



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

SPECIAL MAGISTRATE MEETING
AGENDA
Tuesday, November 15, 2016 3:00 P.M.

A. CALL TO ORDER

B. MINUTES

Approve minutes from October 25, 2016

C. NEW CASES

1. SP16 161
ADDRESS: 933 NW 36 ST
OWNER: 933 OAKLAND LLC

C.E. CASE: 178935
OFFICER: KEVIN WOODALL

SEC.5.3(A) Permits required

2. SP16 171
ADDRESS: 1515 NE 33 ST
OWNER: GJM INVESTMENTS LLC

C.E. CASE: 179312
OFFICER: CHRISTOPHER JOHNSON

SEC.24.80(A)(7) Construction/maintenance equipment parking prohibited.

3. SP16 186
ADDRESS: 501 NW 44 ST
OWNER: BRUNGART, CHARLES

C.E. CASE: 178281
OFFICER: LISA BISHOP HILL

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

4. SP16 187
ADDRESS: 3300 NW 9 AVE
OWNER: C SQUARE PROPERTIES INC

C.E. CASE: 178816
OFFICER: LISA BISHOP HILL

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

5. SP16 188
ADDRESS: 4101 N ANDREWS AVE
OWNER: MONDE INVESTMENTS INC

C.E. CASE: 179489
OFFICER: PATRICIA MOEBIUS

SEC.12.2.6(A) PRIVATE FACILITIES STORMWATER
SEC.24.80(B)(3)(C) OFF STREET PARKING FACILITIES MAINTENANCE
SEC.24.80(B)(2)(G) Parking lot space designated by lines required.

6. SP16 189
ADDRESS: 4141 N ANDREWS AVE C.E. CASE: 179490
OWNER: MONDE INVESTMENTS INC OFFICER: PATRICIA MOEBIUS

SEC.24.80(B)(3)(C) OFF STREET PARKING FACILITIES MAINTENANCE
SEC.24.80(B)(2)(G) Parking lot space designated by lines required.
SEC.24.80(B)(2)(J) OFF STREET PARKING HANDICAP SPACES

7. SP16 192
ADDRESS: 108 ROYAL PARK DR 1A C.E. CASE: 179665
OWNER: RONALD JAY RICH TR OFFICER: DAVID SPENCE

FBC.105.1 PERMITS REQUIRED; ALTERATION/CHANGE OF OCCUPANCY
FBC.105.3.1 ACTION ON PERMIT APPLICATION
FBC.116.1.1 UNSAFE STRUCTURES & EQUIPMENT GENERAL

8. SP16 193
ADDRESS: 4641 NW 8 AVE C.E. CASE: 179438
OWNER: GRAY,R BRYCE JR OFFICER: KEVIN WOODALL

SEC.24.65 Unlicensed vehicles
SEC.24.80(A)(6) Reduction of required parking unlawful.
SEC.7.17 BUSINESS TAX RECEIPT REQUIRED.

9. SP16 194
ADDRESS: 2300 W OAKLAND PARK BLVD C.E. CASE: 179630
OWNER: 2300 WEST OAKLAND PARK BLVD LLC OFFICER: KEVIN WOODALL

SEC.24.79.1(E)(5)(E) ACCESSORY STRUCTURE MAINTENANCE

10. SP16 195
ADDRESS: 2301 NW 29 ST C.E. CASE: 179739
OWNER: HARRIS,LAWRENCE OFFICER: KEVIN WOODALL

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

11. SP16 196
ADDRESS: 2611 NW 21 AVE C.E. CASE: 179314
OWNER: URBAN LEAGUE OF FLORIDA OFFICER: KEVIN WOODALL

SEC.24.80(A)(7) Construction/maintenance equipment parking prohibited.
SEC.8.7(A) STAGNANT WATER AND DENSE GROWTHS OF VEGETATION, ACCUMULATION OF
REFUSE AND GRAFFITI.

12. SP16 197
ADDRESS: 3531 NW 10 AVE C.E. CASE: 179648
OWNER: BOWMAN, AL OFFICER: KEVIN WOODALL

SEC.24.65 Unlicensed vehicles
SEC.7.17 BUSINESS TAX RECEIPT REQUIRED.

13. SP16 198
ADDRESS: 3507 NW 10 AVE C.E. CASE: 179649
OWNER: PONASA GROUP LLC OFFICER: KEVIN WOODALL

SEC.24.65 Unlicensed vehicles
SEC.7.17 BUSINESS TAX RECEIPT REQUIRED.

