS PARKING

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16. SP16 073  
ADDRESS: 3655 N DIXIE HWY C.E. CASE: 177513  
OWNER: LAS OLAS ACQUISITIONS LLC OFFICER: PATRICIA MOEBIUS

SEC.24.80(B)(3)(C) OFF STREET PARKING FACILITIES MAINTENANCE

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17. SP16 074  
ADDRESS: 1033 NE 33 ST C.E. CASE: 177659  
OWNER: JSJT CONSTRUCTION INC OFFICER: PATRICIA MOEBIUS

SEC.8.7(A) STAGNANT WATER AND DENSE GROWTHS OF VEGETATION, ACCUMULATION OF  
REFUSE AND GRAFFITI.

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18. SP16 075  
ADDRESS: 902 NE 39 ST C.E. CASE: 177717  
OWNER: ARLP REO II LLC OFFICER: PATRICIA MOEBIUS

SEC.8.7(B) ACCUMULATION OF REFUSE, GRAFFITI AND OVERGROWTH

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19. SP16 076  
ADDRESS: 253 NE 34 ST C.E. CASE: 177646  
OWNER: L DISCOUNT PHOTO & VIDEO INC OFFICER: PATRICIA MOEBIUS

SEC.8.7(A) STAGNANT WATER AND DENSE GROWTHS OF VEGETATION, ACCUMULATION OF REFUSE AND GRAFFITI.

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20. SP16 077  
ADDRESS: 4282 NE 7 AVE C.E. CASE: 177670  
OWNER: CARTEN, CECILIA F HOLLAND OFFICER: PATRICIA MOEBIUS

SEC.8.7(B) ACCUMULATION OF REFUSE, GRAFFITI AND OVERGROWTH  
SEC.24.79.1(E)(6) DUTY TO MAINTAIN PROPERTY BLIGHT  
SEC.23.1(A) Abandoned and/or inoperable property.  
SEC.24.80(B)(3)(C) OFF STREET PARKING FACILITIES MAINTENANCE

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21. SP16 078  
ADDRESS: 4505 NW 31 AVE C.E. CASE: 177433  
OWNER: TD&K REALTY LLC OFFICER: KEVIN WOODALL

SEC.24.151(A) Sign permits

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22. SP16 079  
ADDRESS: 1631 NE 46 ST C.E. CASE: 177741  
OWNER: POSSENTI, LOUIS G & MARGUERITE OFFICER: CHRISTOPHER JOHNSON

SEC.24.69(B)(1)(E) POOL WATER  
SEC.5.44(A)(1) Unsafe structure vacant  
SEC.24.79.1(E)(5)(D) DOORS & WINDOWS  
SEC.24.79.1(E)(5)(E) ACCESSORY STRUCTURE MAINTENANCE

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23. SP16 080  
ADDRESS: 5201 N DIXIE (THRU 5275) HWY COMMON C.E. CASE: 177034  
OWNER: NORTHLAND GREENTREE LLC OFFICER: CHRISTOPHER JOHNSON

SEC.24.80(B)(3)(C) OFF STREET PARKING FACILITIES MAINTENANCE

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24. SP16 081  
ADDRESS: 1627 NE 32 ST C.E. CASE: 177700  
OWNER: SPEICHER, BRIAN OFFICER: CHRISTOPHER JOHNSON

SEC.24.64(2)(H) RECREATIONAL AND COMMERCIAL VEHICLES PARKING LOCATION, PARKING AND STORAGE  
SEC.24.64(2)(F) RECREATIONAL VEHICLES NUMBER

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25. SP16 082  
ADDRESS: 3200 NE 13 AVE C.E. CASE: 177709  
OWNER: JOHNSON, DAWSON A OFFICER: CHRISTOPHER JOHNSON

SEC.24.80(I)(3) SINGLE FAMILY RESIDENTIAL AND DUPLEX PROPERTIES GRASS PARKING  
SEC.24.80(A)(7) Construction/maintenance equipment parking prohibited.  
SEC.24.145(A)(3)(A) REQUIRED SIGNS RESIDENTIAL BUILDING IDENTIFICATION

**D. CERTIFICATIONS**

1. SP15 164  
ADDRESS: 2901 W OAKLAND PARK BLVD BLD A C.E. CASE: 174401  
OWNER: COUNTRY WIDE MORTGAGE OFFICER: DARRELL PURCHASE

SEC.24.105(D)(2) Landscaping maintenance required  
SEC.24.79.1(E)(5)(B) DUTY TO MAINTAIN PROPERTY EXTERIOR SURFACES  
SEC.24.80(B)(3)(C) OFF STREET PARKING FACILITIES MAINTENANCE  
SEC.13.32(A) Accumulation of refuse prohibited  
SEC.24.80(B)(2)(K) CURB STOP DESIGN

\$43,500 & accruing. Orig hearing 8/18/15 to be complied 12/18/15. Fine \$75 per day per violation.

