



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

---

MINUTES  
SPECIAL MAGISTRATE MEETING  
FEBRUARY 20, 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 3:17 P.M. in City Hall Chambers by Special Magistrate John Herin, Jr.

**Staff Present:**

Code Officers: Brad Cillizza, Stephen Batista and Dedrick Watkins  
Charles Howard, Broward County Sheriff's Deputy  
Jay Quier, Code Enforcement Administrator  
Regina Rohena, Acting Board Secretary  
Laura Adams, Board Secretary  
Jamie Opperee, Recording Secretary, Prototype Inc.

Secretary Guerrier 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 January 16, 2020 meeting were approved by Special Magistrate Herin.

**C. NEW CASES**

1. **SP20 062 - COMPLIED**

ADDRESS: 1099 E OAKLAND PARK BLVD OAKLAND PARK  
OWNER: FRAM FED SIX INC

C.E. CASE: 191651  
OFFICER: KEVIN WOODALL

Complied prior to meeting.

---

2. **SP20 063 - WITHDRAWN**

ADDRESS: 4545 N DIXIE HWY OAKLAND PARK  
OWNER: NASCA, JOSEPH

C.E. CASE: 191091  
OFFICER: STEPHEN BATISTA

Withdrawn by staff pending compliance.

---

3. **SP20 064**

ADDRESS: 3341 NE 15 AVE OAKLAND PARK  
OWNER: TARPON IV LLC

C.E. CASE: 191864  
OFFICER: STEPHEN BATISTA

SEC.8.7(A) STAGNANT WATER AND DENSE GROWTHS OF VEGETATION, ACCUMULATION OF REFUSE AND GRAFFITI.

Officer Batista presented into evidence notices, photos, affidavits and certified mail information and requested a finding that the violation and/or condition causing the violations constitutes a threat to public health, safety and welfare.

Special Magistrate Herin found there was a violation of the stated code and that the violation and/or condition causing the violations constitutes a threat to public health, safety and welfare and ordered compliance on or before March 9, 2020 with a fine of \$250 per day 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 **SP20 065 - WITHDRAWN**

ADDRESS: 660 NW 35 CT  
OWNER: PARIKH, SIDDHARTH L & JANET M V

C.E. CASE: 192080  
OFFICER: CHRISTOPHER JOHNSON

Withdrawn by staff pending compliance.

---

5. **SP20 066**

ADDRESS: 2400 NW 44 ST OAKLAND PARK  
OWNER: PULTE HOME COMPANY LLC

C.E. CASE: 192082  
OFFICER: BRADFORD CILLIZZA

SEC.24.164(B)(4)(E) TEMPORARY CONSTRUCTION FENCING PLAN REQUIRED.

Officer Cillizza presented into evidence notices, photos, affidavits and certified mail information and requested a finding that the violation and/or condition causing the violations constitutes a threat to public health, safety and welfare.

Special Magistrate Herin found there was a violation of the stated code and that the violation and/or condition causing the violations constitutes a threat to public health, safety and welfare and ordered compliance on or before March 2, 2020 with a fine of \$250 per day 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**

Zoning Administrator Jay Quier provided staff presentations. Special Magistrate Herin certified the fines as listed:

**1. SP19 066**

ADDRESS: 760 NW 36 ST OAKLAND PARK  
OWNER: WILLIAMS, CHRISTOPHER

C.E. CASE: 190514  
OFFICER: BRADFORD CILLIZZA

SEC.5.3(A) Permits required

The original hearing was on 7/25/19 to be complied by 9/27/19. The Special Magistrate abated the fine on 11/19/19 and postponed the certification to 2/20/20. The property remains out of compliance, the current fines total \$3,975 and the fines would continue to accrue at \$75 per day.

Secretary Rohena swore in Christopher Williams, owner, to speak in defense of this item. He requested an extension.

Special Magistrate Herin abated the fines and continued the case to March 27, 2020 for a status report.

---

**2. SP19 117 – COMPLIED (WITHDRAWN)**

ADDRESS: 3935 N FEDERAL HWY  
OWNER: BOAN INVESTMENTS II LLC

C.E. CASE: 190409  
OFFICER: KEVIN WOODALL

Withdrawn by staff pending compliance.

