



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

SPECIAL MAGISTRATE MEETING
AGENDA
Tuesday, May 17, 2016 3:00 P.M.

A. CALL TO ORDER

B. MINUTES

Approve minutes from April 19, 2016.

C. NEW CASES

1. SP16 029
ADDRESS: 108 ROYAL PARK 108 1A DR 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

2. 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-USERS PERMITTED

3. 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

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

SEC.24.145(A)(3)(A) REQUIRED SIGNS- RESIDENTIAL BUILDING IDENTIFICATION

5. SP16 048R
ADDRESS: 579 NW 41 ST C.E. CASE: 177458
OWNER: MILLER, LAURA OFFICER: PATRICIA MOEBIUS

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

6. SP16 083
ADDRESS: 4130 NW 10 AVE C.E. CASE: 177710
OWNER: CODISCO INC OFFICER: KEVIN WOODALL

SEC.5.3(A) PERMITS REQUIRED

7. SP16 084
ADDRESS: 2802 W OAKLAND PARK BLVD C.E. CASE: 178063
OWNER: SUNSHINE HOLIDAY LAKE LLC OFFICER: KEVIN WOODALL

SEC.13.32(A) ACCUMULATION OF REFUSE PROHIBITED

8. SP16 085
ADDRESS: 253 NE 34 ST C.E. CASE: 177862
OWNER: L DISCOUNT PHOTO & VIDEO INC OFFICER: PATRICIA MOEBIUS

SEC.24.80(I)(3) SINGLE FAMILY RESIDENTIAL AND DUPLEX PROPERTIES-GRASS PARKING
SEC.24.64(2)(H) RECREATIONAL AND COMMERCIAL VEHICLES PARKING LOCATION, PARKING
AND STORAGE

9. SP16 086
ADDRESS: 1049 NE 36 ST C.E. CASE: 177875
OWNER: DUHAIME, CHRISTIAN OFFICER: PATRICIA MOEBIUS

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

10. SP16 087
ADDRESS: 1570 NE 45 ST C.E. CASE: 177895
OWNER: MORICO, ALFRED OFFICER: CHRISTOPHER JOHNSON

SEC.24.51.3(B)(1) R-1C USES PERMITTED
SEC.5.3(A) PERMITS REQUIRED
SEC.5.43(D)(6) MINIMUM HOUSING CODE - PLUMBING LINES
SEC.7.17 BUSINESS TAX RECEIPT REQUIRED.

11. SP16 088
ADDRESS: 1035 NE 44 ST C.E. CASE: 177889
OWNER: POWERS, JOHN M JR OFFICER: CHRISTOPHER JOHNSON

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

12. SP16 089
ADDRESS: 1021 NE 44 (THRU 1027) ST C.E. CASE: 177891
OWNER: FLAMINGO WEST INC OFFICER: CHRISTOPHER JOHNSON

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

13. SP16 090
ADDRESS: 1069 NE 44 THRU 1083 ST C.E. CASE: 177893
OWNER: JDR PROPERTIES LLC OFFICER: CHRISTOPHER JOHNSON

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

14. SP16 091
ADDRESS: 1030 NE 43 CT C.E. CASE: 178099
OWNER: 1024 NE 43 COURT LLC OFFICER: CHRISTOPHER JOHNSON

SEC.24.80(A)(6) REDUCTION OF REQUIRED PARKING UNLAWFUL.

