



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

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CODE ENFORCEMENT BOARD  
AGENDA  
September 8, 2016 6:30 P.M.

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**A. CALL TO ORDER**

**B. ROLL CALL**

**C. MINUTES**

Approve minutes from July 14, 2016

**D. NEW CASES**

1. 16 045  
ADDRESS: 3400 NE 17 WAY OAKLAND PARK C.E. CASE: 178247  
OWNER: LEAGUE, JEROME P OFFICER: CHRISTOPHER JOHNSON

SEC.24.79.1(E)(5)(C) EXTERIOR SURFACE MAINTENANCE

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2. 16 049R  
ADDRESS: 1960 NW 32 CT C.E. CASE: 179186  
OWNER: FRYDA, GREGORY D & OFFICER: KEVIN WOODALL

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

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3. 16 050  
ADDRESS: 3181 NW 18 AVE C.E. CASE: 178934  
OWNER: GAVULIC, RYAN OFFICER: KEVIN WOODALL

SEC.5.3(A) Permits required

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4. 16 051  
ADDRESS: 5273 N ANDREWS AVE C.E. CASE: 178974  
OWNER: FELSKI, MARIE E OFFICER: BRIAN SHEPPARD

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

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5. 16 052  
ADDRESS: 5148 NE 4 TER C.E. CASE: 178119  
OWNER: LOPEZ, EFRAIN OFFICER: LISA BISHOP HILL

SEC.5.3(A) Permits required  
SEC.24.80(I)(3) SINGLE FAMILY RESIDENTIAL AND DUPLEX PROPERTIES GRASS PARKING

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6. 16 053  
ADDRESS: 231 NW 51 CT C.E. CASE: 178996  
OWNER: US BANK NA TRSTEE OFFICER: LISA BISHOP HILL

SEC.8.7(A) STAGNANT WATER AND DENSE GROWTHS OF VEGETATION, ACCUMULATION OF REFUSE AND GRAFFITI.  
SEC.24.105(D)(2) Landscaping maintenance required  
SEC.24.79.1(E)(5)(B) DUTY TO MAINTAIN PROPERTY EXTERIOR SURFACES  
SEC.24.79.1(E)(5)(C) EXTERIOR SURFACE MAINTENANCE  
SEC.24.79.1(E)(5)(D) DOORS & WINDOWS  
SEC.24.65 Unlicensed vehicles

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7. 16 054  
ADDRESS: 4155 NW 12 TER C.E. CASE: 178593  
OWNER: CHRISTINA TRUST TRSTEE OFFICER: KEVIN WOODALL

SEC.24.94(A) Swale obstructions/maintenance

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8. 16 056  
ADDRESS: 4131 NW 13 AVE C.E. CASE: 178853  
OWNER: CHAPMAN,G H & BRENDA M OFFICER: KEVIN WOODALL

SEC.24.64(A)(2)(F) RECREATIONAL VEHICLES NUMBER  
SEC.24.94(A) Swale obstructions/maintenance  
SEC.24.79.1(D)(2) OUTDOOR STORAGE IN RESIDENTIAL DISTRICTS.

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9. 16 057  
ADDRESS: 1728 NE 40 ST C.E. CASE: 178110  
OWNER: KIRWAN, CHRISTOPHER L OFFICER: CHRISTOPHER JOHNSON

SEC.24.94(A) Swale obstructions/maintenance

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10. 16 058  
ADDRESS: 3181 NW 18 AVE C.E. CASE: 177399  
OWNER: GAVULIC,RYAN OFFICER: KEVIN WOODALL

SEC.24.122(B) Tree removal permit

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**E. CERTIFICATIONS**

1. 16 024  
ADDRESS: 4051 NE 16 AVE C.E. CASE: 177334  
OWNER: SAVASTANA, DOMINICK D OFFICER: BRIAN SHEPPARD

SEC.24.79.1(E)(5)(E) ACCESSORY STRUCTURE MAINTENANCE  
SEC.24.105(D)(2) Landscaping maintenance required  
SEC.5.3(A) Permits required  
SEC.8.7(A) STAGNANT WATER AND DENSE GROWTHS OF VEGETATION, ACCUMULATION OF REFUSE AND GRAFFITI. – Complied 7/29/16

\$2,650 and accruing . Orig hearing 7/14/16 to be complied 7/28/16. Fine \$25 per day per violation.

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2. 16 043  
ADDRESS: 469 NW 48 ST  
OWNER: US BANK

C.E. CASE: 178035  
OFFICER: BRIAN SHEPPARD

SEC.24.105(D)(2) Landscaping maintenance required  
SEC.24.80(B)(3)(C) OFF STREET PARKING FACILITIES MAINTENANCE

\$3100 and accruing. Orig hearing 7/14/16 to be complied 8/1/16. Fine \$50 per day per violation.

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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 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.