14. SP16 199
ADDRESS: 3543 NW 10 AVE C.E. CASE: 179647
OWNER: JOSEPH TOMS REV TR OFFICER: KEVIN WOODALL

SEC.24.65 Unlicensed vehicles
SEC.7.17 BUSINESS TAX RECEIPT REQUIRED.

15. SP16 200
ADDRESS: 60 NW 43 CT C.E. CASE: 179767
OWNER: MAJERNICK,MARK & MARY NICOLE OFFICER: KEVIN WOODALL

SEC.24.65 Unlicensed vehicles

16. SP16 201
ADDRESS: 2380 W OAKLAND PARK BLVD C.E. CASE: 178700
OWNER: ELIM CHRISTIAN FAMILY OFFICER: KEVIN WOODALL

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

17. SP16 202
ADDRESS: 4871 NW 9 AVE C.E. CASE: 179733
OWNER: VP PROPERTIES OFFICER: KEVIN WOODALL

SEC.7.17 BUSINESS TAX RECEIPT REQUIRED.

18. SP16 203
ADDRESS: 676 NW 44 ST C.E. CASE: 178540
OWNER: 676 W PROSPECT ROAD INC OFFICER: LISA BISHOP HILL

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

19. SP16 204
ADDRESS: 731 NE 58 CT C.E. CASE: 179914
OWNER: HIEL,CARL OFFICER: GENE HAMILTON

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

20. SP16 205
ADDRESS: 500 NE 61 ST C.E. CASE: 179526
OWNER: FAGAN,JILL H/E OFFICER: GENE HAMILTON

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

21. SP16 206
ADDRESS: 260 NW 40 CT
OWNER: BLACKROCK ESTATES LLC
C.E. CASE: 179939
OFFICER: CHRISTOPHER JOHNSON
SEC.23.1(A) Abandoned and/or inoperable property.

22. SP16 207
ADDRESS: 10 NW 40 CT
OWNER: SOLID ROCK 4047 INVESTMENTS LLC
C.E. CASE: 179938
OFFICER: CHRISTOPHER JOHNSON
SEC.8.7(A) STAGNANT WATER AND DENSE GROWTHS OF VEGETATION, ACCUMULATION OF REFUSE AND GRAFFITI.

23. SP16 208
ADDRESS: 4040 NW 8 TER
OWNER: PARKER,JOHN S JR
C.E. CASE: 179966
OFFICER: CHRISTOPHER JOHNSON
SEC.24.36(B)(3) NEIGHBORHOOD BUSINESS DISTRICT USES PERMITTED

D. CERTIFICATIONS

1. SP16 057
ADDRESS: 1912 NW 28 ST
OWNER: 1912 NW 28 STREET INC
C.E. CASE: 176096
OFFICER: KEVIN WOODALL
SEC.24.80(B)(3) PAVING, POTHOLES, COMMERCIAL USE OF UNIMPROVED PROPERTY/PAVING REQUIREMENTS
SEC.24.80(B)(3)(C) OFF STREET PARKING FACILITIES MAINTENANCE
\$7,500 and accruing. Orig hearing 7/19/16 to be complied 9/19/16. Fine \$75 per day per violation.

2. SP16 058
ADDRESS: 1916 NW 28 ST
OWNER: PEREDA, HELIO JUAN
C.E. CASE: 176093
OFFICER: KEVIN WOODALL
SEC.24.79.1(E)(5)(E) ACCESSORY STRUCTURE MAINTENANCE
SEC.24.80(B)(3) PAVING, POTHOLES, COMMERCIAL USE OF UNIMPROVED PROPERTY/PAVING REQUIREMENTS
SEC.7.17 BUSINESS TAX RECEIPT REQUIRED.
\$7,500 and accruing. Orig hearing 7/19/16 to be complied 9/19/16. Fine \$75 per day per violation.

3. SP16 100
ADDRESS: 3411 N FEDERAL HWY
OWNER: UNDERDOWN SMITH & AUXIER
C.E. CASE: 176911
OFFICER: LISA BISHOP HILL
SEC.7.133 (A) LICENSE REQUIRED
SEC.7.147(A)(3) PROHIBITED ACTIVITIES
\$125,700 & accruing. Orig hearing 8/2/16 to be complied 9/16/16. Fine \$150 per day per violation.

4. SP16 121 R
ADDRESS: 3420 NW 21 AVE C.E. CASE: 178778
OWNER: BANTON, MICHAEL E OFFICER: KEVIN WOODALL

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

\$24,000 . Orig hearing 7/19/16 to be complied 7/26/16. Fine \$500 per day.

