



City Hall Commission Chambers
 1100 Park Lane East
 1st Floor
 Oakland Park, Florida 33334

**SPECIAL MAGISTRATE MEETING
 AGENDA
 Thursday, April 16, 2026, 1:00 PM**

A. CALL TO ORDER

B. MINUTES

Minutes from the February 19, 2026, hearing are to be approved by Special Magistrate John Herin, Jr.

C. NEW CASES

1. **SM26 048** CODE202508000017832
 2609 W OAKLAND PARK BLVD OFFICER: Angel Smith
 OWNER: RIS OAKLAND OF SOUTH FLORIDA LLC

 SEC.24.80(B)(3)(C) Off Street Parking
2. **SM26 049** CODE202510000018773
 5194 NE 12 AVE OFFICER: Carl Locke
 OWNER: HARTUNIAN INC

 SEC.24.80(A)(6) Reduction of Required Parking
 SEC.8.7(B) Trash/Graffiti
3. **SM26 069** CODE202603000020250
 4460 NE 17 TER OFFICER: Carl Locke
 OWNER: DAQUIN, LEON CENTENO

 SEC. 7.153(A) Vacation Rental Registration Requirement
 SEC.1-8(B) Uncorrectable Violation
 SEC.8.50(A) Noise-General
 SEC.8.7(B) Trash/Graffiti
3. **SM26 050** CODE202602000020110
 281-289 NE 40 CT OFFICER: Lartarsha Ricks-Delp
 OWNER: CARRERA, CARLOS & CARRERA, MARIA DEL CARMEN

 SEC.24.64(B)(1) Commercial Vehicle

4. **SM26 053** CODE202601000019637
5200 N ANDREWS AVE OFFICER: Wilson Quintero
OWNER: CALEFFE, ROBERT RICHARD H/E O'RAWE, MICHAEL PETER
- SEC.24.79(A)(10) Vehicle Repair Annex Area
SEC.24.65 Unlicensed Vehicles
SEC.24.79.1(D)(2) Outdoor Storage
SEC.24.80(I)(3) Grass Parking Residential
5. **SM26 054** CODE202512000019248
890 NW 39 ST OFFICER: Ted Scardina
OWNER: SW-OAKLAND PARK LLC
- SEC.5.3(A) Permits Required
6. **SM26 055** CODE202601000019543
4301-4303 NW 20 AVE OFFICER: Ted Scardina
OWNER: TOLANI FAMILY LIV TR TOLANI, SHALINI & TONY TRSTEEES
- SEC.24.65 Unlicensed Vehicles
7. **SM26 056** CODE202511000019169
108 ROYAL PARK DR 2H OFFICER: Ted Scardina
OWNER: MORAIMA BENARD
- SEC.5.3(A) Permits Required
8. **SM26 057** CODE202510000018799
4900 POWERLINE RD OFFICER: Ted Scardina
OWNER: 4900 POWERLINE LLC
- SEC.5.3(A) Permits Required
SEC.24.80(B)(2)(D) Off-Street Parking
9. **SM26 058** CODE202512000019220
4100 - 4156 NW 21 AVE OFFICER: Ted Scardina
OWNER: JORKEN CRYSTAL LAKE LLC
- SEC.24.144(A)(3) Prohibited Signs Balloons/Inflatable
10. **SM26 070** CODE202512000019476
1812 NW 36 CT OFFICER: Ted Scardina
OWNER: LP&JH LLC
- SEC.7.154(A)(1) (b)(1) Minimum Safety/Operations
SEC.8.50(A) Noise-General
11. **SM26 059** CODE202601000019633
770-776 NE 40 CT OFFICER: Erin Richter
OWNER: SOUTHBOUND INVESTMENTS INC
- SEC.24.40(B)(2) Odor/Dust/Fume/Noise I-1 Zone
SEC.24.79.1(G)(1)(a) Citywide Storage Screening
12. **SM26 060** CODE202602000019893
818 NE 40 CT OFFICER: Erin Richter
OWNER: VLJ INVESTMENT LLC
- SEC.24-285 Certificate of Use Required
SEC.7.17 Business Tax Receipt