Posted: September 1, 2016

By: DJ Brooks  
DJ Brooks  
Code Enforcement Technician



MINUTES  
CODE BOARD MEETING  
July 14, 2016 6:30 PM

**A. CALL TO ORDER**

The regular meeting of the Special Magistrate of the City of Oakland Park, Florida was called to order at 6: 33 P.M. by in City Hall Chambers Board Chair Albertson.

**ROLL CALL**

**Present:**

Karl Albertson, Chair  
Dr. Malcolm Black  
Dennis Buchta  
Dr. Runar Polluson  
Debbie Loparo  
Rande Pierce

**Staff Present:**

Shari Wallen, City Attorney  
DJ Brooks, Board Secretary  
Code Officer Brian Sheppard  
Broward Deputy Debbie Wallace

**ABSENT:**

Natalie Adams

Secretary Brooks swore in the officers. Items may be heard out of order.

**B. APPROVAL OF MINUTES**

Board Member Polluson made a motion to approve the May 12, 2016 minutes. Board Member Black seconded the motion which prevailed by the following vote:

YES: Buchta, Loparo, Black, Polluson, Pierce, Albertson.

**C. ELECTION OF CHAIR AND VICE-CHAIR**

Board Member Loparo nominated Karl Albertson for Chair. Board Member Pierce seconded the motion which prevailed by the following vote:

YES: Buchta, Loparo, Black, Polluson, Pierce, Albertson.

Board Member Loparo nominated Karl Albertson for Chair. Board Member Pierce seconded the motion which prevailed by the following vote:

Board Member Loparo nominated Dennis Buchta for Vice-Chair. Board Member Polluson seconded the motion which prevailed by the following vote:

YES: Buchta, Loparo, Black, Polluson, Pierce, Albertson.

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**C. NEW CASES**

- 1. 16 024 at 4051 NE 16 Ave., owned by Dominick Savastana-Violation of 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, SEC.24.105(D)(2)-landscaping maintenance required and SEC.5.3(A)-permits required.**

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

No witnesses appeared in defense of this item.

Board Member Black made a motion to find a violation of stated codes 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 July 28, 2016 with a fine of \$25 per day per violation thereafter. The violator is ordered to contact the Code Enforcement Division to re-inspect the property to verify compliance with this order. Board Member Adams seconded the motion which prevailed by the following vote:

YES: Buchta, Loparo, Black, Polluson, Pierce, Albertson.

- 2. 16 038 at 2751 NW 26 St., owned by Manchester Properties LLC-Complied prior to meeting.**

- 3. 16 042R at 4691 NE 6 Ave., owned by Deacetis Family Trust-Violation of SEC.24.79(A)(8)(A)(1)-commercial vehicles.**

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

Secretary Brooks swore in Ralph Deacetis, property owner, to speak in defense of this item.

Board Member Loparo made a motion to find no violation. Board Member Pierce seconded the motion which prevailed by the following vote:

YES: Buchta, Loparo, Black, Polluson, Pierce, Albertson.

- 4. 16 043 at 381 NE 41 St., owned by Abner Mertil-Violation of SEC.24.105(D)(2)-landscaping maintenance required, and SEC.24.80(B)(3)(C)-off street parking facilities maintenance.**

Brian Sheppard presented into evidence notices, photos, affidavits and certified mail information.

No witnesses appeared in defense of this item.

Board Member Loparo made a motion to find a violation of stated codes and ordered compliance on or before August 1, 2016 with a fine of \$50 per day per violation

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thereafter. The violator is ordered to contact the Code Enforcement Division to re-inspect the property to verify compliance with this order. Board Member Black seconded the motion which prevailed by the following vote:

YES: Buchta, Loparo, Black, Polluson, Pierce, Albertson.

**5. 16 044 at 381 NE 41 St., owned by Abner Mertil-Complied prior to meeting .**

**6. 16 045 at 3400 NE 17 Way., owned by Jerome League-Withdrawn by staff.**

**7. 16 046 at 4211 NW 12 Terr., owned by Fetlar LLC-Complied prior to meeting.**

**D. CERTIFICATIONS**

Jay Quier provided staff presentation.

**1. 16 022 at 1547 NE 35 St., owned by Claudia Howard-Fine of \$25 per day per violation for outdoor storage, sight triangles, accessory structure maintenance, residential landscape height, and landscape maintenance required.**

The original hearing was April 14, 2016 to be complied by May 30, 2016 and continues to accrue.

Board Member Loparo made a motion to certify the fine. Board Member Black seconded the motion which prevailed by the following vote:

YES: Buchta, Loparo, Black, Polluson, Pierce, Albertson.

Lien certified: \$25 per day per violation.

ADJOURN: There being no other business, the meeting adjourned at 7:25 p.m.

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DJ Brooks, Recording Secretary

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Karl Albertson, Board Chair