5. SP16 141
ADDRESS: 1960 NW 32 CT C.E. CASE: 178699
OWNER: FRYDA,GREGORY D & PAUL OFFICER: KEVIN WOODALL

SEC.24.79.1(E)(5)(E) ACCESSORY STRUCTURE MAINTENANCE
SEC.24.105(D)(2) Landscaping maintenance required

\$10,600 & accruing. Orig hearing 8/16/16 to be complied 9/16/16. Fine \$100 per day per violation.

6. SP16 144
ADDRESS: 1022 NE 34 CT C.E. CASE: 178840
OWNER: HICKS, LEIGH OFFICER: KEVIN WOODALL

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.5.44(A)(10) Unsafe Structure inadequate running water

\$7,950 & accruing. Orig hearing 8/16/16 to be complied 9/16/16. Fine \$50 per day per violation.

7. SP16 155
ADDRESS:361 NW 37 ST C.E. CASE: 179108
OWNER:VOCE, PEARL OFFICER: PATRICIA MOEBIUS

SEC.23.1(A) Abandoned and/or inoperable property.
SEC.24.65 Unlicensed vehicles

\$1,700 & accruing. Orig hearing 9/20/16 to be complied 10/5/16. Fine \$50 per day.

8. SP16 165
ADDRESS: 2018 NW 28 ST C.E. CASE: 179254
OWNER: DML INVESTMENTS LLC OFFICER: KEVIN WOODALL

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

\$8,500 & accruing. Orig hearing 9/20/16 to be complied 10/5/16. Fine \$250 per day.

E. OLD BUSINESS

1. SP16 139

ADDRESS: 5600 NE 8 AVE

OWNER: URIBARRE, PATRICIA

C.E. CASE: 178037

OFFICER: BRIAN SHEPPARD

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

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

Request for extension to date for compliance. Orig hearing 8/16/16 to be complied 11/16/16.

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: October 19, 2016

By: DJ Brooks
Board Secretary



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

MINUTES
SPECIAL MAGISTRATE MEETING
October 25, 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 3:00 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 and Pat Moebius
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 September 20, 2016 and August 2, 2016 meetings were approved by Special Magistrate Herin.

C. NEW CASES

1. SP16 154 at 3579 N Dixie Hwy., owned by 3569 N Dixie Hwy LLC-Complied prior to meeting

2. SP16 163 at 221 NE 44 St., owned by 221 East Prospect Road LLC-Complied prior to meeting.

3. SP16 168 at 5721 NE 7 Terr., owned by Steven & Cindy Kraft-Withdrawn pending compliance.

4. SP16 169 at 4640 NE 5 Ave., owned by D & Sharon Whitehead-Complied prior to meeting.

5. SP16 171 at 1515 NE 33 St., owned by GJM Investments LLC-Violation of SEC.24.80(A)(7)-construction/maintenance equipment prohibited.

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

No witnesses appeared to speak in defense of this item.

Special Magistrate Herin reset the case to the November 15, 2016 meeting.

- 6. SP16 173 at 4047 N Andrews Ave., owned by Solid Rock 4047 Investments LLC-Violation of SEC.8.7(A)-stagnant water and dense growths of vegetation, accumulation of refuse and graffiti, SEC.24.80(B)(3)(C)-off street parking facilities maintenance and SEC.24.79.1(E)(5)(E)-accessory structure maintenance.**

Pat Moebius 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 to speak in defense of this item.

Special Magistrate Herin found there was a violation of the 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 November 9, 2016 with a fine of \$150 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.

- 7. SP16 174 at 314 NE 34 St., owned by Titans of South Florida LLC -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.

No witnesses appeared to speak in defense of this item.

Special Magistrate Herin found there was a violation of the 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 November 9, 2016 with a fine of \$150 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.

- 8. SP16 175 at 1015 NE 32 St., owned by T Morgan J Inc.-Complied prior to meeting.**

9. **SP16 177 at 2840 S Oakland Forest Dr 2803, owned by Robert Horan-Complied prior to meeting.**

10. **SP16 178 at 1861 NW 28 St., owned by Secretary of Housing & Urban Development-Complied prior to meeting.**

11. **SP16 179 at 4619 NW 8 Ave., owned by R Bryce Gray-Withdrawn pending compliance.**

12. **SP16 181 at 4600 NW 9 Ave., owned by Cemex Construction Materials FL LLC-Complied prior to meeting.**

13. **SP16 182 at 2661 NW 21 Ave, owned by Bertram Sears-Complied prior to meeting .**

14. **SP16 183R 2760 NW 18 Terr., owned by New Visions Community 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.

