



City Hall – Commission Chamber  
3650 NE 12 Ave  
Oakland Park, Florida 33334

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SPECIAL MAGISTRATE MEETING  
AGENDA  
TUESDAY, JANUARY 18, 2022 2:00 P.M.

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To support the public’s continued safety concerns, this meeting will be conducted in a manner that promotes social distancing while ensuring public access. This meeting is available for virtual participation via Zoom (**Webinar ID# 837 3331 1383**). Please call the City Clerk’s office at 954-630-4300 for Zoom registration information or to speak during the Public Comment portion of the agenda. (Limit 4 minutes.) Written public comments (no more than 250 words) can be submitted for the record to [publiccomments@oaklandparkfl.gov](mailto:publiccomments@oaklandparkfl.gov) by 5:00 p.m. the day prior to the meeting

**A. CALL TO ORDER**

**B. MINUTES**

Approve minutes from December 17, 2021 meeting.

**C. NEW CASES**

1. **SP21 175** CE CASE: CODE202110000001759  
370 NE 44 ST OFFICER: Chris Johnson  
OWNER: Restoration Construction, LLC

SEC.24.79.1(E)(5)(B) - EXTERIOR SURFACE MAINT  
SEC.8.7(A) - OVERGROWTH

2. **SP22 001** CE CASE: CODE202108000001456  
111 NE 45 ST OFFICER: DJ Watkins  
OWNER: DB PROPERTIES OF BROWARD LLC

SEC.5.3(A) - PERMITS REQUIRED

3. **SP22 002** CE CASE: CODE202109000001676  
2710 NW 26 AVE OFFICER: Kevin Woodall  
OWNER: APPALOOSA15 LLC

SEC.24.105.Section 1(A)(8)(G)i - LANDSCP/SGHT TRI

4. **SP22 003** CE CASE: CODE202109000001711  
79 E OAKLAND PARK BLVD OFFICER: Kevin Woodall  
OWNER: LA SHOPS LLC

SEC.24.105 Section 1(A)(5)(D) - LANDSCP MAINT  
SEC.24.80(B)(3)(C) - OFF STREET PARKING

5. **SP22 004** CE CASE: CODE20211000001729  
2061 NW 39 ST OFFICER: Walter Fenton  
OWNER: GUILLERMO SEBASTIAN SALAZAR  
SEC.23.1(A) - ABANDONED VEHICLES
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6. **SP22 005** CE CASE: CODE202111000001945  
3793 NE 19 AVE OFFICER: Stephen Batista  
OWNER: CIACCIO LIV TR CIACCIO, BOBBIE J TRSTEE  
SEC.7.153(A) - VAC RENTAL REG REQUIREMENT  
SEC.8.50(A) - NOISE - GENERAL
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7. **SP22 006** CE CASE: CODE202112000001962  
2030 NW 33 ST OFFICER: Kevin Woodall  
OWNER: CODY ALLEN  
SEC.24.105 Section 1(A)(8)(G)i - LNDSCP/SGHT TRI
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8. **SP22 007** CE CASE: CODE202112000001992  
419 NW 40 ST OFFICER: Kevin Woodall  
OWNER: PICO TURQUINO INVESTMENT LLC  
SEC.5.43(C)(6) - ADEQUATE SCREEN REQUIRED  
SEC.5.43(E)(6) MAINTENANCE OF ELECTRICAL  
SEC.13.8(A) - TRASH RECEPTACLE  
SEC.24.79.1(E)(5)(B) - EXTERIOR SURFACE MAINT
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9. **SP22 008** CE CASE: CODE202112000002056  
1330 NE 48 CT OFFICER: Stephen Batista  
OWNER: JOB, CAROLINE B  
SEC.8.7(A) - OVERGROWTH
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10. **SP22 009** CE CASE: CODE202112000002066  
1701 W OAKLAND PARK BLVD OFFICER: Stephen Batista  
OWNER: HOME DEPOT U S A INC % PROP TAX DEPT #0249  
SEC.23.1(A) - ABANDONED VEHICLES  
SEC.24.65 - UNLICENSED VEHICLES  
SEC.24.79.1(E)(6) - MAINT PROP - BLIGHT  
SEC.24.80(A)(6) - REDCTN OF REQUIRED PARKING  
SEC.24-37(B)(1) - USES PERMITTED B-1 DIST

**D. CERTIFICATIONS**

1. **SP21 071** C.E. CASE: CODE202103000001003  
1700 NW 27 ST OFFICER: Walter Fenton  
OWNER: JAMES E PEARL, DAVID S PEARL DOUGLAS B PEARL

<b>Violation</b>	<b>Amount Per Day</b>	<b>Compliance Date</b>	<b>Resolution Date</b>
SEC.24.153(E)(4) BILL BOARDS SEC.5.3(A) PERMITS REQUIRED	\$150.00	11/16/2021	

\$9,450, accruing. Original Hearing 08/17/2021. To be complied by 11/16/2021. Fine amount Per Day \$150/Per Violation, plus the Admin Fee of \$150.

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2. **SP21 118** C.E. CASE: CODE202106000001268  
5851 N ANDREWS AVE OFFICER: Kevin Woodall  
OWNER: BRE/ESA FL PROPERTIES LLC

<b>Violation</b>	<b>Amount Per Day</b>	<b>Compliance Date</b>	<b>Resolution Date</b>
SEC.24.105.1.(A)(5)(D) - LANDSCAPE MAINT	\$150.00	09/17/2021	

\$13,650 not accruing. Original Hearing 08/17/2021. To be complied by 09/17/2021. Fine amount Per Day \$150/Per Violation, plus the Admin Fee of \$150. 12/17/2021 – Special Magistrate gave property owner 30 day extension to come into compliance. The fine is in abeyance from that date, and the Admin Fee of \$150 is still due.