15. SP16 092
ADDRESS: 191 NE 51 ST C.E. CASE: 178128
OWNER: KAYS, DAVID OFFICER: CHRISTOPHER JOHNSON

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

16. SP16 093
ADDRESS: 1190 E COMMERCIAL BLVD C.E. CASE: 178064
OWNER: SUNNY ANGEL LLC OFFICER: CHRISTOPHER JOHNSON

SEC.5.3(A) PERMITS REQUIRED

D. CERTIFICATIONS

1. SP16 001
ADDRESS: 4650 N DIXIE HWY C.E. CASE: 177029
OWNER: OAKLAND PARK MEDICAL PROPERTIES LLC OFFICER: BRIAN SHEPPARD
- SEC.24.79.1(E)(5)(E) ACCESSORY STRUCTURE MAINTENANCE
SEC.24.79.1(E)(5)(B) DUTY TO MAINTAIN PROPERTY-EXTERIOR SURFACES
SEC.24.80(B)(3)(C) OFF-STREET PARKING FACILITIES MAINTENANCE
- \$5,400 AND ACCRUING. ORIGINAL HEARING 1/19/16, TO BE COMPLIED 3/18/16. FINE \$100 PER DAY.
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2. SP16 017
ADDRESS: 4101 NE 18 AVE C.E. CASE: 176919
OWNER: INTER-TEN LLC OFFICER: LISA BISHOP HILL
- SEC.24.79.1(E)(5)(C) EXTERIOR SURFACE MAINTENANCE
SEC.24.79.1(E)(5)(E) ACCESSORY STRUCTURE MAINTENANCE
SEC.24.79.1(E)(5)(B) DUTY TO MAINTAIN PROPERTY-EXTERIOR SURFACES
- \$10,600 AND ACCRUING. ORIGINAL HEARING 1/19/16, TO BE COMPLIED 3/15/16. FINE \$100 PER DAY.
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3. SP16 026
ADDRESS: 2760 NW 18 TER C.E. CASE: 176496
OWNER: NEW VISIONS COMMUNITY OFFICER: KEVIN WOODALL
- SEC.24.105(D)(1)(C) TREES PLANTED NEAR UTILITY LINE RESTRICTION.
- \$20,500 AND ACCRUING. ORIGINAL HEARING 2/16/16, TO BE COMPLIED 3/11/16. FINE \$250 PER DAY.
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4. SP16 034
ADDRESS: 3765 NW 31 AVE C.E. CASE: 176726
OWNER: OAKLAND ONE HOLDINGS LLC OFFICER: KEVIN WOODALL
- SEC.8.7(A) STAGNANT WATER AND DENSE GROWTHS OF VEGETATION, ACCUMULATION OF REFUSE AND GRAFFITI.
SEC.24.106(C)(3) STORAGE YARDS
- \$12,000 AND ACCRUING. ORIG. HEARING 2/16/16, TO BE COMPLIED 4/1/16. FINE \$150 PER VIOLATION PER DAY.
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5. SP16 047R
ADDRESS: 920 NE 39 ST C.E. CASE: 177592
OWNER: KARL F MIELEKE LIV TR OFFICER: PATRICIA MOEBIUS

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

\$21,000 AND ACCRUING. ORIG. HEARING 3/15/16, TO BE COMPLIED 3/30/16. FINE \$500 PER DAY.

6. SP16 048R
ADDRESS: 579 NW 41 ST C.E. CASE: 177458
OWNER: MILLER, LAURA OFFICER: PATRICIA MOEBIUS

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

\$3,150 AND ACCRUING. ORIG. HEARING 3/15/16, TO BE COMPLIED 3/30/16. FINE \$75 PER DAY.

7. SP16 060
ADDRESS: 5273 N ANDREWS AVE C.E. CASE: 177583
OWNER: FELSKI, MARIE E OFFICER: CHRISTOPHER JOHNSON

SEC.5.44(A)(1) UNSAFE STRUCTURE - VACANT
SEC.23.1(A) ABANDONED AND/OR INOPERABLE PROPERTY.

\$21,000 AND ACCRUING. ORIG. HEARING 3/15/16, TO BE COMPLIED 3/30/16. FINE \$250 PER VIOLATION PER DAY.

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: May 11, 2016

By: Denise Smith
Denise Smith
Board Secretary



5399 N. Dixie Highway, Suite 3 • Oakland Park, Florida 33334 • www.oaklandparkfl.org

MINUTES
SPECIAL MAGISTRATE MEETING
April 16, 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 March 15, 2016 meeting were approved by Special Magistrate Herin.

C. NEW CASES

1. SPM15 101 at 1682 E Oakland Park Blvd , owned by Argentex Inc.–Violation of SEC.7.17-business tax receipt required

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 t and ordered compliance on or before June 19, 2016 with a fine of \$25 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.5.3(A)-permits required.

