



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

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SPECIAL MAGISTRATE MEETING  
AGENDA  
TUESDAY, NOVEMBER 16, 2021 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 4561 4798**). 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 October 19, 2021 meeting.

**C. NEW CASES**

1. **SP21 149** CE CASE: CODE202108000001464  
1789 NE 33 ST OFFICER: Stephen Batista  
OWNER: FETZER, MARC B % FRED FETZER

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

2. **SP21 158** CE CASE: CODE202107000001412  
2701 NW 18 TER OFFICER: Walter Fenton  
OWNER: B & H REAL ESTATE MGMT LLC

SEC.13.8(A) TRASH RECEPTACLE  
SEC.24.64(B)(1) COMMERCIAL VEHICLE

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3. **SP21 163** CE CASE: CODE202109000001577  
90 NE 47 ST OFFICER: DJ Watkins  
OWNER: RACHEL RODRIGUEZ

SEC.24.64(B)(1) COMMERCIAL VEHICLE  
SEC.24.65 UNLICENSED VEHICLES  
SEC.24.79.1(D)(2) OUTDOOR STORAGE

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4. **SP21 165**  
91 NE 48 ST  
OWNER: YANARELLA NICHOLAS  
  
SEC.24.105 LANDSCAPING MAINT  
SEC.24.65(B)(1) COMMERCIAL VEHICLE

CE CASE: CODE202109000001585  
OFFICER: DJ Watkins

5. **SP21 170**  
1831 NW 36 ST  
OWNER: CARL T RANIERI

CE CASE: CODE202108000001531  
OFFICER: Walter Fenton

SEC.23.1(A) ABANDONED VEHICLES

6. **SP21 171R**  
901 NE 30 CT  
OWNER: MONA OLOFFSON  
  
SEC.23.1(A) ABANDONED VEHICLES

CE CASE: CODE202108000001525  
OFFICER: Christopher Johnson

7. **SP21 172**  
1840 NW 33 ST  
OWNER: ARNOLD A FEZEKAS,EST  
  
SEC.24.65 UNLICENSED VEHICLES  
SEC.24.79.1(E)(5)(B) EXTERIOR SURFACE MAINT  
SEC.8.7(A) OVERGROWTH

CE CASE: CODE202110000001731  
OFFICER: Walter Fenton

8. **SP21 173**  
4100 NE 16 TER  
OWNER: KRASNOVSKY, SERGEY V  
  
SEC.13.8(A) TRASH RECEPTACLE  
SEC.8.7(A) OVERGROWTH

CE CASE: CODE202110000001743  
OFFICER: Stephen Batista

9. **SP21 174R**  
551 NE 35 ST  
OWNER: ESS-NYFL JV FLORIDA SUB II LLC  
  
SEC.13.32(A) SOLID WASTE  
SEC.23.1(A) ABANDONED VEHICLES  
SEC.24.79.1(E)(6) DUTY TO MAINT PROP-BLIGHT

CE CASE: CODE202110000001798  
OFFICER: Christopher Johnson

**D. CERTIFICATIONS**

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

C.E. CASE: 192193 (CODE...782)  
OFFICER: Gorman Hamilton

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

\$38,325, not accruing. Original Hearing 02/23/2021. To be complied by 03/09/2021. Fine amount Per Day \$175/Per Violation. Per Special Magistrate, 30 day extension, abeyance of fine on 5/18/2021. Per Special Magistrate, fine was restarted on 6/16/2021, Complied 11/12/2021.

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2. **SP21 020**

1515 NE 33 ST:  
OWNER: GJM REAL ESTATE, LLC

C.E. CASE: 192194 (CODE...780)  
OFFICER: Gorman Hamilton

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

\$15,925 not accruing. Original Hearing 02/23/2021. To be complied by 03/09/2021. Fine amount Per Day \$175/Per Violation. Per Special Magistrate, 30 day extension, abeyance of fine on 5/18/2021. Per Special Magistrate, fine was restarted on 6/16/2021, Complied 7/7/2021.

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3. **SP21 053**

4601 NE 15 TER  
OWNER: CAROL MATTHEWS

CE CASE: CODE20201000000683  
OFFICER: Stephen Batista

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

\$8,000 not accruing. Original Hearing 06/15/2021. SEC/8.7(A) To be complied by 07/01/2021 and SEC.24.80(B)(3)(C) to be complied by 8/15/2021. Fine: Amount Per Day: \$100/per violation. SEC.24.80(B)(3)(C) complied 10/19/2021; SEC.8.7(A) complied 7/16/2021

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4. **SP21 126**

646 NE 40 ST  
OWNER: MARIA SALDIVAR

CE CASE: CODE202106000001267  
OFFICER: Christopher Johnson

SEC.4.1(C) - CROWING ROOSTER NOT ALLOWED

\$3,000 accruing. Original Hearing 08/17/2021. To be complied by 09/17/2021. Fine: Amount Per Day: \$50/per violation.

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**E. OLD BUSINESS**

**SP21 067**

5365 NE 5 AVE  
OWNER: LUVVIVA LLC

C.E. CASE: CODE202101000000809  
OFFICER: DJ Watkins

SEC.24.105 LANDSCAPING MAINT - **COMPLIED 9/23/2021**  
SEC.24.64(B)(1) COMMERCIAL VEHICLE - **COMPLIED 5/1/2021**  
SEC.24.79.1(D)(2) OUTDOOR STORAGE - **COMPLIED 9/23/2021**  
SEC.8.7(A) OVERGROWTH - **COMPLIED 5/1/2021**

\$23,450 not accruing. Original Hearing 02/23/2021. To be complied by 07/16/2021. Fine amount Per Day \$175/Per Violation. 9/21/2021 Special Magistrate gave Property Owner 30 days continuance to come into compliance. Fines to be held in abeyance. Admin Fees will stay. 10/19/2021 Special Magistrate certified

the amount of \$23,450 and authorized a lien be placed on the property. Property Owner contacted the Code Officer after the meeting and requested to come back before the Special Magistrate to discuss a reduction of fine.

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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: 11/05/2021

By: Laura Adams  
Board Secretary