



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

---

SPECIAL MAGISTRATE MEETING  
AGENDA  
TUESDAY, SEPTEMBER 21, 2021 2:00 P.M.

---

**A. CALL TO ORDER**

**B. MINUTES**

Approve minutes from August 17, 2021 meeting.

**C. NEW CASES**

1. **SP21 125** CE CASE: CODE202107000001404  
2600 NW 18 TER OFFICER: Walter Fenton  
OWNER: OAKLAND 95 LLC  
  
SEC.24.29(A)(B)(1) - USES PERMITTED ONE FAMILY  
SEC.5.3(A) - PERMITS REQUIRED

2. **SP21 130** CE CASE: CODE202104000001057  
4075 NE 5 TER OFFICER: Stephen Batista  
OWNER: PHILLIPS FAM TR PHILLIPS, PAUL K TRSTEE  
  
SEC.24.79.1(G)(1)(A) - CITYWIDE STORAGE SCREENING  
SEC.8.7(A) - OVERGROWTH

3. **SP21 131** CE CASE: CODE202104000001074  
1048 NE 44 ST OFFICER: Stephen Batista  
OWNER: ROSFORD INC  
  
SEC.24.79.1(G)(1)(A) - CITYWIDE STORAGE SCREENING

4. **SP21 132** CE CASE: CODE202104000001081  
1035 NE 44 ST OFFICER: Stephen Batista  
OWNER: POWERS, JOHN M JR  
  
SEC.24.79.1(G)(1)(A) - CITYWIDE STORAGE SCREENING

5. **SP21 133** CE CASE: CODE202104000001058  
4047 NE 5 TER OFFICER: Stephen Batista  
OWNER: FISCHER ENTERPRISES LLC  
  
SEC.24.79.1(G)(1)(A) - CITYWIDE STORAGE SCREENING

6. **SP21 134** CE CASE: CODE202105000001149  
 1027 NE 32 ST 1-2 OFFICER: Stephen Batista  
 OWNER: T MORGAN J INC  
 SEC.24.80(B)(3)(C) OFF STREET PARKING
- 
7. **SP21 135** CE CASE: CODE202105000001201  
 639 NE 36 ST OFFICER: Stephen Batista  
 OWNER: MLN REAL ESTATE LLC  
 SEC.24.80(B)(3)(C) - OFF STREET PARKING
- 
8. **SP21 136** CE CASE: CODE202105000001242  
 665 NE 39 ST OFFICER: Stephen Batista  
 OWNER: L & ESPERANZA D PEREZ REV LIV TR PEREZ, LUIS F & ESPERANZA TRSTEE  
 SEC.24.65 - UNLICENSED VEHICLES  
 SEC.24.80(B)(3)(C) - OFF STREET PARKING
- 
9. **SP21 137** CE CASE: CODE202106000001269  
 3572 NE 5 AVE OFFICER: Chris Johnson  
 OWNER: ESS-NYFL JVFLORIDA SUB II LLC  
 SEC.23.1(A) - ABANDONED VEHICLES  
 SEC.24.37(B)(2) - OUTSIDE SALES/PREP/STORAGE B1 ZN  
 SEC.24.79.1(E)(6) - DUTY TO MAINTAIN PROPERTY  
 SEC.5.3(A) - PERMITS REQUIRED
- 
10. **SP21 138** CE CASE: CODE202106000001275  
 581 NE 35 ST OFFICER: Stephen Batista  
 OWNER: F3 REAL ESTATE LLC  
 SEC.24.80(B)(3)(C) - OFF STREET PARKING
- 
11. **SP21 139** CE CASE: CODE202106000001317  
 1400 NE 38 ST OFFICER: Stephen Batista  
 OWNER: WOODSIDE RESIDENTIAL AT OAKLAND PARK INC  
 SEC.24.80(B)(3)(C) - OFF STREET PARKING
- 
12. **SP21 140** CE CASE: CODE202107000001380  
 1417 E COMMERCIAL BLVD OFFICER: Stephen Batista  
 OWNER: RISA RETREAT LLC  
 SEC.1-8(B) - UNCORRECTABLE VIOLATION
- 
13. **SP21 141** CE CASE: CODE202107000001383  
 3361 NE 11 AVE OFFICER: Chris Johnson  
 OWNER: SOTO, ALEXANDER ETAL % KENNETH L SALOMONE ESQ  
 SEC.24.79.1(E)(5)(C) - EXTERIOR SURFACE MAINT  
 SEC.24.79.1(E)(5)(D) - BLDG STRUCTURALLY SOUND  
 SEC.5.3(A) - PERMITS REQUIRED  
 SEC.8.7(A) - OVERGROWTH

