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

MINUTES
SPECIAL MAGISTRATE MEETING
JANUARY 16, 2020, 3:00 P.M.

A. CALL TO ORDER

The regular meeting of the Special Magistrate of the City of Oakland Park, Florida was called to order at 3:01 P.M. in City Hall Chambers by Special Magistrate John Herin, Jr.

Staff Present:
Code Officers: Kevin Woodall, Stephen Batista, Joe Diskin and Chris Johnson
Charles Howard, Broward County Sheriff’s Deputy
Regina Rohena, Acting Board Secretary
Laura Adams, Board Secretary
Jamie Opperlee, Recording Secretary, Prototype Inc.

Secretary Rohena swore in the officers and described 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 December 17, 2019 meeting were approved by Special Magistrate Herin.

C. NEW CASES

1. **SP19 167 - COMPLIED**
   ADDRESS: 131 E COMMERCIAL BLVD, OAKLAND PARK
   OWNER: BASYROVA, ELVIRA
   C.E. CASE: 191815
   OFFICER: GORMAN HAMILTON

   Complied prior to meeting.

2. **SP20 001 - COMPLIED**
   ADDRESS: 2650 NW 25 AVE, OAKLAND PARK
   OWNER: CUMMINGS, JOHN & DONNA
   C.E. CASE: 191982
   OFFICER: CHRISTOPHER JOHNSON

   Complied prior to meeting.

3. **SP20 002**
   ADDRESS: 3900 N ANDREWS AVE  OAKLAND PARK
   OWNER: 3900-3950 NORTH ANDREWS AVENUE LLC
   C.E. CASE: 191734
   OFFICER: KEVIN WOODALL
SEC.24.105 LANDSCAPE REGULATIONS
SEC.24.151(A) Sign permits

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

Special Magistrate Herin found there was a violation of the stated codes and ordered compliance on or before February 20, 2020 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.

4. **SP20 003 - COMPLIED**
   ADDRESS: 2640 NW 25 AVE, OAKLAND PARK
   OWNER: CUMMINGS, JOHN W & DONNA C
   C.E. CASE: 191981
   OFFICER: CHRISTOPHER JOHNSON

Complied prior to meeting.

5. **SP20 004 - WITHDRAWN**
   ADDRESS: 3620 N ANDREWS AVE, OAKLAND PARK
   OWNER: HI BYE LLC
   C.E. CASE: 191704
   OFFICER: KEVIN WOODALL

Withdrawn by staff pending compliance.

6. **SP20 005**
   ADDRESS: 4450 NE 15 AVE, OAKLAND PARK
   OWNER: VALENTIN, FRANKLIN JR
   C.E. CASE: 191649
   OFFICER: STEPHEN BATISTA

   SEC.8.7(A) STAGNANT WATER AND DENSE GROWTHS OF VEGETATION, ACCUMULATION OF REFUSE AND GRAFFITI. - Complied
   SEC.24.80(B)(3)(C) OFF-STREET PARKING FACILITIES MAINTENANCE
   SEC.24.69(B)(1)(E) POOL WATER
   SEC.23.1(A) Abandoned and/or inoperable property.

   Officer Batista presented into evidence notices, photos, affidavits and certified mail information.

   Secretary Rohena swore in Franklin Valentín, to speak in defense of this item.

   Special Magistrate Herin found there was a violation of the stated codes and ordered compliance on or before February 20, 2020 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.

7. **SP20 006**
   ADDRESS: 1399 NE 33 ST, OAKLAND PARK
   OWNER: ERNST, GOTTFRIED
   C.E. CASE: 191003
   OFFICER: STEPHEN BATISTA
SEC.24.95(D)(1) CONSTRUCTION AND REPAIR OF SIDEWALKS-DUTY TO MAINTAIN
SEC.24.80(B)(3)(C) OFF-STREET PARKING FACILITIES MAINTENANCE

Officer Batista presented into evidence notices, photos, affidavits and certified mail information.

Secretary Rohena swore in Craig Ahlheim, the owner's husband, to speak in defense of this item.

Special Magistrate Herin found there was a violation of the stated codes and ordered compliance on or before March 17, 2020 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.

D. CERTIFICATIONS

1. **SP19 007**
   ADDRESS: 171 E COMMERCIAL BLVD, OAKLAND PARK
   OWNER: VIRGINIA/ILLINOIS LIMITED
   C.E. CASE: 187869
   OFFICER: KEVIN WOODALL

   SEC.5.3(A) Permits required

   The original hearing was 3/19/19 to be complied 7/30/19. The Special Magistrate abated the fine on 12/17/19 and postponed the certification to 1/16/20. The property remains out of compliance, the current fines total $35,000 and the fines would continue to accrue at $250 per day.

   Special Magistrate Herin certified the fine at $250 per day.

   Lien certified $35,000.

2. **SP19 149**
   ADDRESS: 5432 N ANDREWS AVE, OAKLAND PARK
   OWNER: WINSTANLEY, GEORGE EST
   C.E. CASE: 191749
   OFFICER: DEDRICK WATKINS

   SEC.8.7(A) STAGNANT WATER AND DENSE GROWTHS OF VEGETATION, ACCUMULATION OF REFUSE AND GRAFFITI. – COMPLIED 12/12/2019

   The original hearing was 11/18/19 to be complied 12/5/19. The property was brought into compliance on 12/12/19. The current fines total $1,750.

   Special Magistrate Herin certified the fine at $1,750

   Lien certified 1,750.
E. OLD BUSINESS

1. SP19 122
   FOLIO: 494215060110
   BOARD NBR: SP19 122
   ADDRESS: 381 E COMMERCIAL BLVD, OAKLAND PARK
   OWNER: FW SERVICES INC.
   VIOLATOR: FW SERVICES INC.
   C.E. CASE: 191130
   OFFICER: DEBRA WALLACE

SEC.24.37(B)(1) COMMUNITY BUSINESS DISTRICT USES PERMITTED
SEC.5.3(A) Permits required
SEC.24.41 Master Business List

The original hearing was 12/17/19 and the Magistrate requested the case be brought back in January 2020 for an update on its status as to coming into compliance.

Officer Diskin reported the company was planning to move to Pompano Beach Before February 20 and had a BSO detail on the property. They were also allowing employees access to the bathrooms.

Deputy Howard said the neighboring property owner indicated there were no new complaints and the detail officer did not report any issues.

Officer Diskin agreed to keep the Special Magistrate apprised.

ADJOURN: There being no further business, the meeting was adjourned at: 3:46 p.m.

Regina Rohena, Acting Recording Secretary

John Herin Jr., Special Magistrate