



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

MINUTES
SPECIAL MAGISTRATE MEETING
OCTOBER 18, 2022, 2:00 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 2:10 P.M. in City Hall Chambers by Special Magistrate John Herin, Jr.

Staff Present:

Code Officers: Stephen Batista, Walter Fenton, Erin Richter, DJ Watkins, Kevin Woodall
Patrick Richardson, Chief Electrical Inspector
Albert Margerum, Community Enhancement Supervisor
Joe Diskin, Business Licensing Supervisor
Laura Adams, Secretary
Lauren Apollo, Broward County Sheriff's Deputy
Assistant City Attorney Quentin Morgan
Jay Quier, Zoning & Code Enforcement Administrator

Secretary Adams swore in the officers and described the meeting proceedings: If found in violation, violators are required to pay an administrative fee of \$175.00. Items may be heard out of order.

Anyone testifying before the Special Magistrate was sworn in.

B. MINUTES

Minutes from the August 16, 2022 meeting were approved by Special Magistrate Herin.

C. 40 YEAR BUILDING SAFETY INSPECTION REPORTS

1. **SM22-10**

501 NE 33 ST
OWNER: E-BOND EPOXIES INC

CASE: 202204000003272
INSPECTOR: PATRICK RICHARDSON

FBC (BCA) 110.15 – 40 YEAR BUILDING SAFETY INSPECTION

This case was brought before the Special Magistrate on 08/16/2022. The finding was as follows:

“Inspector Richardson presented into evidence notices, affidavits, and certified mail information. He said no paperwork had been submitted for the report.

James Ridge said they had a 50-year inspection in 2016 and they anticipated the next one in 2026. He had informed the inspector that did the 2016 report, who said he would contact Inspector Richardson, but he never had. Mr. Ridge requested 60 days. Inspector Richardson agreed.

Special Magistrate Herin found there was a violation of the stated code and ordered compliance on or before October 16, 2022 or a fine of \$200 thereafter, plus the \$175 administrative fee. The violator is also ordered to contact the City of Oakland Park Code Enforcement Division to verify compliance with this order.”

Inspector Patrick Richardson requested a 45-day extension of the compliance date to December 1, 2022.

Special Magistrate Herin granted a 45-day extension to December 1, 2022.

2. **SM22-015**

4047 N ANDREWS AVE
OWNER: LILANDPER LLC

CASE: 202204000003318

INSPECTOR: PATRICK RICHARDSON

FBC (BCA) 110.15 – 40 YEAR BUILDING SAFETY INSPECTION

This case was brought before the Special Magistrate on 08/16/2022. The finding was as follows:

“Inspector Richardson presented into evidence notices, affidavits, and certified mail information. He said no report had been submitted.

Mary Gay Chaples, power of attorney, said there had been a 40-year inspection done in 2010 but she would not object to doing another one because only 1/3 of the building remained. She had asked a general contractor to perform the inspection and presented the paperwork. She requested 60 days. Special Magistrate Herin explained that after the initial 40-year inspection, another inspection was due every 10 years. Inspector Richardson explained the proper procedure and requirements.

Special Magistrate Herin found there was a violation of the stated code and ordered compliance on or before October 16, 2022 or a fine of \$200 thereafter, plus the \$175 administrative fee. The violator is also ordered to contact the City of Oakland Park Code Enforcement Division to verify compliance with this order.”

Inspector Richardson requested a 180-day extension of the compliance date to 2/25/23.

Special Magistrate Heron granted a 180-day extension to 2/25/23.

D. NEW CASES

1. **SP22 088**

6161 NE 7 AVE
OWNER: ELIAS ARCE

CE CASE: CODE202203000002732

OFFICER: DJ Watkins

SEC.5.3(A) PERMITS REQUIRED

Officer Watkins presented into evidence notices, photos, affidavits, and certified mail information. He said some permits had been approved but not paid for and some had been voided by the City.

Ladi Goldwire, permit runner, spoke in defense of this item. She reported a medical issue had made her unable to address this issue for a while. She stated she had renewed her commercial insurance the previous Monday and this should allow the permits to be issued. Ms. Goldwire said the work had already been done. She agreed to provide the engineer's letter certifying the windows.

Special Magistrate Herin found there was a violation of the stated code and ordered compliance on or before November 17, 2022 or a fine of \$250 per day thereafter, plus the \$175 administrative fee. The respondent must also supply certification regarding the windows within 24 hours. 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.

