



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

MINUTES  
SPECIAL MAGISTRATE MEETING  
January 19, 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 Alexia Gertz.

**Staff Present:**

Jay Quier, Zoning and Code Administrator, Liaison  
Code Officers Brian Sheppard, Kevin Woodall, Lisa Hill 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. NEW CASES**

- 1. SP16 001 at 4650 N Dixie Hwy., owned by Oakland Park Medical Properties LLC-** Violation of 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, SEC.24.79.1(E)(5)(B)-duty to maintain property exterior surfaces, SEC.24.80(B)(3)(C)-off street parking facilities maintenance, and SEC.5.44(A)(1)-unsafe structure vacant.

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 Shawn Norman, business partner at property, to testify in defense of this item.

Special Magistrate Gertz 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 issued a Finding of Fact with no fine on the unsafe structure and overgrowth violations and ordered compliance of the remaining codes on or before March 18, 2016 with a fine of \$100 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. SP16 002 at 2701 N Oakland Forest Dr., owned by Oakland Forest Property Owners–Violation of SEC.24.79.1(E)(5)(E)-accessory structure maintenance.**

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

Special Magistrate Gertz found there was a violation of the stated codes and ordered compliance on or before February 19, 2016 with a fine of \$100 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 003 at 61 NW 35 Ct., owned by Jon Worthington- Complied prior to meeting.**

- 4. SP16 004 at 1028 NE 38 St., owned by American World Intl-Complied prior to meeting.**

- 5. SP16 006 at 3621 NE 1 Terr., owned by Alejandro Batista-Violation of SEC.7.17-business tax receipt required and SEC.5.3(A)-permits required.**

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

Secretary Brooks swore in Alex Batista, property owner, to testify in defense of this item.

Special Magistrate Gertz found there was a violation of the stated codes and ordered compliance on or before February 19, 2016 with a fine of \$100 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.

- 6. SP16 008 at 1048 E Oakland Park Blvd., owned by Eiffel Development Corp- Violation of SEC.8.7(A)-stagnant water and dense growths of vegetation, accumulation of refuse and graffiti.**

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

Special Magistrate Gertz 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 January 21, 2016 with a fine of \$100 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.

- 7. SP16 009 at 754 NE 38 St., owned by Broward Sales & Rentals-Complied prior to meeting.**

- 8. SP16 010 at 3900 N Andrews Ave., owned by Casey Boniello LC-Complied prior to meeting.**

**9. SP16 011 at 3960 N Andrews Ave., owned by Casey Boniello LC-Complied prior to meeting.**

**10. SP16 013 at 3161 NE 17 Ave., owned by Edward Marquez-Violation of SEC.24.79.1(E)(5)(C)-exterior surface maintenance, SEC.24.80(B)(3)(C)-off street parking facilities maintenance, and SEC.24.79.1(D)(2)-outdoor storage in residential districts.**

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

Secretary Brooks swore in Ed Marquez, property owner, to testify in defense of this item.

Special Magistrate Gertz found there was a violation of the stated code and ordered compliance on or before February 19, 2016 with a fine of \$100 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.

**11. SP16 014 at 1190 E Commercial Blvd., owned by Sunny Angel-Complied prior to meeting.**

**12. SP16 016 at 1053 NE 44 Ct., owned by HMP Investments-Withdrawn by staff.**

**13. SP16 017 at 4101 NE 18 Ave., owned by Inter Ten Inc-Violation of SEC.8.7(A)-stagnant water and dense growths of vegetation, accumulation of refuse and graffiti, SEC.5.44(A)(1)-unsafe structure vacant, SEC.24.79.1(E)(5)(C)-exterior surface maintenance, SEC.24.79.1(E)(5)(E)-accessory structure maintenance and SEC.24.79.1(E)(5)(B)-duty to maintain property exterior surfaces.**

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

Special Magistrate Gertz 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 January 26, 2016 with a fine of \$100 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.

**14. SP16 018 at 1139 E Commercial Blvd., owned by Commercial Boulevard East LLC-Withdrawn by staff.**

**15. SP16 019 at 1045 NE 44 St., owned by Randy Larson-Withdrawn by staff.**

**16. SP16 020R at 496 NW 40 Ct., owned by Ray of Hope Healthy Living Inc.-Violation of SEC.8.7(A)-stagnant water and dense growths of vegetation**

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

Special Magistrate Gertz found there was a violation of the stated code and ordered compliance on or before January 21, 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.