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2. SP15 165  
ADDRESS: 2901 W OAKLAND PARK BLVD C.E. CASE: 174400  
OWNER: COUNTRY WIDE MORTGAGE OFFICER: DARRELL PURCHASE

SEC.24.105(D)(2) Landscaping maintenance required

\$6,600. Orig hearing 8/18/15 to be complied 10/1/15. Did comply 12/28/15. Fine \$75 per day.

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3. SP15 166  
ADDRESS: 2901 W OAKLAND PARK BLVD C.E. CASE: 174597  
OWNER: COUNTRY WIDE MORTGAGE FUNDING LLC OFFICER: DARRELL PURCHASE

SEC.24.105(D)(2) Landscaping maintenance required  
SEC.24.79.1(E)(5)(B) DUTY TO MAINTAIN PROPERTY EXTERIOR SURFACES  
SEC.24.80(B)(3)(C) OFF STREET PARKING FACILITIES MAINTENANCE

\$26,100 & accruing. Orig hearing 8/18/15 to be complied 12/18/15. Fine \$75 per day per violation.

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4. SP15 226  
ADDRESS: 509 NE 43 ST C.E. CASE: 176338  
OWNER: OAKLAND ONE HOLDINGS LLC OFFICER: PATRICIA MOEBIUS

SEC.24.106(C)(3) STORAGE YARDS

\$4,200 & accruing. Orig hearing 12/15/16 to be complied 2/15/16. Fine \$150 per day.

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5. SP16 025  
ADDRESS: 3150 NW 46 ST C.E. CASE: 177220  
OWNER: MIRA LAGO CONDO ASSN INC OFFICER: KEVIN WOODALL

SEC.23.1(A) Abandoned and/or inoperable property.

\$1,435 & accruing. Orig hearing 2/16/16 to be complied 3/2/16. Fine \$35 per day.

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6. SP16 030  
ADDRESS: 2802 W OAKLAND PARK BLVD C.E. CASE: 176618  
OWNER: SUNSHINE HOLIDAY LAKE LLC OFFICER: KEVIN WOODALL

SEC.5.3(A) Permits required

\$2,700 & accruing. Orig hearing 2/16/16 to be complied 3/7/16. Fine \$75 per day.

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8. SP16 036R  
ADDRESS: 2700 NW 18 TER C.E. CASE: 177378  
OWNER: RA TLC 2010 HOLDINGS OFFICER: KEVIN WOODALL

SEC.8.7(A) STAGNANT WATER AND DENSE GROWTHS OF VEGETATION, ACCUMULATION OF REFUSE AND GRAFFITI.

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9. SP16 037R  
ADDRESS: 2671 NW 18 TER C.E. CASE: 177379  
OWNER: CHEEKS,ELIZABETH & WILLIE E OFFICER: KEVIN WOODALL

SEC.8.7(A) STAGNANT WATER AND DENSE GROWTHS OF VEGETATION, ACCUMULATION OF REFUSE AND GRAFFITI.

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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: April 12, 2016

By: DJ Brooks  
DJ Brooks  
Board Secretary



MINUTES  
SPECIAL MAGISTRATE MEETING  
March 15, 2016 3:00 PM

**A. CALL TO ORDER**

The regular meeting of the Special Magistrate of the City of Oakland Park, Florida was called to order at 3:15 P.M. in City Hall Chambers by Special Magistrate John Herin. Jr.

**Staff Present:**

Jay Quier, Zoning and Code Administrator, Liaison  
Code Officers Kevin Woodall, Lisa Hill and Chris Johnson  
DJ Brooks, Secretary  
BSO Deputy Debbie Wallace

Secretary Brooks swore in the officers and provided the meeting proceedings: If found in violation, violators are required to pay an administrative fee of \$150.00. Items may be heard out of order.

**B. MINUTES**

Minutes from the February 16, 2016 meeting were approved by Special Magistrate Herin.

**C. NEW CASES**

**1. SPM15 083 at 1599 NE 35 St., owned by Gladys Blanco-Violation of SEC.24.79.1(E)(5)(E)-accessory structure maintenance.**

Lisa Hill presented into evidence notices, photos, affidavits and certified mail information.

Secretary Brooks swore in Francisco Barile, property manager, to speak in defense of this item.

