



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

---

SPECIAL MAGISTRATE MEETING  
AGENDA  
TUESDAY, JANUARY 26, 2021 2:00 P.M.

---

**A. CALL TO ORDER**

**B. MINUTES**

Approve minutes from October 21, 2020 and December 15, 2020 meeting.

**C. NEW CASES**

**1. SP21 001**

ADDRESS: 4691 NE 6 AVE OAKLAND PARK  
OWNER: DEACETIS FAMILY TR

C.E. CASE: 192173  
OFFICER: DEDRICK WATKINS

**SEC.24.64(B)(1) Commercial vehicles**  
**SEC.24.105 LANDSCAPE REGULATIONS**

**2. SP21 002**

ADDRESS: 251 NE 49 ST OAKLAND PARK  
OWNER: BARNEA, DANY JOSE

C.E. CASE: 192174  
OFFICER: DEDRICK WATKINS

**SEC.5.3(A) Permits required**  
**SEC.24.94(A) Swale obstructions/maintenance**

**3. SP21 003**

ADDRESS: 1 W OAKLAND PARK BLVD OAKLAND PARK  
OWNER: BISCAYNE 4400 PARTNERS LLLP ETAL

C.E. CASE: 192175  
OFFICER: CHRISTOPHER JOHNSON

**SEC.13.23(B)(1) SCREENING**

**4. SP21 004R**

ADDRESS: 4047 N ANDREWS AVE OAKLAND PARK  
OWNER: LILANDPER LLC

C.E. CASE: 192176R  
OFFICER: CHRISTOPHER JOHNSON

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

---

5. **SP21 005**  
ADDRESS: 121 NW 44 ST OAKLAND PARK C.E. CASE: 192177  
OWNER: KDX REALTY LLC OFFICER: DEDRICK WATKINS

**SEC.24.38(B)(1) B-2: GENERAL BUSINESS DISTRICT-USES PERMITTED.**  
**SEC.24.80(A)(6) Reduction of required parking unlawful.**

---

6. **SP21 006**  
ADDRESS: 301 NW 56 ST OAKLAND PARK C.E. CASE: 192178  
OWNER: ASSEMBLY OF CHRISTIAN CHURCHES OFFICER: DEDRICK WATKINS

**SEC.5.3(A) Permits required**

---

7. **SP21 007**  
ADDRESS: 660 NW 35 CT OAKLAND PARK C.E. CASE: 192179  
OWNER: GULFSTREAM INTEGRATED SOLUTIONS INC OFFICER: CHRISTOPHER JOHNSON

**SEC.7.53.1 VACATION RENTAL REGISTRATION**

---

8. **SP21 008**  
ADDRESS: 4430 NE 16 TER OAKLAND PARK C.E. CASE: 192181  
OWNER: GHALTCHI,JACK OFFICER: STEPHEN BATISTA

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

---

9. **SP21 009**  
ADDRESS: 1190 E COMMERCIAL BLVD OAKLAND PARK C.E. CASE: 192182  
OWNER: V 3 FUND III OAKLAND PARK LLC OFFICER: STEPHEN BATISTA

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

---

10. **SP21 010**  
ADDRESS: 1399 NE 37 ST OAKLAND PARK C.E. CASE: 192183  
OWNER: WOODSIDE RESIDENTIAL AT OAKLAND OFFICER: STEPHEN BATISTA

**SEC.24.51.3(B)(1) R-1C USES PERMITTED**  
**SEC 1.8(b) UNDORECTABLE VIOLATION – Prepped and sanded white van in backyard**

---

11. **SP21 011**  
ADDRESS: 3341 NE 15 AVE OAKLAND PARK C.E. CASE: 192184  
OWNER: TARPON IV LLC OFFICER: STEPHEN BATISTA

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

12. **SP21 012**  
ADDRESS: 2718 W OAKLAND PARK BLVD OAKLAND PARK C.E. CASE: 192185  
OWNER: YAM MARGATE LLC OFFICER: WALTER FENTON

**SEC.24.38(B)(1) B-2: GENERAL BUSINESS DISTRICT-USES PERMITTED.**

**D. CERTIFICATIONS**

1. **SP20 109**  
ADDRESS: 4057 NE 5 TER OAKLAND PARK C.E. CASE: 192139  
OWNER: FISCHER,CHARLES W OFFICER: CHRISTOPHER JOHNSON

**SEC.23.1(A) Abandoned and/or inoperable property.**  
**SEC.24.65 Unlicensed vehicles**  
**SEC.24.80(A)(6) Reduction of required parking unlawful.**  
**SEC.7.17 BUSINESS TAX RECEIPT REQUIRED.**

\$12,300, accruing daily. Original hearing 09/05/2020 to be complied by 12/15/2020. Fine \$75 per violation/per day, plus Admin fee of \$150.