- 13. SM26 061** CODE202601000019571
4051 N DIXIE HWY 16 OFFICER: Erin Richter
OWNER: EL SOL PARTNERS LLC
SEC.5.43(e) General Requirements for Dwellings
- 14. SM26 062** CODE202510000018900
887 NE 30 CT OFFICER: Erin Richter
OWNER: YB 887 LLC
SEC.24-285 Certificate of Use Required
SEC.7.17 Business Tax Receipt
- 15. SM26 063** CODE202510000018899
866-880 E OAKLAND PARK BLVD OFFICER: Erin Richter
OWNER: CORKYS N FEDERAL HIGHWAY LLC
SEC.5.3(A) Permits Required
SEC.24.40(B)(2) Uses Permitted - Smoke/Dust
SEC.24.79.1(D)(3) Outdoor Storage
- 16. SM26 064** CODE202508000017929
2030 NW 33 CT OFFICER: Gilbert Venero
OWNER: THOMASSEY, GRENVILLE W MUZE, BARBARA ELLEN
SEC.24.79.1(E)(5)(C) Exterior Surface Maintenance
SEC.24.79.1(E)(5)(E) Accessory Structure Maintenance
- 17. SM26 065** CODE202511000018910
2731 NW 26 AVE OFFICER: Gilbert Venero
OWNER: JONES, ANDREW J H/E JONES, JOHANNA COURTS
SEC.5.3(A) Permits Required
- 18. SM26 066** CODE202509000018038
3440 NW 20 AVE OFFICER: Gilbert Venero
OWNER: JACQUES, SEBASTIEN PAQUET, RENAUD
SEC.5.3(A) Permits Required
- 19. SM26 067** CODE202510000018569
461 NW 35 ST OFFICER: Gilbert Venero
OWNER: DODD, MATTHEW
SEC.5.3(A) Permits Required
- 20. SM26 068** CODE202510000018589
1901 NW 27 ST OFFICER: Gilbert Venero
OWNER: FORTSOLL 1 LLC
SEC.24.79.1(E)(5)(E) Accessory Structure Maintenance

D. CERTIFICATIONS

1. **SP25 102**
1545 NE 32 ST
OWNER: NADEZHDA KOLTAKOVA

CODE202504000013102
OFFICER: Carl Locke

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.5.3(A)	\$150.00	11/19/2025	12/23/2025

\$5,100.00 not accruing. Original Hearing **08/21/2025**. To be complied by **11/19/2025**. Fine Amount: **\$150** per day plus **\$175** Admin Fee.

2. **SP25 146**
351 NE 57 CT
OWNER: GARCIA BONVECCHIO, ALBINE ALEXIA

CODE202505000013216
OFFICER: Wilson Quintero

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.5.3(A)	\$250.00	12/17/2025	01/30/2026

\$11,000.00 not accruing. Original Hearing **09/18/2025**. To be complied by **12/17/2025**. Fine Amount: **\$250** per day plus **\$175** Admin Fee.

3. **SP25 029**
3099 N OAKLAND FOREST DR (494220010100)
OWNER: OAKLAND FOREST CLUB CONDO INC

CODE202410000012689
OFFICER: Wilson Quintero

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.5.3(A)	\$250.00	08/16/2025	

\$60,750.00 accruing. Original Hearing **04/17/2025**. To be complied by **08/16/2025**. Fine Amount: **\$250** per day plus **\$175** Admin Fee.

4. **SP25 230**
1765 NW 36 CT
OWNER: REALTY WHOLESALERS INC

CODE202509000017983
OFFICER: Ted Scardina

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.5.3(A) Permits Required	\$250.00	02/01/2026	
SEC.24.69(B)(1)(E) Pool Water	\$250.00	02/01/2026	

\$37,000.00 accruing. Original Hearing **12/18/2025**. To be complied by **02/01/2026**. Fine Amount: **\$250** per day per violation plus **\$175** Admin Fee.

5. **SM26 005**
520 NW 40 ST
OWNER: MCKIBBEN, YVONNE E

CODE202511000018917
OFFICER: Ted Scardina

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.24.64(A)(2)(F) Number of Recreational Vehicles	\$175.00	03/05/2026	
SEC.24.80(I)(3) Grass Parking Residential	\$175.00	03/05/2026	

\$14,700.00 accruing. Original Hearing **02/19/2026**. To be complied by **03/05/2026**. Fine Amount: **\$175** per day per violation plus **\$175** Admin Fee.

6. **SP25 200**
250 E PROSPECT RD (494222160090)
OWNER: LENDARC LLC

CODE202507000015528
OFFICER: Erin Richter

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.5.3(A) Permits Required	\$175.00	12/20/2025	12/20/2025
SEC.24.150(C)(1) Sign Maintenance	\$175.00	12/20/2025	01/23/2026
SEC.8.7(B) Trash/Graffiti	\$175.00	12/20/2025	01/23/2026

\$11,900.00 not accruing. Original Hearing **11/20/2025**. To be complied by **12/20/2025**. Fine Amount: **\$175** per day per violation plus **\$175** Admin Fee.