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 t and ordered compliance on or before June 19, 2016 with a fine of \$25 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.

3. SP16 022 at 1021 NE 44 St., owned by JMG Property Mgmt Corp.–Violation of SEC.24.151(A)-sign permits.

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 ordered compliance on or before May 30, 2016 with a fine of \$100 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.

4. SP16 029 at 108 Royal Park Dr #1A., owned by Ronald Jay Rich Trust-Withdrawn by staff.

5. SP16 038 at 2941 NW 24 Ave., owned by Appaloosa 15 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 Saray Ramirez, 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 June 19, 2016 with a fine of \$75 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 049 at 278 NE 35 Ct., owned by Cathedral of Praise-Violation of SEC.24.80(B)(3)(C)-off street parking facilities maintenance.

Pat Moebius presented into evidence notices, photos, affidavits and certified mail information.

Special Magistrate Herin found there was a violation of the stated code and ordered compliance on or before June 19, 2016 with a fine of \$75 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.

7. SP16 063 at 5950 NE 6 Ave., owned by Walter Kerr-Complied prior to meeting.

8. SP16 065 at 88 NW 42 St., owned by WB KT Realty LLC-Withdrawn by staff.

9. SP16 066 at 3901 N Federal Hwy., owned by Boan Investments-Violation of 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, and SEC.24.79.1(E)(5)(B)-duty to maintain property exterior surfaces.

Darrell Purchase presented into evidence notices, photos, affidavits and certified mail information.

Attorney David Lopez addressed the Special Magistrate on this item.

Special Magistrate Herin found there was a violation of the stated code and that the violations and ordered compliance on or before June 19, 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 067 at 3921 N Federal Hwy., owned by Boan Investments-Violation of SEC.24.105(D)(2)-landscaping maintenance required and SEC.24.80(B)(3)(C)-off street parking facilities maintenance

Darrell Purchase presented into evidence notices, photos, affidavits and certified mail information.

Attorney David Lopez addressed the Special Magistrate on this item.

Special Magistrate Herin found there was a violation of the stated code and that the violations and ordered compliance on or before June 19, 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 068 at 2900 S Oakland Forest Dr. Rec Bldg., owned by Oakland Forest Property Owners-Violation of SEC.24.105(D)(2)-landscaping maintenance required and SEC.24.80(B)(3)(C)-off street parking facilities maintenance.

Darrell Purchase presented into evidence notices, photos, affidavits and certified mail information.

Special Magistrate Herin found there was a violation of the stated code and ordered compliance on or before June 19, 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.

- 12. SP16 069 at 3801 N Federal Hwy., owned by SMA & PLB Realty Associates LLC-** Violation of SEC.24.105(D)(2)-landscaping maintenance required and SEC.24.80(B)(3)(C)-off street parking facilities maintenance.

Darrell Purchase presented into evidence notices, photos, affidavits and certified mail information.

Special Magistrate Herin found there was a violation of the stated code and ordered compliance on or before June 19, 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.

- 13. SP16 070 at 2613 NW 18 Terr., owned by DYC LLC –**Violation of SEC.7.17-business tax receipt, SEC.24.80(B)(3)(C)-off street parking facilities maintenance, SEC.24.64(B)(1)-commercial vehicles, and SEC.24.80(I)(3)-single r=family residential and duplex properties grass parking.

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

Secretary Brooks swore in Hipolito Santiago, property manager, to testify on this item.

Special Magistrate Herin found there was a violation of the stated code and ordered compliance on or before June 19, 2016 with a fine of \$25 per day per violation for the business tax receipt, commercial vehicles, and grass parking violations and \$75 per day for the off street parking maintenance violation. 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.

- 14. SP16 071 at 2700 S Oakland Forest Dr #60., owned by Curtis Petersen-** Withdrawn by staff.

- 15. SP16 072 at 760 NW 48 St., owned by Joaquin & Jackson Joseph--**Violation of SEC.24.80(I)(3)-single family residential and duplex properties grass parking.