2. **SP22 143 - COMPLIED**

CE CASE: CODE202204000003441

2939 NW 17 TER
OWNER: TELO PROPERTIES LLC

OFFICER: Walter Fenton

SEC.7.17 BUSINESS TAX RECEIPT

Complied prior to meeting.

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3. **SP22 144**
1826 NW 29 ST
OWNER: ROMEMU LLC

CE CASE: CODE202204000003444
OFFICER: Walter Fenton

SEC.7.17 BUSINESS TAX RECEIPT

Officer Fenton presented into evidence notices, photos, affidavits, and certified mail information.

Michael Pizzi, the owner's attorney, spoke in defense of this item. He said he had an agreement with the City to allow another 30 days for the owner to comply.

Mr. Quier stated the City would withdraw the case.

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4. **SP22 145 - COMPLIED**
4414 NE 5 TER
OWNER: REC REALTY CORP

CE CASE: CODE202204000003445
OFFICER: DJ Watkins

SEC.24.79.1(E)(5)(E) ACCESSORY STRUCTURE MAINT
SEC.24.79.1(G)(2)(a) CITYWIDE STORAGE SCREENING
SEC.8.7(A) OVERGROWTH

Complied prior to meeting.

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5. **SP22 146 - WITHDRAWN**
1828 NW 29 ST
OWNER: ROMEMU LLC

CE CASE: CODE202204000003527
OFFICER: Walter Fenton

SEC.7.17 BUSINESS TAX RECEIPT

The City withdrew the case.

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6. **SP22 147**
4410 NE 6 AVE
OWNER: CPR INVESTMENT PROPERTIES LLC

CE CASE: CODE202206000004259
OFFICER: DJ Watkins

SEC.5.3(A) PERMITS REQUIRED

Officer Watkins presented into evidence notices, photos, affidavits, and certified mail information. He recommended allowing the owner 60 days to comply.

William Kunigonis, owner, spoke in defense of this item.

Special Magistrate Herin found there was a violation of the stated code and ordered compliance on or before January 16, 2023 or a fine of \$100 per day thereafter, plus the \$175 administrative fee. 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.

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7. **SP22 148** CE CASE: CODE202206000004339
1713 NW 36 CT OFFICER: Walter Fenton
OWNER: TAYLOR, GEORGE EDWARD

SEC.24.80(B)(3)(C) OFF STREET PARKING
SEC.5.3(A) PERMITS REQUIRED

Officer Watkins said the owner's representative had applied for a permit and withdrew the case.

Special Magistrate Herin advised Charles Grant to obtain the after-the-fact permit.

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8. **SP22 149** CE CASE: CODE202207000004674
1824 NW 36 CT OFFICER: Walter Fenton
OWNER: KAVOD REAL ESTATE LLC

SEC.5.3(A) PERMITS REQUIRED

Officer Fenton presented into evidence notices, photos, affidavits, and certified mail information. He said a Stop Work Order had been posted on the property on 6/1/22. The work had been completed and the house title transferred to the current owner.

Hemy Sapir, property manager, spoke in defense of this item.

Special Magistrate Herin noted this was a threat to public health, safety, and welfare, since tenants were occupying a property with work done that had not been inspected by the City. He said the tenant must be relocated by 5 PM on 10/21/22 and no tenant could return until the property was in compliance.

Special Magistrate Herin found there was a violation of the stated code, and that the violations and/or conditions causing the violation constitute a threat to public health, safety and welfare and ordered compliance on or before January 16, 2023 or a fine of \$250 per day thereafter, plus the \$175 administrative fee. 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.

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9. **SP22 150 - COMPLIED** CE CASE: CODE202207000004684
4460 NE 19 AVE OFFICER: Stephen Batista
OWNER: MA, WENRUI LI, RUOWEN

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

Complied prior to meeting.

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10. **SP22 151** CE CASE: CODE202207000005011
60 NE 36 CT OFFICER: Kevin Woodall
OWNER: Elanne & Lamy Jean

SEC.24.79.1(D)(2) OUTDOOR STORAGE
SEC.7.17 BUSINESS TAX RECEIPT

Officer Woodall presented into evidence notices, photos, affidavits, and certified mail information.

Elanne Jean, owner, spoke in defense of this item. She said the property was in compliance, but Special Magistrate Herin said this must be verified by Officer Woodall.

Special Magistrate Herin found there was a violation of the stated codes and ordered compliance with SEC.24.79.1(D)(2) on or before December 2, 2022 or a fine of \$175 per day, and with SEC.7.17 by November 2, 2022 or a fine of \$50 per day, plus the \$175 administrative fee. 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.