Special Magistrate Herin found there was a violation of the stated code and ordered compliance on or before April 14, 2016 with a fine of \$50 per day thereafter. The violator is also ordered to contact the City of Oakland Park Code Enforcement Division to re-inspect the property to verify compliance with this order.

**2. SPM15 101 at 1682 E Oakland Park Blvd , owned by Argentex Inc.–Violation of SEC.7.17-business tax receipt required and SEC.24.37(B)(1)-community district uses permitted.**

Lisa Hill presented into evidence notices, photos, affidavits and certified mail information.

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Secretary Brooks swore in Francisco Barile, property manager, to speak in defense of this item.

Special Magistrate Herin reset the case to the April 19, 2016 meeting.

**3. SPM15 102 at 1682 E Oakland Park Blvd., owned by Argentex Inc.–Violation of SEC.5.3(A)-permits required.**

Lisa Hill presented into evidence notices, photos, affidavits and certified mail information.

Special Magistrate Herin reset the case to the April 19, 2016 meeting.

**4. SP15 210 at 3551 NW 31 Ave., owned by Pine Oakland Park Holdings LLC-SEC.8.7(A)-stagnant water and dense growths of vegetation, accumulation of refuse and graffiti, SEC.24.79.1(E)(5)(E)-accessory structure maintenance.**

Kevin Woodall presented into evidence notices, photos, affidavits and certified mail information. The City requests a threat to public health, safety and welfare ruling.

Special Magistrate Herin found there was a violation of the stated code and that the violations and/or conditions causing the violations constitute a threat to public health, safety, and welfare and ordered compliance on or before May 15, 2016 with a fine of \$150 per day per violation from March 15, 2016. The violator is also ordered to contact the City of Oakland Park Code Enforcement Division to re-inspect the property to verify compliance with this order.

**5. SP15 219 at 3501 NW 31 Ave., owned by Pine Oakland Park Holdings LLC-SEC.8.7(A)-stagnant water and dense growths of vegetation, accumulation of refuse and graffiti, SEC.24.79.1(E)(5)(E)-accessory structure maintenance.**

Kevin Woodall presented into evidence notices, photos, affidavits and certified mail information. The City requests a threat to public health, safety and welfare ruling.

Special Magistrate Herin found there was a violation of the stated code and that the violations and/or conditions causing the violations constitute a threat to public health, safety, and welfare and ordered compliance on or before May 15, 2016 with a fine of \$150 per day per violation from March 15, 2016. The violator is also ordered to contact the City of Oakland Park Code Enforcement Division to re-inspect the property to verify compliance with this order.

**6. SP16 022 at 1021 NE 44 St., owned by JMG Property Mgmt Corp-Withdrawn by staff.**

**7. SP16 038 at 2941 NW 24 Ave., owned by Appaloosa15 LLC-Violation of SEC.5.3(A)-permits required.**

Kevin Woodall presented into evidence notices, photos, affidavits and certified mail information.

Secretary Brooks swore in Seraba Ramirez, property manager to speak in defense of this item.

Special Magistrate Herin reset the case to the April 19, 2016 meeting.

**8. SP16 041 at 3500 NE 12 Ave., owned by Diane Schwart-Complied prior to meeting.**

**9. SP16 042 at 1028 NE 44 Ct., owned by Asraf Bhegani-Violation of SEC.13.32(A)-accumulation of refuse and SEC.24.80(B)(3)(C)-off street parking facilities maintenance.**

Lisa Hill presented into evidence notices, photos, affidavits and certified mail information.

Special Magistrate Herin found there was a violation of the stated code and that the violations and ordered compliance on or before May 15, 2016 with a fine of \$75 per day per violation thereafter. The violator is also ordered to contact the City of Oakland Park Code Enforcement Division to re-inspect the property to verify compliance with this order.

**10. SP16 043 at 3554 NE 12 Ave., owned by Charles Schultz-Violation of SEC.8.7(A)-stagnant water and dense growths of vegetation, accumulation of refuse and graffiti and SEC.24.80(B)(3)(C)-off street parking facilities maintenance.**

Lisa Hill presented into evidence notices, photos, affidavits and certified mail information.

Secretary Brooks swore in Charles Schultz, property owner, to testify in defense of this item.

Special Magistrate Herin found there was a violation of the stated code and that the violations and ordered compliance on or before May 15, 2016 with a fine of \$75 per day per violation thereafter. The violator is also ordered to contact the City of Oakland Park Code Enforcement Division to re-inspect the property to verify compliance with this order.

**11. SP16 044 at 3560 NE 12 Ave., owned by Charles Schultz-Violation of SEC.8.7(A)-stagnant water and dense growths of vegetation, accumulation of refuse and graffiti, SEC.24.79.1(E)(5)(D)-door and windows and SEC.24.80(B)(3)(C)-off street parking facilities maintenance.**

Lisa Hill presented into evidence notices, photos, affidavits and certified mail information.