7. **SP25 201**
250 NE 44 ST
OWNER: LENDARC LLC

CODE202507000015488
OFFICER: Erin Richter

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.24.79.1(E)(5)(E) Accessory Structure Maint	\$175.00	12/20/2025	01/23/2026
SEC.13.23(b)(1) Dumpster Screening	\$175.00	12/20/2025	02/04/2026

\$14,000.00 accruing. Original Hearing **11/20/2025**. To be complied by **12/20/2025**. Fine Amount: **\$175** per day per violation plus **\$175** Admin Fee.

8. **SM26 012**
253 NE 34 ST
OWNER: ST FLEUR, LUGGENS

CODE202509000018222
OFFICER: Erin Richter

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.24.80(l)(3) Grass Parking Residential	\$150.00	03/05/2026	

\$6,300.00 accruing. Original Hearing **02/19/2026**. To be complied by **03/05/2026**. Fine Amount: **\$150** per day plus **\$175** Admin Fee.

9. **SM26 016**
801 E OAKLAND PARK BLVD
OWNER: ABECKASER, SIMON

CODE202511000019150
OFFICER: Erin Richter

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.24.105 - 1 (A)(5)(h) Tree Block Road/Sidewalk	\$150.00	03/05/2026	
SEC.24.105 Section 1 (A)(5)(D) Landscape Maint	\$150.00	03/05/2026	
SEC.8.7(A) Overgrowth	\$150.00	03/05/2026	

\$18,900.00 accruing. Original Hearing **02/19/2026**. To be complied by **03/05/2026**. Fine Amount: **\$150** per day per violation plus **\$175** Admin Fee.

10. **SP25 167**
NW 25 AVE (494229000110)
OWNER: WALLACE, JAMES L

CODE202503000013070
OFFICER: Gilbert Venero

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.24.79.1(D)(3) Outdoor Storage	\$100.00	12/20/2025	
SEC.24.79.1(E)(5)(E) Accessory Structure Maint	\$100.00	12/20/2025	

\$23,400.00 accruing. Original Hearing **11/20/2025**. To be complied by **12/20/2025**. Fine Amount: **\$100** per day per violation plus **\$175** Admin Fee.

11. SP25 168
1931 NW 27 ST
OWNER: HABITAT FOR HUMANITY OF BROWARD INC

CODE202508000017802
OFFICER: Gilbert Venero

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.5.3(A) Permits Required	\$150.00	12/15/2025	02/25/2026
SEC.24.79.1(D)(3) Outdoor Storage	\$150.00	12/15/2025	02/25/2026

\$21,600.00 not accruing. Original Hearing **10/16/2025**. To be complied by **12/15/2025**. Fine Amount: **\$150** per day per violation plus **\$175** Admin Fee.

12. SP25 171
1820 NW 36 ST
OWNER: SUNY COMFORT HOME LLC

CODE202503000013008
OFFICER: Gilbert Venero

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.5.3(A) Permits Required	\$150.00	12/15/2025	

\$18,300.00 accruing. Original Hearing **10/16/2025**. To be complied by **12/15/2025**. Fine Amount: **\$150** per day plus **\$175** Admin Fee.

13. SP25 292
2314 NW 30 CT 2314
OWNER: HYDROS MARINE CONSTRUCTION LLC

CODE202507000015180
OFFICER: Gilbert Venero

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.24.79.1(D)(3) Outdoor Storage	\$150.00	02/14/2026	

\$9,150.00 accruing. Original Hearing **01/15/2026**. To be complied by **02/14/2026**. Fine Amount: **\$150** per day plus **\$175** Admin Fee.

14. SP25 294
2315 NW 30 ST 2315
OWNER: PARADISE FUNERAL HOME & CHAPEL LLC

CODE202506000013560
OFFICER: Gilbert Venero

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.24.79.1(D)(3) Outdoor Storage	\$150.00	02/14/2026	

\$9,150.00 accruing. Original Hearing **01/15/2026**. To be complied by **02/14/2026**. Fine Amount: **\$150** per day plus **\$175** Admin Fee.

E. OLD BUSINESS

1. SP25 250
1641 NW 45 ST
OWNER: 2018-3 IH BORROWER LP

CODE202510000018718
OFFICER: Ted Scardina

Violation	Amount Per Day	Compliance Date	Resolution Date
SEC.5.3(A) Permits Required	\$250.00	01/17/2026	

\$15,250.00 accruing. Original Hearing **12/18/2025**. To be complied by **01/17/2026**. Fine Amount: **\$250** per day plus **\$175** Admin Fee. Certification Hearing **03/19/2026**. Continuance 60 days. Fines Abated. Progress Report 30 days.

Ordinance:

Notes:

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 bulletin board at City Hall, a place convenient and readily accessible to the general public.

Posted: March 30, 2026.

By: *Diana Cimadevilla*
Diana Cimadevilla, Board Secretary