- |                                                                                                                                                                                                                                                                 |                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| <p>14. <b>SP21 142</b><br/> 401 NE 32 ST<br/> OWNER: Andrea Young</p> <p>SEC.13.32(A) - SOLID WASTE<br/> SEC.24.79.1(D)(2) - OUTDOOR STORAGE<br/> SEC.24.79.1(E)(5)(B) - EXTERIOR SURFACE MAINT</p>                                                             | <p>CE CASE: CODE202107000001411<br/> OFFICER: Chris Johnson</p>                                                |
| <p>15. <b>SP21 143</b><br/> 2341 NW 30 ST<br/> OWNER: 2341 LLC</p> <p>SEC.24.64(A)(2)(H) - RECREATIONAL VEHICLE PARKING<br/> SEC.5.3(A) - PERMITS REQUIRED</p>                                                                                                  | <p>CE CASE: CODE202108000001458<br/> OFFICER: Chris Johnson</p>                                                |
| <p>16. <b>SP21 144</b><br/> 230 NW 38 ST<br/> OWNER: DIEGO ESCAMILLA</p> <p>SEC.24.69(B)(3) - POOL FENCING &amp; GATES REQUIRED<br/> SEC.24.69(B)(1)(E) POOL WATER MAINT<br/> SEC.5.44(A)(1) - UNSAFE STRUCTURE - VACANT<br/> SEC.8.7(B) - TRASH / GRAFFITI</p> | <p>CE CASE: CODE202108000001459<br/> OFFICER: Kevin Woodall</p>                                                |
| <p>17. <b>SP21 145</b><br/> 4231 NE 13 AVE<br/> OWNER: THEODULE, GUY</p> <p>SEC.8.7(A) - OVERGROWTH</p>                                                                                                                                                         | <p>CE CASE: CODE202108000001495<br/> OFFICER: Stephen Batista</p>                                              |
| <p>18. <b>SP21 146</b><br/> 1912 NW 28 ST 1-2<br/> OWNER: JACKSONVILLE 4 LLC</p> <p>SEC.24.79.1(E)(5)(E) - ACCESSORY STRUCTURE MAINT<br/> SEC.8.7(A) OVERGROWTH</p>                                                                                             | <p>CE CASE: CODE202108000001537<br/> OFFICER: Chris Johnson</p>                                                |
| <p>19. <b>SP21 147</b><br/> 4098 N ANDREWS AVE<br/> OWNER: AL SOUDI J CORP</p> <p>SEC.8.7(A) - OVERGROWTH</p>                                                                                                                                                   | <p>CE CASE: CODE202108000001548<br/> OFFICER: Chris Johnson</p>                                                |
| <p>20. <b>SP21 148.</b><br/> <br/> 11 E COMMERCIAL BLVD<br/> 21 E COMMERCIAL BLVD<br/> 33 E COMMERCIAL BLVD<br/> 10 NE 51 ST<br/> 20 NE 51 ST<br/> 30 NE 51 ST<br/> OWNER: FLORIDA DEPT OF TRANSPORTATION OF RIGHT OF WAY</p>                                   | <p>CE CASE: CODE202108000001570,<br/> ...1572,... 1573,... 1567,... 1568,... 1569<br/> OFFICER: DJ Watkins</p> |

SEC.8.7(A) - OVERGROWTH

21. **SP21 149**

1789 NE 33 ST  
OWNER: FETZER, MARC B % FRED FETZER

CE CASE: CODE202108000001464  
OFFICER: Stephen Batista

SEC.25.105 - LANDSCAPING MAINT  
SEC.24.79.1(D)(2) - OUTDOOR STORAGE  
SEC.24.80(A)(7) - CONSTRUCTION EQUIP PARKING  
SEC.8.7(A) - OVERGROWTH

22. **SP21 150**

221 NW 57 ST 1-2  
OWNER: Dolores D Montesdeoca

CE CASE: CODE202104000001082  
OFFICER: DJ Watkins

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

23. **SP21 151**

131 NW 57 ST 1-2  
OWNER: Mirta Y David

CE CASE: CODE202104000001083  
OFFICER: DJ Watkins

SEC.24.79.1(E)(5)(B) - EXTERIOR SURFACE MAINT  
SEC.24.8.80(B)(3)(C) - OFF STREET PARKING

24. **SP21 153**

2980 NW 24 AVE  
OWNER: CATHERINE C EUBANKS

CE CASE: CODE202106000001316  
OFFICER: Walter Fenton

SEC.24.79.1(E)(5)(E) - ACCESSORY STRUCTURE MAINT.

25. **SP21 154R**

5432 N ANDREWS AVE  
OWNER: WINSTANLEY, GEORGE EST

CE CASE: CODE202109000001574  
OFFICER: DJ Watkins

SEC.8.7(A) OVERGROWTH

19. **SP21 155**

3321 NE 6 AVE  
OWNER: JAMES BRIDGES

CE CASE: CODE202108000001517  
OFFICER: Chris Johnson

SEC.8.7(A) - OVERGROWTH

**D. CERTIFICATIONS**

1. **SP21 054**

417 NW 40 ST  
OWNER: PICO TURQUINO INVESTMENT LLC

C.E. CASE: CODE202101000000838  
OFFICER: Stephen Batista

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

\$11,375 accruing. Original Hearing 05/18/2021. To be complied by 07/18/2021. Fine amount Per Day \$175/Per Violation.