Secretary Brooks swore in Charles Schultz, property owner, to testify in defense of this item.

Special Magistrate Herin found there was a violation of the stated code and that the violations and ordered compliance on or before May 15, 2016 with a fine of \$75 per day per violation thereafter. The violator is also ordered to contact the City of Oakland Park

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Code Enforcement Division to re-inspect the property to verify compliance with this order.

**12. SP16 045 at 3401 NE 12 Terr., owned by William Schultz-Complied prior to meeting.**

**13. SP16 046 at 3423 NE 12 Terr., owned by William Schultz -Complied prior to meeting.**

**14. SP16 047R at 920 NE 39 St., owned by Karl Mieleke Liv Tr- Repeat violation of SEC.8.7(A)-stagnant water and dense growths of vegetation, accumulation of refuse and graffiti.**

Kevin Woodall presented into evidence notices, photos, affidavits and certified mail information. The City requests a threat to public health, safety and welfare ruling.

Special Magistrate Herin found there a repeat violation of the stated code and that the violation and that the violations and/or conditions causing the violations constitute a threat to public health, safety, and welfare and ordered compliance on or before March 30, 2016 with a fine of \$500 per day per violation thereafter. The violator is also ordered to contact the City of Oakland Park Code Enforcement Division to re-inspect the property to verify compliance with this order.

**15. SP16 048R at 579 NW 41 St., owned by Laura Miller--Violation of SEC.8.7(B)-accumulation of refuse, graffiti, and overgrowth.**

Kevin Woodall presented into evidence notices, photos, affidavits and certified mail information. The City requests a threat to public health, safety and welfare ruling.

Special Magistrate Herin found there was a violation of the stated code and that the violations and/or conditions causing the violations constitute a threat to public health, safety, and welfare and ordered compliance on or before March 30, 2016 with a fine of \$75 per day thereafter. The violator is also ordered to contact the City of Oakland Park Code Enforcement Division to re-inspect the property to verify compliance with this order.

**16. SP16 049 at 1278 NE 35 Ct., owned by Cathedral of Praise-Violation of SEC.24.80(B)(3)(C)-off street parking facilities maintenance.**

Kevin Woodall presented into evidence notices, photos, affidavits and certified mail information.

Secretary Brooks swore in Betty Frances, church pastor and Dr. Barbara Gibson, church administrator to testify in defense of this item.

Special Magistrate Herin reset the case to the April 19, 2016 meeting.

**17. SP16 051 at 391 NE 41 St., owned by Rosane Pierre Louis & Marceau Leonard- Withdrawn by staff.**

**18. SP16 052 at 3640 NE 1 Ave., owned by Aegis Properties of South Florida LLC-Complied prior to meeting.**

**19. SP16 053 at 5232 NE 4 Terr., owned by Rene & Nelie Vadrine-Violation of SEC.24.80(I)(1)-grass parking.**

Chris Johnson presented into evidence notices, photos, affidavits and certified mail information. The property is now in compliance.

Secretary Brooks swore in Virginia Vadrine, property owner, who testified in defense of this item.

Special Magistrate Herin found there was a violation of the stated code and issued a Finding of Fact with no fine.

**20. SP16 055 at 3684 NE 11 Ave., owned by Jason Einzig-Complied prior to meeting.**

**21. SP16 056 at 2660 NW 18 Ave., owned by Sharing the Church of Jesus Christ Inc-Complied prior to meeting.**

**22. SP16 059 at 2901 W Oakland Park Blvd., owned by Country Wide Mortgage-Withdrawn by staff.**

**23. SP16 060 at 5273 N Andrews Ave., owned by Marie Felski-Violation of SEC.5.44(A)(1)-unsafe structure-vacant and SEC.23.1(A)-abandoned and/or inoperable property.**

Chris Johnson presented into evidence notices, photos, affidavits and certified mail information. The City requests a threat to public health, safety and welfare ruling.

Special Magistrate Herin found there was a violation of the stated code and that the violations and/or conditions causing the violations constitute a threat to public health, safety, and welfare and ordered compliance on or before March 30, 2016 with a fine of \$250 per day per violation thereafter. The violator is also ordered to contact the City of Oakland Park Code Enforcement Division to re-inspect the property to verify compliance with this order.

**24. SP16 061 at 5273 N Andrews Ave., owned by Marie Felski-Violation of SEC.5.43(D)(6)-minimum housing code –plumbing lines and SEC.5.43(E)(1)-building parts structurally sound.**

Chris Johnson presented into evidence notices, photos, affidavits and certified mail information. The City requests a threat to public health, safety and welfare ruling.