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| 11. SP22 152
81 NW 36 ST
OWNER: Roseline Saint-Preux | CE CASE: CODE202207000005032
OFFICER: Kevin Woodall |
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SEC.24.80(B)(3)(C) OFF STREET PARKING

Officer Woodall presented into evidence notices, photos, affidavits, and certified mail information.

Enock Louis, the owner's son-in-law, spoke in defense of this item. He requested 90-120 days.

Special Magistrate Herin found there was a violation of the stated code and ordered compliance on or before January 16, 2023 or a fine of \$75 per day, plus the \$175 administrative fee. 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.

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| 12. SP22 153
3561 NE 13 AVE
OWNER: MATOS, BENJAMIN | CE CASE: CODE202207000005067
OFFICER: Stephen Batista |
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SEC.13.8(A) TRASH RECEPTACLE
SEC.8.7(A) OVERGROWTH

Officer Batista presented into evidence notices, photos, affidavits, and certified mail information. He requested the maximum fine.

Special Magistrate Herin found there had been a violation of the stated codes, and imposed a one-time \$500 fine, plus the \$175 administrative fee, payable within 30 days.

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| 13. SP22 155 - WITHDRAWN
4800 NW 9 AVE
OWNER: BAYMEADOWS HOTEL LLC | CE CASE: CODE202208000005164
OFFICER: Walter Fenton |
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SEC.24.285 CERTIFICATE OF USE REQUIRED
SEC.7.17 BUSINESS TAX RECEIPT

Withdrawn by staff pending compliance.

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| 14. SP22 156 – COMPLIED 10/05/2022
430 NW 39 ST
OWNER: Alicia Vargas | CE CASE: CODE202208000005532
OFFICER: Kevin Woodall |
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SEC.5.3(A) PERMITS REQUIRED – **COMPLIED 10/05/2022**

Complied prior to meeting.

15. **SP22 157** CE CASE: CODE202208000005597
3419 N ANDREWS AVE OFFICER: Kevin Woodall
OWNER: Kilkenny LLC

SEC.24.37(B)(2) OUTSIDE SALES/PREP/STORAGE B1 ZONE - **WITHDRAWN**
SEC.24.80(A)(6) REDUCTION OF REQUIRED PARKING

Officer Woodall presented into evidence notices, photos, affidavits, and certified mail information.

Special Magistrate Herin found there was a violation of the stated code and ordered compliance on or before October 23, 2022 or a fine of \$75 per day thereafter, plus the \$175 administrative fee. 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.

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16. **SP22 158 - WITHDRAWN** CE CASE: CODE202208000005607
3351 N ANDREWS AVE OFFICER: Kevin Woodall
OWNER: Killane LLC

SEC.24.37(B)(2) OUTDOOR SALES/PREP/STORAGE B1 ZONE
SEC.5.3(A) PERMITS REQUIRED

Withdrawn by staff pending compliance.

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17. **SP22 159** CE CASE: CODE202208000005613
80 NW 44 ST OFFICER: Kevin Woodall
OWNER: 60 W Prospect Road LLC

SEC.24.37(B)(2) OUTSIDE SALES/PREP/STORAGE B1 ZONE

Officer Woodall presented into evidence notices, photos, affidavits, and certified mail information.

Wally Hawa, owner, spoke in defense of this item.

Special Magistrate Herin continued the case to November 17, 2022.

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18. **SP22 160** CE CASE: CODE202208000005618
4036 NW 9 AVE OFFICER: Stephen Batista
OWNER: DELTOM DIXIE HIGHWAY LLC BUSINESS LICENSING SUPERVISOR:
Joe Diskin

SEC.24.285 CERTIFICATE OF USE REQUIRED
SEC.5.3(A) PERMITS REQUIRED
SEC.7.17 BUSINESS TAX RECEIPT

Officer Batista presented into evidence notices, photos, affidavits, and certified mail information. Supervisor Diskin said an inspection pursuant to the Certificate of Use application revealed the business was operating in a manner inconsistent with the application: It appeared to be a sexually oriented business. On a subsequent visit, the business was still operating and Supervisor Diskin sent a cease-and-desist email on September 8, 2022 to the owner's attorney. He requested the maximum fine and a cease-and-desist order so the property could be posted within 24 hours.