2. **SP21 067**  
5365 NE 5 AVE  
OWNER: LUVVIVA LLC

C.E. CASE: CODE202101000000809  
OFFICER: DJ Watkins

SEC.24.105 LANDSCAPING MAINT  
SEC.24.64(B)(1) COMMERCIAL VEHICLE – **COMPLIED 5/1/2021**  
SEC.24.79.1(D)(2) OUTDOOR STORAGE  
SEC.8.7(A) OVERGROWTH – **COMPLIED 5/1/2021**

\$23,450 accruing. Original Hearing 02/23/2021. To be complied by 07/16/2021. Fine amount Per Day \$175/Per Violation.

---

3. **SP21 074**  
1417 E COMMERCIAL BLVD  
OWNER: RISA RETREAT LLC

CE CASE: CODE202105000001103  
OFFICER: Stephen Batista

SEC.3.23(A)(1) OPEN PAST MIDNIGHT  
SEC.1.8(B) UNCORRECTABLE VIOLATION\*  
SEC.24.151(A) SIGN PERMITS  
SEC.7.156(4)(E) WINDOW TINTING **COMPLIED 5/3/2021**  
SEC.8.50(A) NOISE-GENERAL\*

\*One Time Fine for SEC.1.8(B) & SEC.8.50(A) – TO BE PAID BY 7/30/2021

\$11,100 accruing, plus the one-time fee of \$500 to be paid within 45 days. Original Hearing 6/15/2021. To be complied by 7/30/2021. Fine: Amount Per Day \$100/per violation.

---

4. **SP21 088**  
2100 NW 27 ST 1-2  
OWNER: 2100 NW 27 ST 1-2 LLC

C.E. CASE: CODE202103000001002  
OFFICER: Kevin Woodall

SEC.24.105.1(A)(5)(D) LANDSCAPE MAINT – **COMPLIED 7/22/2021**  
SEC.24.105.1(A)(8)(G)(I) SIGHT TRIANGLE OBSTRUCT  
SEC.24.79.1(E)(5)(E) ACCESSORY STRUCTURE MAINT

\$25,500, accruing. Original Hearing 06/15/2021. To be complied by 07/06/2021. Fine amount Per Day \$150/Per Violation.

---

5. **SP21 100**  
3021 NE 13 AVE:  
OWNER: 13 AVENUE OAKLAND LLC

C.E. CASE: CODE202105000001211  
OFFICER: Stephen Batista

SEC.24.105.1(A)(5)(D) LANDSCAPE MAINT  
SEC.24.80(I)(3) GRASS PARKING RESIDENTIAL – **COMPLIED 6/14/2021**  
SEC.8.7(A) OVERGROWTH – **COMPLIED 8/5/2021**

\$12,250 accruing. Original Hearing 07/20/2021. To be complied by 08/04/2021. Fine Amount Per Day \$250/per violation.

---

6. **SP21 101**  
2251 NW 28 ST  
OWNER: FACUNDO RIVERO

CE CASE: CODE202105000001221  
OFFICER: Walter Fenton

SEC.24.65 UNLICENSED VEHICLES  
SEC.24.80(I)(3) GRASS PARKING – **COMPLIED 5/31/2021**

\$3,600 accruing. Original Hearing 07/20/2021. To be complied by 08/04/2021. Fine: Amount Per Day: \$75/per violation.

---

7. **SP21 105**

1846 NW 29 ST  
OWNER: 1840 FLORIDA PROPERTY LP

CE CASE: CODE202105000001248

OFFICER: Walter Fenton

SEC.24.80(A)(6) REDUCTION OF REQUIRED PARKING – **COMPLIED 7/1/2021**  
SEC.7.17 BUSINESS TAX RECEIPT

---

3,600 accruing Original Hearing 07/20/2021. To be complied by 08/04/2021. Fine: Amount Per Day: \$75/per violation.

---

8. **SP21 113**

4531 NE 11 AVE  
OWNER: JAMA 26 LLC

CE CASE: CODE202106000001296

OFFICER: Stephen Batista

SEC.7.17 BUSINESS TAX RECEIPT

---

\$3,600 accruing. Original Hearing 07/20/2021. To be complied by 08/04/2021. Fine: Amount Per Day: \$75/per violation.

---

9. **SP21 129**

1810 NE 43 CT  
OWNER: SCHWARTZ, CHARLES

CE CASE: 191920

OFFICER: Stephen Batista

SEC.5.3(A) PERMITS REQUIRED

---

\$28,400 accruing. Original Hearing 02/13/2020 (Code Board). To be complied by 03/02/2020. Fine: Amount Per Day: \$50/per violation.

---

**E. OLD BUSINESS**

---

NONE

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: 09/09/2021

By: Laura Adams  
Board Secretary