Special Magistrate Herin dismissed the plumbing line violation and found there was a violation of the remaining code and that the violations and/or conditions causing the violations constitute a threat to public health, safety, and welfare and ordered compliance on or before May 15, 2016, 2016 with a fine of \$250 per day per violation thereafter.

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The violator is also ordered to contact the City of Oakland Park Code Enforcement Division to re-inspect the property to verify compliance with this order.

**25. SP16 062 at 1912 NW 28 St., owned by 1912 NW 28 St Inc-Withdrawn by staff.**

**26. SP16 063 at 5950 NE 6 Ave., owned by Walter Kerr-Withdrawn by staff.**

**27. SP16 064 at 4831 NE 5 Ave., owned by Esen Aksoy & Ozcan Batmaca-Complied prior to meeting.**

**D. CERTIFICATIONS**

Zoning and Code Administrator Jay Quier provided staff presentation. Special Magistrate Herin certified the fines as listed:

**1. SPM15 025 at 3085 NE 13 Ave., owned by Dennis & Tho Brooks-Fine of \$900 for refuse container screening, landscaping maintenance, off street parking facilities maintenance, curb stop design, and off street parking handicap spaces.**

The original hearing was July 30, 2015 to be complied January 2, 2016 and did comply January 8, 2016.

Lien certified - \$900.

**2. SP15 100 at 1546 NE 45 St., owned by Darryl McGlamry-Fine of \$150 per day for duty to maintain property exterior surfaces.**

The original hearing was October 29, 2015 to be complied January 15, 2016. The property remains out of compliance and fines continue to accrue.

Lien certified - \$150 per day.

**3. SP15 155 at 1500 E Commercial Blvd., owned by Trelawny Holdings LLC-Fine of \$75 per day for duty to maintain property exterior surfaces.**

The original hearing was August 18, 2015 to be complied December 31, 2015. The property remains out of compliance and fines continue to accrue.

Lien certified - \$75 per day.

**4. SP15 164 at 2901 W Oakland Park Blvd., owned by Country Wide Mortgage-Fine of \$75 per day per violation for landscape maintenance, duty to maintain property exterior surfaces, off street parking facilities maintenance, accumulation of refuse and curb stop design.**

The original hearing was August 18, 2015 to be complied December 18, 2015. The property remains out of compliance and fines continue to accrue.

Secretary Brooks swore in Lori Tuxbury, managing partner, who spoke in defense of item.

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Special Magistrate Herin reset the case to the April 19, 2015 meeting.

- 5. SP15 165 at 2901 W Oakland Park Blvd., owned by Country Wide Mortgage-Fine of \$75 per day per violation for landscape maintenance.**

The original hearing was August 18, 2015 to be complied December 18, 2015. The property remains out of compliance and fines continue to accrue.

Secretary Brooks swore in Lori Tuxbury, managing partner, who spoke in defense of item.

Special Magistrate Herin reset the case to the April 19, 2015 meeting.

- 6. SP15 166 at 2901 W Oakland Park Blvd., owned by Country Wide Mortgage-Fine of \$75 per day per violation for landscape maintenance, duty to maintain property exterior surfaces and off street parking facilities maintenance**

The original hearing was August 18, 2015 to be complied December 18, 2015. The property remains out of compliance and fines continue to accrue.

Secretary Brooks swore in Lori Tuxbury, managing partner, who spoke in defense of item.

Special Magistrate Herin reset the case to the April 19, 2015 meeting.

- 7. SP15 220 at 3007 NW 26 St., owned by Nancy Harrison-Fine of \$50 per day for accessory structure maintenance.**

The original hearing was November 17, 2015 to be complied January 17, 2016. The property remains out of compliance and fines continue to accrue.

Lien certified – \$50 per day.

- 8. SP16 006 at 3621 NE 1 Terr., owned by Alejandro Batista-Fine of \$100 per day for overgrowth.**

The original hearing was January 19, 2016 to be complied by February 16, 2016. The property remains out of compliance and fines continue to accrue.

Lien certified – \$100 per day.

- 9. SP16 008 at 1048 E Oakland Park Blvd., owned by Eiffel Development-Fine of \$800 for overgrowth.**

The original hearing was January 19, 2016 to be complied by January 21, 2016 and did comply January 29, 2016.

Lien certified – \$800.

ADJOURN: There being no other business, the meeting adjourned at 5:35 p.m.

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DJ Brooks, Recording Secretary

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John Herin Jr., Special Magistrate