**C. CERTIFICATIONS**

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

**1. SP13 183 at 2910 NW 17 Terr., owned by Lashway Motorsports-Fine of \$150 per day per violation for business tax receipt and permits required.**

The original hearing was November 19, 2013 to be complied January 9, 2014. The property remains out of compliance and fines continue to accrue.

Lien certified - \$150 per day per violation.

**2. SP13 216 at 2910 NW 17 Terr., owned by Lashway Motorsports-Fine of \$100 per day for permits required, storage yards, light industrial district, and master business list.**

The original hearing was December 17, 2013 to be complied February 17, 2014. The property remains out of compliance and fines continue to accrue.

Lien certified - \$100 per day.

**3. SP14 072 at 3184 NW 9 Ave., owned by Almavi Enterprises- Fine of \$100 per day for accessory structure maintenance.**

The original hearing was May 20, 2015 to be complied June 20, 2014. The property remains out of compliance and fines continue to accrue.

Lien certified - \$100 per day.

**4. SP15 087 at 3400 NE 5 Ave., owned by Five Y Investments Inc.-Fine of \$100 per day for business tax receipt.**

The original hearing was April 21, 2015 to be complied by June 1, 2015. The property remains out of compliance and fines continue to accrue.

Lien certified - \$100 per day.

**5. SP15 088 at 201 NE 33 St., owned by Five Y Investments Inc.-Fine of \$100 per day for business tax receipt.**

The original hearing was April 21, 2015 to be complied by June 1, 2015. The property remains out of compliance and fines continue to accrue.

Lien certified - \$100 per day.

- 6. SP15 187 at 190 NE 40 St , owned by US Bank Natl Assn Trustee-Fine of \$4,950 for accumulation of refuse, accessory structure maintenance, and overgrowth.**

The original hearing was October 20, 2015 to be complied by November 9, 2015 and did comply December 1, 2015.

Lien certified – \$4,950

- 7. SP15 197R at 2671 NW 18 Terr., owned by Elizabeth & Willie Cheeks-Fine of \$5,500 for overgrowth.**

The original hearing was October 20, 2015 to be complied by November 9, 2015 and did comply November 20, 2015.

Lien certified – \$5,500

- 8. SP15 198 at 2700 NW 18 Terr., owned by RA TLC Holdings-Fine of \$2,200 for overgrowth.**

The original hearing was October 20, 2015 to be complied by November 9, 2015 and did comply November 20, 2015.

Lien certified – \$2,200

- 9. SP15 203R at 541 NW 39 St., owned by Sean Fernandes-Fine of \$1,800 for overgrowth.**

The original hearing was November 17, 2015 to be complied by November 24, 2015 and did comply November 30, 2015.

Lien certified – \$1,800

- 10. SP15 212 at 2628 NW 18 Terr., owned by Yuri Guzman-Fine of \$1,250 for overgrowth.**

The original hearing was November 17, 2015 to be complied by December 2, 2015 and did comply December 7, 2015.

Lien certified – \$1,250

- 11. SP15 213 at 2201 NW 26 St., owned by Apostolic Church of God Seventh Day Florida Conference Inc-Fine of \$1,750 for overgrowth.**

The original hearing was November 17, 2015 to be complied by December 2, 2015 and did comply December 9, 2015.

Lien certified – \$1,750.

- 12. SP15 215 at 2319 NW 29 St., owned by Lawrence Harris-Withdrawn by staff.**

**13. SP15 215 at 2301 NW 29 St., owned by Lawrence Harris-Withdrawn by staff.**

**14. SPM15 032 at 3123 Oakland Shores Dr #D202., owned by Bank of America -Fine of \$100 per day permits required.**

The original hearing was May 28, 2015 to be complied by June 7, 2015. The property remains out of compliance and fines continue to accrue.

Lien certified – \$100 per day.

**15. SPM15 056 at 5170 N Andrews Ave., owned by Maria & Luis Ruales-Fine of \$150 per day per violation for permits required and uses permitted.**

The original hearing was August 18, 2015 to be complied by October 14 2015. The property remains out of compliance and fines continue to accrue.

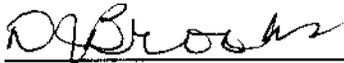
Lien certified – \$150 per day per violation.

**5. SPM15 092 at 2645 NW 21 Ave., owned by Loubna Nouredin-Fine of \$50 per day for business tax receipt.**

The original hearing was October 29, 2015 to be complied by November 20, 2015. The property remains out of compliance and fines continue to accrue.

Lien certified – \$50 per day.

ADJOURN: There being no other business, the meeting adjourned at 3:56 p.m.

  
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DJ Brooks, Recording Secretary

  
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Alexia Gertz, Special Magistrate