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3. **SP21 125** CE CASE: CODE202107000001404  
2600 NW 18 TER OFFICER: Walter Fenton  
OWNER: OAKLAND 95 LLC

<b>Violation</b>	<b>Amount Per Day</b>	<b>Compliance Date</b>	<b>Resolution Date</b>
SEC.24.29(A)(B)(1) - USES PERMITTED ONE FAMILY	\$100.00	10/21/2021	

\$8,900 accruing. Original Hearing 09/21/2021. To be complied by 10/21/2021. Fine: Amount Per Day: \$100/per violation, plus the Admin Fee of \$150.

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4. **SP21 133** CE CASE: CODE202104000001058  
4047 NE 5 TER OFFICER: Stephen Batista  
OWNER: FISCHER ENTERPRISES LLC

<b>Violation</b>	<b>Amount Per Day</b>	<b>Compliance Date</b>	<b>Resolution Date</b>
SEC.24.79.1(G)(1)(A) - CITYWIDE STRG SCRNG	\$100.00	10/21/2021	

\$8,900 accruing. Original Hearing 09/21/2021. To be complied by 10/21/2021. Fine: Amount Per Day: \$100/per violation plus the Admin Fee of \$150.

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5. **SP21 151** CE CASE: CODE202104000001083  
131 NW 57 ST 1-2 OFFICER: DJ Watkins  
OWNER: Mirta Y David

<b>Violation</b>	<b>Amount Per Day</b>	<b>Compliance Date</b>	<b>Resolution Date</b>
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SEC.24.79.1(E)(5)(B) - EXTERIOR SURFACE MAINT \$75.00 11/20/2021  
SEC.24.8.80(B)(3)(C) - OFF STREET PARKING \$75.00 11/20/2021

\$8,850 accruing. Original Hearing 09/21/2021. To be complied by 11/20/2021. Fine: Amount Per Day: \$75/per violation.

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6. **SP21 153** CE CASE: CODE202106000001316  
2980 NW 24 AVE OFFICER: Walter Fenton  
OWNER: CATHERINE C EUBANKS

<b>Violation</b>	<b>Amount Per Day</b>	<b>Compliance Date</b>	<b>Resolution Date</b>
SEC.24.79.1(E)(5)(E) - ACCESSORY STRUCTURE MAINT	\$250.00	10/06/2021	

\$13,650 accruing. Original Hearing 09/21/2021. To be complied by 10/06/2021. Fine: Amount Per Day: \$250/per violation, plus the Admin Fee of \$150.

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7. **SP21 170** CE CASE: CODE202108000001531  
1831 NW 36 ST OFFICER: Walter Fenton  
OWNER: CARL T RANIERI

<b>Violation</b>	<b>Amount Per Day</b>	<b>Compliance Date</b>	<b>Resolution Date</b>
SEC.24.69(B)(3) POOL FENCING & GATES REQUIRED	\$50.00	11/30/2021	
SEC.24.65 UNLICENSED VEHICLES	\$50.00	11/30/2021	
SEC.24.79.1(D)(3) OUTDOOR STORAGE	\$50.00	11/30/2021	
SEC.24.80(B)(3)(C) OFF STREET PARKING	\$50.00	11/30/2021	

\$9,800 accruing. Original Hearing 11/16/2021. To be complied by 11/30/2021. Fine: Amount Per Day: \$50/per violation, plus the Admin Fee of \$150.

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8. **SP21 171R** CE CASE: CODE202108000001525  
901 NE 30 CT OFFICER: Chris Johnson  
OWNER: Mona Oloffson

<b>Violation</b>	<b>Amount Per Day</b>	<b>Compliance Date</b>	<b>Resolution Date</b>
SEC.23.1(A) ABANDONED VEHICLES	\$350.00	11/27/2021	11/28/2021

\$350 not accruing. Original Hearing 11/16/2021. To be complied by 11/27/2021. Violation complied on 11/28/2021. Fine: Amount Per Day: \$350/per violation, plus the Admin Fee of \$150

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9. **SP21 174R** CE CASE: CODE202110000001798  
551 NE 35 ST OFFICER: Chris Johnson  
OWNER: ESS NYFL

<b>Violation</b>	<b>Amount Per Day</b>	<b>Compliance Date</b>	<b>Resolution Date</b>
SEC.13.32(A) SOLID WASTE	\$1,250.00	11/15/2021	11/16/2021
SEC.23.1(A) ABANDONED VEHICLES	\$350.00	11/27/2021	
SEC.24.79.1(E)(6) DUTY TO MAINT PROP-BLIGHT	\$1,250.00	11/15/2021	11/16/2021

\$20,700 accruing. Original Hearing 11/16/2021. To be complied by 11/27/2021. A one time fine of \$2,500 has been assessed for the two violations SEC.13.32(A) and SEC.24.79.1(E)(6) at \$1,250 each – not accruing. Fine for SEC.23.1(A) is in the amount Per Day: \$250/per violation, plus the Admin Fee of \$150.

**E. OLD BUSINESS**

**None.**

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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 Board/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 Code Board/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: 01/07/2022

By: Laura Adams  
Board Secretary