



Emergency Operations Center
5399 N Dixie Highway, Suite 2
Oakland Park, Florida 33334

SPECIAL MAGISTRATE MEETING
AGENDA
TUESDAY, MAY 18, 2021 2:00 P.M.

A. CALL TO ORDER

B. MINUTES

Approve minutes from APRIL 20, 2021 meeting.

C. NEW CASES

1 **SP21 036** CE CASE: CODE202012000000740
1911 NW 36 CT OFFICER: Walter Fenton
OWNER: MONTEJO FIGUEROA ANA KATHERINA

SEC.24.64(A)(2)(F) - NUMBER OF RECREATIONAL VEH
SEC.24.79.1(D)(2) - OUTDOOR STORAGE
SEC.24.80(A)(7) - CONSTRUCTION EQUIP PARKING
SEC.24.80(I)(3) - GRASS PARKING

2 **SP21 048** CE CASE: CODE202103000001005
261 NW 42 ST OFFICER: Chris Johnson
OWNER: MPG FL LLC

SEC.13.8(A) - TRASH RECEPTACLE
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3 **SP21 053** CE CASE: CODE202010000000683
4601 NE 15 TER OFFICER: Stephen Batista
OWNER: CAROL MATTHEWS

SEC.13.8(A) - TRASH RECEPTACLE
SEC.24.105 - LANDSCAPING MAINT
SEC.24.65 - UNLICENSED VEHICLES
SEC.24.80(B)(3)(C) - OFF STREET PARKING
SEC.8.7(A) - OVERGROWTH

4 **SP21 054** CE CASE: CODE202101000000838
417 NW 40 ST OFFICER: Stephen Batista
OWNER: PICO TURQUINO INVESTMENT LLC

SEC.24.80(B)(3)(C) - OFF STREET PARKING

5 **SP21 055**
604 NE 44 ST
OWNER: GROSSER INVESTMENTS LLC

CE CASE: CODE202101000000861
OFFICER: Chris Johnson

SEC.24.79.1(G)(1)(A) - CITYWIDE STORAGE SCREENING

6 **SP21 056**
3292 NE 11 AVE
OWNER: CINCO ZETAS, LLC

CE CASE: CODE202104000001011
OFFICER: Chris Johnson

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

7 **SP21 057**
3227 NW 32 TER
OWNER: DENNIS PENA

CE CASE: CODE202104000001030
OFFICER: Walter Fenton

SEC.5.3(A) - PERMITS REQUIRED

8 **SP21 058**
2710 NW 26 AVE
OWNER: APPALOOSA15 LLC

CE CASE: CODE202104000001023
OFFICER: Walter Fenton

SEC.8.7(B) - TRASH/GRAFFITI

9 **SP21 060**
1813 NW 36 CT
OWNER: JASON CONNER

CE CASE: CODE202103000000973
OFFICER: Walter Fenton

SEC.23.1(A) - ABANDONED VEHICLES

10 **SP21 061**
3650 NW 18 AVE
OWNER: KEVIN KEARNEY

CE CASE: CODE202103000000971
OFFICER: Walter Fenton

SEC.24.64(A)(2)(H) - RECREATIONAL VEHICLE PARKING
SEC.24.79.1(D)(2) - OUTDOOR STORAGE
SEC.24.79.1(E)(5)(E) - ACCESSORY STRUCTURE MAINT
SEC.24.80(I)(3) - GRASS PARKING RESIDENTIAL

11 **SP21 062** CE CASE: CODE202104000001033
5324 NE 5 AVE OFFICER: Chris Johnson
OWNER: JOLIE WALLACE

SEC.24.80(I)(3) - GRASS PARKING RESIDENTIAL

12. **SP21 063** CE CASE: CODE202104000001037
3300 NW 9 AVE OFFICER: Chris Johnson
OWNER: C-SQUARE PROPERTIES INC

SEC.23.1(A) - ABANDONED VEHICLES
SEC.24.80(B)(3)(C) - OFF STREET PARKING
SEC.8.7(A) - OVERGROWTH

13. **SP21 064** CE CASE: CODE202104000001041
160 NW 43 ST 1-5 OFFICER: Chris Johnson
OWNER: LIVE CHEAP LLC

SEC.5.43(E)(5) - WORKNG PLUMBING

14. **SP21 065** CE CASE: CODE202104000001042
953 NE 37 ST OFFICER: Chris Johnson
OWNER: GINA VIPOND

SEC.24.64(A)(2)(h) - RECREATIONAL VEHICLE PARKING

15. **SP21 066** CE CASE: CODE202104000001098
1299 E COMMERCIAL BLVD OFFICER: Stephen Batista
OWNER: COMMERCIAL BLVD BUILDING LLC

SEC.23.1(A) - ABANDONED VEHICLES

D. CERTIFICATIONS

1 **SP21 035** CE CASE: CODE202004000000364
901 NE 30 CT OFFICER: Chris Johnson
OWNER: Mona Oloffson

Violation:
SEC.23.1(A) - ABANDONED &/OR INOPERABLE PROPERTY
SEC.24.79.1(E)(6) - DUTY TO MAINTAIN PROP-BLIGHT **COMPLIED**

\$3,700, accruing. Original Hearing 03/16/2021, To be complied by 04/01/2021. Fine: Amount Per Day:
\$100/per violation.