Pat Moebius presented into evidence notices, photos, affidavits and certified mail information.

Special Magistrate Herin found there was a violation of the stated code and ordered compliance on or before April 24, 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.

- 16. SP16 073 at 3655 N Dixie Hwy., owned by Las Olas Acquisitions-**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.

Special Magistrate Herin found there was a violation of the stated code and ordered compliance on or before June 19, 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.

- 17. SP16 074 at 1033 NE 33 St., owned by JSJT Construction Inc.-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 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 4, 2016 with a fine of \$250 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.

- 18. SP16 075 at 902 NE 39 St., owned by ARLP REO III LLC-Complied prior to meeting.**

- 19. SP16 076 at 253 NE 34 St., owned by L Discount Photo & Video Inc-Complied prior to meeting.**

- 20. SP16 077 at 4282 NE 7 Ave., owned by Cecelia Carten-Violation of SEC.8.7(B)-accumulation of refuse, SEC.24.79.1(E)(6)-duty to maintain property-blight, SEC.23.1(A)-Abandoned/inoperable property, and SEC.24.80(B)(3)(C)-off street parking facilities maintenance.**

Pat Moebius presented into evidence notices, photos, affidavits and certified mail information.

Special Magistrate Herin found there was a violation of the stated code and ordered compliance on or before June 19, 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.

- 21. SP16 078 at 4505 NW 31 Ave., owned by TD&K Realty LLC-Complied prior to meeting.**

- 22. SP16 079 at 1631 NE 46 St., owned by Louis & Marguerite Possenti-Complied prior to meeting.**

- 23. SP16 080 at 5201 N Dixie Hwy., owned by Northland Greentree LLC-Violation of SEC.24.80(B)(3)(C)-off street parking maintenance.**

Chris Johnson presented into evidence notices, photos, affidavits and certified mail information.

Secretary Brooks swore in Ross Shearouse, construction manager for owner, who testified in defense of this item.

Special Magistrate Herin found there was a violation of the stated code and ordered compliance on or before June 19, 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.

24. SP16 081 at 1627 NE 32 St., owned by Brian Speicher-Complied prior to meeting.

25. SP16 082 at 3200 NE 13 Ave., owned by Dawson Johnson-Withdrawn by staff.

D. CERTIFICATIONS

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

1. SP15 164 at 2901 W Oakland Park Blvd., owned by Country Wide Mortgage-Withdrawn by staff.

2. SP15 165 at 2901 W Oakland Park Blvd., owned by Country Wide Mortgage-Withdrawn by staff.

3. SP15 166 at 2901 W Oakland Park Blvd., owned by Country Wide Mortgage-Withdrawn by staff.

4. SP15 226 at 509 NE 43 St., owned by Oakland One Holdings LLC-Fine of \$150 per day for storage yards.

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

Lien certified-\$150 per day.

5. SP16 025 at 3150 NW 46 St., owned by Mira Lago Condo Assn Inc.-Complied on time no fine.

6. SP16 030 at 2802 W Oakland Park Blvd., owned by Sunshine Holiday Lake LLC – Fine of \$75 per day for permits required.

The original hearing was February 16, 2016 to be complied March 7, 2016. The property remains out of compliance and fines continue to accrue.

Lien certified-\$75 per day.

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- 7. SP16 036 at 2700 NW 18 Terr., owned by RA TLC Holdings -Fine of \$15,000 for overgrowth.**

The original hearing was February 16, 2016 to be complied March 2, 2016 and did comply April 1, 2016.

Lien certified \$50 per day.

- 8. SP16 037R at 2671 NW 18 Terr., owned by Elizabeth & Willie Cheeks- Fine of \$15,000 for overgrowth.**

The original hearing was February 16, 2016 to be complied March 2, 2016 and did comply April 1, 2016.

Lien certified- \$50 per day.

ADJOURN: There being no other business, the meeting adjourned at 4:16 p.m.

DJ Brooks, Recording Secretary

John Herin Jr., Special Magistrate