



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

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MINUTES  
SPECIAL MAGISTRATE MEETING  
MAY 17, 2016, 3:00 P.M.

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**A. CALL TO ORDER**

The regular meeting of the Special Magistrate of the City of Oakland Park, Florida was called to order at 3:05 p.m. by Special Magistrate John Herin in City Hall Chambers.

**Staff Present:**

Jay Quier, Zoning and Code Administrator  
Brad Ostroff, Community Enhancement Project Manager  
Code Officers Christopher Johnson, Patricia Moebius, and Kevin Woodall  
BSO Deputy Debbie Wallace  
Denise Smith, Board Secretary

Secretary Smith provided the meeting's proceedings. Officers were sworn in. 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 April 19, 2016 were approved by Magistrate Herin.

**C. NEW CASES**

1. **SP16 029 at 108 Royal Park 108 1A Drive owned by Ronald Jay Rich TR - Withdrawn by staff.**

2. **SP16 065 at 88 NW 42 Street owned by WB KT Realty LLC - Withdrawn by staff.**

3. **SP16 071 at 2700 South Oakland Forest Drive 604 owned by Curtis L. Petersen - Violation of SEC.5.3(A) permits required.**

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

No witnesses appeared in defense of this item.

Special Magistrate Herin found there was a violation of the stated code and ordered compliance on or before June 6, 2016 with a fine of \$50 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 082 at 3200 NE 13 Avenue owned by Dawson A. Johnson – Complied.**

5. **SP16 048R at 579 NW 41 Street owned by Laura Miller – Moved to certifications.**

6. **SP16 083 at 4130 NW 10 Avenue owned by Codisco Inc – Withdrawn by staff.**

7. **SP16 084 at 2802 West Oakland Park Blvd owned by Sunshine Holiday Lake LLC – Violation of SEC.13.32(A) accumulation of refuse prohibited.**

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

No witnesses appeared in defense of this item.

Special Magistrate Herin found there was a violation of the stated code and that the violation and/or conditions causing the violations constitute a threat to public health, safety, and welfare. Special Magistrate Herin ordered the site to be secured by June 1, 2016 and the violation brought into compliance on or before June 16, 2016 or fine of \$200 per day is retroactive to June 1, 2016 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 085 at 253 NE 34 Street owned by L Discount Photo & Video, Inc. – Violation of SEC.24.80(I)(3) single family residential and duplex properties-grass parking and SEC.24.64(2)(H) recreational and commercial vehicles parking location, parking and storage.**

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

Secretary Smith swore in Luggens St. Fleur, president of L Discount Photo & Video Inc., who appeared in defense of this item.

Special Magistrate Herin found there was a violation of the stated codes and ordered compliance on or before July 1, 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.

9. **SP16 086 at 1049 NE 36 Street owned by Christian Duhaime – Complied.**

10. **SP16 087 at 1570 NE 45 Street owned by Alfredo Morico – Withdrawn by staff.**

11. **SP16 088 at 1035 NE 44 Street owned by John M. Powers, Jr. – Violation of SEC.24.80(B)(3)(C) off-street parking facilities maintenance**

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

No witnesses appeared in defense of this item.

Special Magistrate Herin found there was a violation of the stated code and ordered compliance on or before July 16, 2016 with a fine of \$125 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.

12. **SP16 089 at 1021 NE 44 (Thru 1027) Street owned by Flamingo West Inc – Complied.**

13. **SP16 090 at 1069 NE 44 thru 1083 Street owned by JDR Properties LLC – Violation of SEC.24.80(B)(3)(C) off-street parking facilities maintenance.**

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

Secretary Smith swore in Dwight Gorall, company president, who appeared in defense of this item.

Special Magistrate Herin found there was a violation of the stated code and ordered compliance on or before July 16, 2016 with a fine of \$125 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 091 at 1030 NE 43 Court owned by 1024 NE 43 Court LLC – Violation of SEC.24.80(A)(6) reduction of required parking unlawful.**

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

No witnesses appeared in defense of this item.

Special Magistrate Herin found there was a violation of the stated code and ordered compliance on or before June 1, 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.

15. **SP16 092 at 191 NE 51 Street owned by David Kays – Violation of SEC.24.64(2)(F) recreational vehicles-number has complied; SEC.24.64(2)(H) recreational and commercial vehicles parking location, parking and storage.**

Christopher Johnson presented into evidence photos, certified mail information, notices, and affidavits for SEC.24.64(2)(H).

Secretary Smith swore in David Kays, owner, who appeared in defense of this item.

Special Magistrate Herin held this case in abeyance and reset it to the June 21, 2016 Special Magistrate meeting if not in compliance.

16. **SP16 093 at 1190 E Commercial Boulevard owned by Sunny Angel LLC** – Withdrawn by staff.

D. **CERTIFICATIONS**

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

1. **SP16 001 at 4650 N Dixie Highway owned by Oakland Park Medical Properties LLC** – Withdrawn by staff.

2. **SP16 017 at 4101 NE 18 Avenue owned by Inter-Ten LLC** – Fine of \$100 per day for exterior surface maintenance, accessory structure maintenance and duty to maintain property-exterior surfaces.

The original hearing was January 19, 2016 to be complied March 15, 2016. The property remains out of compliance and fines continue to accrue.

Lien certified - \$100 per day.

3. **SP16 026 at 2760 NW 18 Terrace owned by New Visions Community** – Fine of \$250 per day for trees planted near utility line restriction.

The original hearing was February 16, 2016 to be complied March 11, 2016. The property remains out of compliance and fines continue to accrue.

Lien certified - \$250 per day.

4. **SP16 034 at 3765 NW 31 Avenue owned by Oakland One Holdings LLC** – Fine of \$150 per violation per day for stagnant water and dense growths of vegetation, accumulation of refuse and graffiti and storage yards.

The original hearing was February 16, 2016 to be complied April 1, 2016. The property remains out of compliance and fines continue to accrue.

Lien certified - \$150 per day.

5. **SP16 047R at 920 NE 39 Street owned by Karl F Mieleke Liv Tr** – Fine of \$1,000 for stagnant water and dense growths of vegetation, accumulation of refuse and graffiti.

The original hearing was March 15, 2016, to be complied March 30, 2016 and did comply on April 1, 2016.

Lien certified - \$1,000.

6. **SP16 048R at 579 NW 41 Street owned by Laura Miller** – Fine of \$150 for accumulation of refuse, graffiti and overgrowth.

The original hearing was March 15, 2016, to be complied March 30, 2016 and did comply on April 1, 2016.

Lien certified - \$150.

7. **SP16 060 at 5273 N Andrews Avenue owned by Marie E Felski** – Fine of \$250 per day per violation for unsafe structure – vacant and abandoned and/or inoperable property.

The original hearing was March 15, 2016 to be complied March 30, 2016. The property remains out of compliance and fines continue to accrue.

Lien certified - \$250 per day.

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



Denise Smith, Recording Secretary



John Herin Jr., Special Magistrate