William Salem, the owner's attorney, spoke in defense of this item. He said the owner had submitted a new Certificate of Use application for a photo studio. Special Magistrate Herin said he would order the business cease operations within 24 hours and it would be up to the owner and the City to determine the type of use

under the code.

Special Magistrate Herin found there was a violation of the stated codes and ordered the business to cease operations within 24 hours and to remain closed until obtaining all proper licensing and permits, or a fine of \$200 per day, per violation thereafter, plus the \$175 administrative fee. 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.

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19. **SP22 161 – COMPLIED 10/05/2022**
3210 NE 3 AVE
OWNER: Marcelo de Menezes Motta

CE CASE: CODE202208000005677
OFFICER: Kevin Woodall

SEC.8.7(B) TRASH/GRAFFITI – COMPLIED 10/08/2022

Complied prior to meeting.

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20. **SP22 162**
4511 NE 13 AVE
OWNER: GERHART, KIRK ANDREW XIN, YING

CE CASE: CODE202209000005878
OFFICER: Stephen Batista

SEC.13.8(A) TRASH RECEPTACLE

Officer Batista presented into evidence notices, photos, affidavits, and certified mail information.

Eric Horn, property manager, spoke in defense of this item.

Special Magistrate Herin found there had been a violation of the stated code, and assessed a one-time fine of \$500, plus the \$175 administrative fee, payable within 60 days.

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21. **SP22 163**
1421 NE 34 CT
OWNER: GAGARIN, PAVEL

CE CASE: CODE202209000005888
OFFICER: Stephen Batista

SEC.13.8(A) TRASH RECEPTACLE

Officer Batista presented into evidence notices, photos, affidavits, and certified mail information.

Fernando David, property manager, spoke in defense of this item.

Special Magistrate Herin found there had been a violation of the stated code, and imposed a one-time \$500 fine, plus the \$175 administrative fee, payable within 30 days.

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22. **SP22 164 - COMPLIED**
3261 NE 16 AVE
OWNER: JANET J JOHNSON REV TR
JOHNSON, JANET V TRUSTEE ET AL

CE CASE: CODE202209000005920
OFFICER: Stephen Batista

SEC.13.8(A) TRASH RECEPTACLE

Complied prior to meeting.

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23. **SP22 165**
1574 NE 38 ST

CE CASE: CODE202209000005929
OFFICER: Stephen Batista

OWNER: 1574 NE 38 ST FLRE LLC

SEC.13.8(A) TRASH RECEPTACLE

Officer Batista presented into evidence notices, photos, affidavits, and certified mail information.

Special Magistrate Herin found there had been a violation of the stated code, and assessed a one-time fine of \$500, plus the \$175 administrative fee, payable within 30 days.

24. **SP22 166 - COMPLIED**

301 NW 31 ST
OWNER: MOONLITE PROPERTIES LLC

CE CASE: CODE202209000005937
OFFICER: Kevin Woodall

SEC.8.7(B) TRASH/GRAFFITI

Complied prior to meeting.

25. **SP22 167 – COMPLIED 10/05/2022**

851 NE 48 ST
OWNER: HALL, TANYA K TOLAND, LYUDMYLA

CE CASE: CODE202209000005950
OFFICER: Erin Richter

SEC.8.7(A) OVERGROWTH – **COMPLIED 10/05/2022**

Complied prior to meeting.

26. **SP22 168**

3441 NE 16 AVE
OWNER: BAKER ROAD CENTRE LLC

CE CASE: CODE202209000005963
OFFICER: Stephen Batista

SEC.13.8(A) TRASH RECEPTACLE

Officer Batista presented into evidence notices, photos, affidavits, and certified mail information.

Steve Kavanaugh, owner, spoke in defense of this item.

Special Magistrate Herin found there had been a violation of the stated code, and assessed a one-time fine of \$500, plus the \$175 administrative fee, payable within 30 days.

27. **SP22 169**

1515 NE 33 ST
OWNER: GJM INVESTMENTS LLC

CE CASE: CODE202209000005965
OFFICER: Stephen Batista

SEC.13.8(A) TRASH RECEPTACLE

Officer Batista presented into evidence notices, photos, affidavits, and certified mail information.

Special Magistrate Herin found there had been a violation of the stated code, and assessed a one-time fine of \$500, plus the \$175 administrative fee, payable within 30 days.

28. **SP22 170**

4460 NE 17 TER
OWNER: DAQUIN, LEON CENTENO

CE CASE: CODE202209000005972
OFFICER: Stephen Batista

SEC.13.8(A) TRASH RECEPTACLE

Officer Batista presented into evidence notices, photos, affidavits, and certified mail information.