---

**3. SP19 137**

ADDRESS: 349 NW 40 ST  
OWNER: OAKLAND COMPLEX LLC

C.E. CASE: 191407  
OFFICER: CHRISTOPHER JOHNSON

SEC.8.7(A) STAGNANT WATER AND DENSE GROWTHS OF VEGETATION, ACCUMULATION OF REFUSE AND GRAFFITI. **COMPLIED 12/16/19**

The original hearing was on 11/19/19 to be complied by 12/5/19. The property was in compliance, and fines total \$1,100.

Special Magistrate Herin certified the fine at \$1,100.

Lien certified \$1,100.

---

**4. SP19 138**

ADDRESS: 4092 NW 8 TER OAKLAND PARK  
OWNER: HAY, CHRYSTIAN DENNIS

C.E. CASE: 191237  
OFFICER: BRADFORD CILLIZZA

SEC.8.7(A) STAGNANT WATER AND DENSE GROWTHS OF VEGETATION, ACCUMULATION OF REFUSE AND GRAFFITI.

SEC.27.79.1(E)(5)(E) Accessory Structure Maintenance  
SEC.5.3(A) Permits required

The original hearing was on 11/18/19 to be complied by 12/5/19. The property remains out of compliance, the current fines total \$47,075 and the fines would continue to accrue at \$175 per day, per violation.

Special Magistrate Herin certified the fine at \$175 per day, per violation.

Lien certified \$47,075.

- 
5. **SP19 147 – WITHDRAWN**  
ADDRESS: 3641 NE 1 AVE OAKLAND PARK C.E. CASE: 191781  
OWNER: MEET INVESTMENTS LLC OFFICER: CHRISTOPHER FRENCH

Withdrawn by staff pending compliance.

- 
6. **SP19 148 - WITHDRAWN**  
ADDRESS: 3661 NE 1 AVE OAKLAND PARK C.E. CASE: 191782  
OWNER: PARRA, GISELA OFFICER: CHRISTOPHER FRENCH

Withdrawn by staff pending compliance.

- 
7. **SP19 150 – COMPLIED/WITHDRAWN**  
ADDRESS: 2271 NW 28 ST OAKLAND PARK C.E. CASE: 191239  
OWNER: HERRINGTON, DANNIE JR EST OFFICER: DEDRICK WATKINS

Withdrawn by staff pending compliance.

- 
8. **SP19 162**  
ADDRESS: 801 E OAKLAND PARK BLVD OAKLAND PARK C.E. CASE: 191905  
OWNER: ABECKASER, SIMON OFFICER: CHRISTOPHER JOHNSON

SEC.8.7(A) STAGNANT WATER AND DENSE GROWTHS OF VEGETATION, ACCUMULATION OF  
REFUSE AND GRAFFITI. – **COMPLIED 1/13/20**

SEC.24.106(A)(2)(A) SIGHT VISIBILITY TRIANGLES – CORNER LOTS – **COMPLIED 1/13/20**

SEC.24.79.1(E)(5) DUTY TO MAINTAIN PROPERTY – **COMPLIED 1/13/20**

The original hearing was on 12/17/19 to be complied by 1/2/20. The property was in compliance, the fines total \$8,250.

Special Magistrate Herin certified the fine at \$8,250.

Lien certified \$8,250.

**E. OLD BUSINESS**

**1. SP19 122**

ADDRESS: 381 E COMMERCIAL BLVD OAKLAND PARK  
OWNER: 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

This case was brought before the Special Magistrate on 12/17/2019 and the Special Magistrate requested that this case be brought back in January 2020 and again in February 2020 for an update on its compliance status.

Deputy Howard reported that upon his last inspection, the business appeared to have left the location.

Administrator Quier requested Special Magistrate Herin continue the case until March 27, 2020 for a staff report.

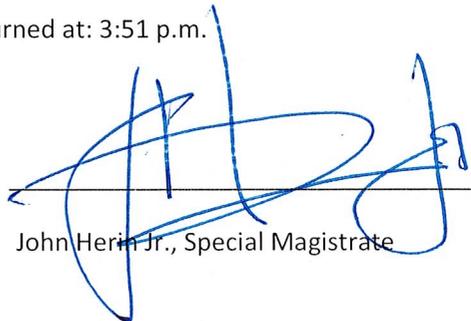
**ADJOURN:**

There being no further business, the meeting was adjourned at: 3:51 p.m.



---

Regina Rohena, Acting Recording Secretary



---

John Herin Jr., Special Magistrate