---

2. **SP20 124**  
ADDRESS: 4811 NE 8 AVE OAKLAND PARK C.E. CASE: 192155  
OWNER: GERHARDT, SCOTT MICHAEL OFFICER: DEDRICK WATKINS

**SEC.8.7(A) STAGNANT WATER AND DENSE GROWTHS OF VEGETATION, ACCUMULATION OF REFUSE AND GRAFFITI. – COMPLIED 11/05/2020**

\$2,250.00, not accruing. Original hearing 10/21/2020 to be complied by 11/05/2020. (Complied by City Contractor on11/14/2020) Fine \$25. per violation/per day, and Lien Processing Fee \$100 + Admin fee of \$150.

---

3. **SP20 133**  
ADDRESS: 5224 NE 3 AVE OAKLAND PARK C.E. CASE: 192157  
OWNER: DIAZ,MERCEDES OFFICER: DEDRICK WATKINS

**SEC.24.80(I)(3) SINGLE FAMILY RESIDENTIAL AND DUPLEX PROPERTIES-GRASS PARKING**  
**SEC.24.64(B)(1) Commercial vehicles**  
**SEC.24.79.1(D)(2) OUTDOOR STORAGE IN RESIDENTIAL DISTRICTS.**

\$15,975, accruing daily. Original hearing 9/15/2020 to be complied by 10/21/2020, to be complied by 11/05/2020. Fine \$75 per violation/per day and Admin fee of \$150.

---

4. **SP20 126**  
ADDRESS: 4805 NE 10 AVE OAKLAND PARK C.E. CASE: 192148  
OWNER: ARIK HELMAN OFFICER: STEPHEN BATISTA

**SEC.1.8(8) UNCORRECTABLE VIOLATION Unpermitted gathering hosted at this location 9/13/2020 –**

**COMPLIED 10/21/2020**

\$1,000, not accruing. Original hearing 10/21/2020 - FOF. One Time Fine \$1000 per violation/per day, and Admin fee of \$150 to be paid within 30 days.

---

**E. OLD BUSINESS**

**1. SP19 067**

**ADDRESS: 4047 N ANDREWS AVE OAKLAND PARK**  
**OWNER: LILANDPER LLC**

**C.E. CASE: 190517**  
**OFFICER: BRADFORD CILLIZZA**

**SEC.24.105 LANDSCAPE REGULATIONS**

SEC.8.7(A) STAGNANT WATER AND DENSE GROWTHS OF VEGETATION, ACCUMULATION OF REFUSE AND GRAFFITI. – **COMPLIED 8/18/2019**

SEC.24.80(B)(3)(C) OFF-STREET PARKING FACILITIES MAINTENANCE . – **COMPLIED 8/23/2019**

SEC.24.79.1(E)(5)(B) DUTY TO MAINTAIN PROPERTY . – **COMPLIED 8/18/2019**

SEC.24.70.1(E)(5)(E) ACCESSORY STRUCTURE MAINTAINCE . – **COMPLIED 8/23/2019**

\$24,250, not accruing. Original hearing 7/25/2019 to be complied by 8/27/2019. 11/19/2019, SM granted continuance to meet with Code Officer Brad Cillizza and Kevin Woodall by 12/17/2019. 12/17/2019 SM granted another 60-day continuance to comply. 3/17/2020 granted property owner request for more time to comply. 10/21/2020 granted property owner request for more time to comply. Fine \$250 per violation/per day, plus Hard Cost Lien, Lien Processing fee and Admin fee.

---

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 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 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: 01/20/2021

By: Laura Adams  
Board Secretary