2 **SP20 123**
4112 NW 13 Ave
OWNER: Ogren, Nathaniel K & Cathy E

CE CASE: 192156
OFFICER: Walter Fenton

Violation:

SEC.5.3(A)Permits required
SEC.24.79.1(D)(3)OUTDOOR STORAGE IN RESIDENTIAL DISTRICTS - COMPLIED
SEC.24.79.1(E)(5)(E)ACCESSORY STRUCTURE MAINTENANCE - COMPLIED
SEC.8.7(A)STAGNANT WATER AND DENSE GROWTHS OF VEGETATION, ACCUMULATION OF REFUSE AND GRAFFITI. - COMPLIED

\$9,450, not accruing. Original Hearing 10/21/2020, To be complied by 12/22/2020. Fine: Amount Per Day: \$100/per violation. 2/23/2021 - Special Magistrate gave 60 days to come into compliance, fine stopped.

3 **SP20 138**
4351 NE 15 TER:
OWNER: HUNTER,SUSANA EST

C.E. CASE: 192164
OFFICER:Stephen Batista

VIOLATOR:

SEC.24.69(B)(1)(E) POOL WATER
SEC.24.80(B)(3)(C) OFF-STREET PARKING FACILITIES MAINTENANCE

\$28,225 accruing. Original Hearing 12/15/2020. SEC.24.69(B)(1)(E), To be complied by 12/30/2020. Fine amount Per Day \$175. SEC.24.80(B)(3)(C), To be complied by 2/16/2021. Fine amount Per Day \$75

4 **SP21 011**
3341 NE 15 AVE
OWNER: TARPON IV LLC

C.E. CASE: 192184
OFFICER:Bradford Cillizza

VIOLATOR:

SEC.8.7(A) STAGNANT WATER AND DENSE GROWTHS OF VEGETATION, ACCUMULATION OF REFUSE AND GRAFFITI. - COMPLIED BY CITY CONTRACTOR ON 3/1/2021

\$4,500 not accruing. Original Hearing 01/26/2021. To be complied by 02/10/2021. Fine amount Per Day \$250/Per Violation. COMPLIED BY CITY CONTRACTOR ON 3/1/2021

5 **SP21 019**
1499 NE 33 ST
OWNER: GJM REAL ESTATE, LLC

C.E. CASE: 192193
OFFICER:Gorman Hamilton

VIOLATOR:

SEC.24.71(E) - COMMUNITY RESIDENCES AND RECOVERY - LICENSE REQUIRED

\$10,325 accruing. Original Hearing 02/23/2021. To be complied by 03/09/2021. Fine amount Per Day \$175/Per Violation.

6 SP21 020
1515 NE 33 ST:
OWNER: GJM REAL ESTATE, LLC

C.E. CASE: 192194
OFFICER: Gorman Hamilton

VIOLATOR:
SEC.24.71(E) - COMMUNITY RESIDENCES AND RECOVERY - LICENSE REQUIRED

\$10,325 accruing. Original Hearing 02/23/2021. To be complied by 03/09/2021. Fine amount Per Day \$175/Per Violation.

E. OLD BUSINESS

SP20 131
2901 W OAKLAND PARK BLVD
OWNER: ACS 2901 LLC

C.E. CASE: 192158
OFFICER: RUDOLPH NEUMANN

Violation::

NFPA 101 12.3.5.2 - ANY BUILDING CONTAINING ONE OR MORE ASSEMBLY OCCUPANCIES WHERE THE AGGREGATE OCCUPANT LOAD OF THE ASSEMBLY OCCUPANCIES EXCEEDS 300 SHALL BE PROTECTED BY AN APPROVED SUPERVISED AUTOMATIC SPRINKLER SYSTEM ACCORDANCE WITH 9.7

NFPA 101 12.3.4.1.1 - ASSEMBLY OCCUPANCIES WITH OCCUPANT LOADS OF MORE THAN 300 AND ALL THEATERS WITH MORE THAN ONE AUDIENCE VIEWING ROOM SHALL BE PROVIDED WITH AN APPROVED FIRE ALARM SYSTEM IN ACCORDANCE WITH 9.6.1 AND 12.3.4

\$47,000, not accruing per Special Magistrate on 4/20/2021 – as of 2/12/2021. Original Hearing 10/21/2020, To be complied by Date 11/10/2020. Fine: Amount Per Day: \$250/per violation. Code Case fine Certified on 2/23/2021. Notification of Certification Hearing was sent out on 2/12/2021 Lien recorded 3/9/2021. Owner listed on BCPA at the date of the Original Hearing was the previous owner and all communications were sent to them. Property was sold on 2/15/2021. Special Magistrate requested this case come back in May with all issues resolved. Attorney, Les Stevens, was notified as well as the property owner.

SP18 175
740 NE 45 ST
OWNER: GT PROPERTIES LLC

C.E. CASE: 187701
OFFICER: RUDOLPH NEUMANN

Violation:

NFPA 13.6-7.4.1 IDENTIFICATION OF FIRE SPRINKLER TEST VALVES – COMPLIED 10/1/2020 (WITH PERMIT)

NFPA 1.43.1.1 SPRAYING FLAMMABLE PAINT – COMPLIED 2/22/2019

\$122,000 not accruing – Special Magistrate stopped fine on 3/17/2020. Original Hearing 10/16/2018. To be complied by Date 11/15/2018. Property owner given several continuance to come into compliance. . 3/16/2021 Special Magistrate requested this case come back in a month for update. Attorney Jason Mankoff was notified as well as the property owner.

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: 05/09/2021

By: Laura Adams
Board Secretary