Special Magistrate Herin found there had been a violation of the stated code, and assessed a one-time fine of \$500, plus the \$175 administrative fee, payable within 30 days.

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| 29. SP22 171
1747 NE 45 ST
OWNER: 1747 OAKLAND PARK LLC | CE CASE: CODE202209000005973
OFFICER: Stephen Batista |
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SEC.7.154(A)(1) MINIMUM SAFETY/OPERATIONS

Officer Batista presented into evidence notices, photos, affidavits, and certified mail information. The property was now in compliance, and he requested a Finding of Fact that the violation had existed as cited.

Special Magistrate Herin found the violation had existed as cited and any future recurrence would be treated as a repeat violation.

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| 30. SP22 172 - COMPLIED
141 NW 49 ST
OWNER: AMBROSIO, JOSEPH G | CE CASE: CODE202209000006028
OFFICER: DJ Watkins |
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SEC.23.1(A) ABANDONED VEHICLES
SEC.24.65 UNLICENSED VEHICLES
SEC.24.79.1(D)(2) OUTDOOR STORAGE
SEC.24.80(I)(3) GRASS PARKING RESIDENTIAL

Complied prior to meeting.

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| 31. SP22 173 - COMPLIED
3351 NE 17 WAY
OWNER: KENAL MANAGEMENT LLC | CE CASE: CODE202209000006091
OFFICER: Stephen Batista |
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SEC.13.8(A) TRASH RECEPTACLE

Complied prior to meeting.

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| 32. SP22 174 – COMPLIED 09/27/2022
3350 NE 17 AVE
OWNER: HURTADO, NESTOR A | CE CASE: CODE202209000006092
OFFICER: Stephen Batista |
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SEC.13.8(A) TRASH RECEPTACLE – **COMPLIED 09/27/2022**

Complied prior to meeting.

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| 33. SP22 175
1612 NE 34 DR
OWNER: MORDOCH, ELLI YAKOV, MOSHE | CE CASE: CODE202209000006096
OFFICER: Stephen Batista |
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SEC.13.8(A) TRASH RECEPTACLE

Officer Batista presented into evidence notices, photos, affidavits, and certified mail information.

Special Magistrate Herin found there had been a violation of the stated code, and assessed a one-time fine of \$500, plus the \$175 administrative fee, payable within 30 days.

34. **SP22 176**

3400 NE 17 WAY
OWNER: LEAGUE, JEROME P

CE CASE: CODE202209000006123
OFFICER: Erin Richter

SEC.8.7(A) OVERGROWTH

Officer Richter presented into evidence notices, photos, affidavits, and certified mail information. The City requested a threat to public health, safety and welfare ruling.

Special Magistrate Herin found there was a violation of the stated code, and that the violations and/or conditions causing the violation constitute a threat to public health, safety and welfare and ordered compliance on or before October 25, 2022 or a fine of \$250 per day thereafter, plus the \$175 administrative fee. 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.

35. **SP22 177**

3075 W OAKLAND PARK BLVD 206
OWNER: OAKLAND CENTER LLC

CE CASE: CODE202209000006115
OFFICER: Walter Fenton
BUSINESS LICENSING SUPERVISOR:
Joe Diskin

SEC.7.17 BUSINESS TAX RECEIPT

Officer Fenton presented into evidence notices, photos, affidavits, and certified mail information. Supervisor Diskin described his efforts to get the tenant and owner to comply and stated this was a potential life safety issue. The owner had informed him that the [school] tenant had moved out. Mr. Diskin requested a Finding of Fact that the violation had existed as cited.

Special Magistrate Herin found there had been a violation of the stated code, per staff's testimony and ordered the tenant to apply for a Business tax receipt on or before close of business October 21, 2022 and obtain a Business Tax Receipt by November 17, 2022 or a fine of \$250 per day thereafter, plus the \$175 administrative fee. All school activity on the property must cease until the City issued a Business Tax Receipt. 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.

E. CERTIFICATIONS

1. **SP22 022 - WITHDRAWN**

80 NW 44 ST
OWNER: 60 W PROSPECT ROAD LLC

CE CASE: CODE202201000002306
OFFICER: Stephen Batista for C Johnson

Violation	Amt. Per Day	Compliance Date	Resolution Date
SEC.24.150(I)(7) OUTDOOR DISPLAY PROHIBITED	\$125	3/18/22	

Withdrawn by staff pending compliance.