No witnesses appeared to speak in defense of this item.

Special Magistrate Herin found there was a repeat violation of the 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 November 9, 2016 with a fine of \$500 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.

15. **SP16 185 at 2121 W Oakland Park Blvd., owned by Sun King Investments-Violation of SEC.24.37(B)(2)-outside sales/preparation/storage prohibited; B1 zone.**

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

No witnesses appeared to speak in defense of this item.

Special Magistrate Herin found there was a violation of the 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 November 9, 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.

D. CERTIFICATIONS

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

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- 1. SP16 083 at 4130 NW 10 Ave., owned by Codisco Inc.-Fine of \$50 per day for permits required.**

The original hearing was July 19, 2016 to be complied August 18, 2016. The property remains out of compliance and fines continue to accrue.

No witnesses appeared to speak in defense of this item.

Lien certified - \$50 per day.

- 2. SP16 096 at 111 E Commercial Blvd-Fine of 125 per day per violation for off-street parking facilities maintenance and overgrowth.**

The original hearing was June 21, 2016. The off street parking maintenance violation was to be complied by August 20, 2016 and the overgrowth was to be complied by July 6, 2016. The overgrowth complied July 14, 2016 and the off street parking violation remains out of compliance and fines continue to accrue.

No witnesses appeared to speak in defense of this item.

Lien certified - \$125 per day per violation.

- 3. SP16 106 at 3341 NE 15 Ave., owned by Tarpon IV LLC-Fine of \$1,750 for overgrowth.**

The original hearing was July 19, 2016 to be complied August 3, 2016. The property was brought into compliance August 10, 2016.

No witnesses appeared to speak in defense of this item.

Lien certified \$1,750.

- 4. SP16 111 at 4020 NE 6 Ave., owned by Bhogayta Brothers Inc-Fine of \$100 per day for permits required.**

The original hearing was July 19, 2016 to be complied August 19, 2016. The property remains out of compliance and fines continue to accrue.

Lien certified-\$100 per day.

- 5. SP16 129 at 4465 NW 17 Terr., owned by Bank of New York Mellon-Fine of \$250 per day per violation for accessory structure maintenance, doors and windows, and plant materials.**

The original hearing was August 16, 2016 to be complied August 31, 2016. The property remains out of compliance and fines continue to accrue.

Lien certified-\$250 per day per violation.

- 6. SP16 135 at 3400 NE 17 Way., owned by Jerome League – Fine of \$1050 for overgrowth.**

The original hearing was August 16, 2016 to be complied August 31, 2016. The property

remains out of compliance and fines continue to accrue.

Lien certified-\$1,050.

7. SP16 147 at 2633 NW 18 Terr., owned by US Bank NA– Fine of \$3,000 for overgrowth.

The original hearing was August 16, 2016 to be complied August 31, 2016. The property was brought into compliance on September 12, 2016.

Lien certified-\$3,000

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- 8. SP16 150 at 3851 NW 17 Ave., owned by Bernard McCabe– Fine of \$150 per day for overgrowth and pool water.**

The original hearing was August 16, 2016 to be complied September 5, 2016. The property remains out of compliance and fines continue to accrue.

Lien certified-\$150 per day.

E. OLD BUSINESS

- 1. SP16 069 at 3851 NW 17 Ave., owned by SMA & PLB Realty Associated LLC– Request for extension to date for compliance.**

The original hearing was April 19, 2016 to be complied October 16, 2016.

Rod Feiner, attorney for property owner presented his request.

Special Magistrate Herin extended the compliance date to December 23, 2016.

- 2. SP16 130 at 3550 NW 9 Ave., owned by David Wolis – Request for extension to date for compliance.**

The original hearing was August 16, 2016 to be complied October 16, 2016.

No witness appeared to present the request.

Special Magistrate Herin extended the compliance date to December 23, 2016.

- 3. SPM15 053 at 3125 Oakland Shores Dr B110,m owned by Georgi & Kristina Smatrakelev– Request for extension to date for compliance.**

The original hearing was August 16, 2016 to be complied October 16, 2016.

Secretary Brooks swore in Georgi Smatrakelev, property owner who presented his request.

Special Magistrate Herin extended the compliance date to December 23, 2016.

ADJOURN: There being no other business, the meeting adjourned at 3:50 p.m.

DJ Brooks, Recording Secretary

John Herin Jr., Special Magistrate