2. **SP22 031**

317 NW 43 ST
OWNER: Gedeon Antius Desir

C.E. CASE: CODE202112000002043
OFFICER: DJ Watkins

Violation	Amt. Per Day	Compliance Date	Resolution Date
SEC.79.1(D)(2) OUTDOOR STORAGE	\$75	4/15/22	

The original hearing was on 3/15/22 to be complied by 4/15/22 or a fine of \$75 per day. The property remains out of compliance, the current fines total \$13,950 and the fines were continuing to accrue. The Special Magistrate had granted the owner a 30-day continuance at the 7/19/22 hearing and another 30 days on 8/16/22. Special Magistrate Herin recalled he had informed Mr. Desit at the last hearing that he would get no additional time.

Gedeon Antius Desir, owner, requested another week.

Special Magistrate Herin certified the fine at \$75 per day.

Lien certified \$13,950 plus the lien processing and administrative fees.

3. SP22 062	CE CASE: CODE202101000000826
5651 NE 7 TER	OFFICER: DJ Watkins
OWNER: HEATHER DOYON	

Violation	Amt. Per Day	Compliance Date	Resolution Date
SEC.5.3(A) PERMITS REQUIRED	\$75	7/17/22	10/7/22

The original hearing was on 5/17/22 to be complied 7/17/22 or a fine of \$75 per day. The property was in compliance, fines had accrued to \$6,150.

Steve Wherry, the owner's attorney, spoke in defense of this item. He requested a fine reduction, explaining his clients' efforts to comply. Officer Watkins recommended reducing the fine to \$500. Mr. Wherry said the \$150 administrative fee had already been paid.

Special Magistrate Herin reduced the fines to \$500, payable within 15 days. If not paid within 15 days, by 11/2/22, the fine would revert to the original \$6,150.

4. SP22 067 - WITHDRAWN	CE CASE: CODE202202000002498
4201 NE 6 AVE	OFFICER: Stephen Batista
OWNER: 4201 LLC	

Violation	Amt. Per Day	Compliance Date	Resolution Date
SEC.24 285 CERTIFICATE OF USE REQUIRED	\$200	7/17/22	
SEC.7.17 BUSINESS TAX RECEIPT	\$200	7/17/22	

Withdrawn by staff pending compliance.

5. SP22 075	C.E. CASE: CODE202203000002865
200 NE 56 ST	OFFICER: DJ Watkins
OWNER: LYNNE HALE LLC	

Violation	Amt. Per Day	Compliance Date	Resolution Date
SEC.24.105 LANDSCAPING MAINT	\$75	8/16/22	
SEC.5.3(A) PERMITS REQUIRED	\$75	8/16/22	

The original hearing was on 5/17/22 to be complied 8/16/22 or a fine of \$75 per day, per violation. The property was not in compliance fines totaled \$9,450 and were continuing to accrue. Officer Watkins said the owner

had a new contractor and some permits had been approved.

Lynne Hale, owner, spoke in defense of this item.

Mr. Quier said the City would withdraw the case. Special Magistrate Herin requested the case be brought back in 60 days for a status update.

6.	SP22 095	C.E. CASE:	CODE202205000003538
	4770 NE 6 AVE	OFFICER:	DJ Watkins
	OWNER: MARIA A RODRIGUEZ EST		
	Violation	Amt. of One Time Fine	Compliance Date
	SEC.24.105 LANDSCAPING MAINT	\$150	8/19/22
	SEC.24.80(I)(3) GRASS PARKING RESIDENTIAL	\$150	8/3/22
			Resolution Date

The original hearing was on 7/19/22 to be complied by 8/19/22 and 8/3/22 or a fine of \$150 per day, per violation. The property remains out of compliance, the current fines total \$20,400 and the fines were continuing to accrue.

Special Magistrate Herin certified the fine at \$150 per day, per violation.

Lien certified \$20,400, plus the lien processing and administrative fees.

7.	SP22 104 – WITHDRAWN	C.E. CASE:	CODE202205000003816
	1580 NE 34 ST	OFFICER:	Stephen Batista
	OWNER: CARLON, DONNA L		
	Violation	Amt. Per Day	Compliance Date
	SEC.8.7(A) OVERGROWTH	\$150	8/3/22
			Resolution Date
			8/8/22

Complied and paid in full.

8.	SP22 113 - WITHDRAWN	CE CASE:	CODE202206000004061
	3013 NW 26 ST	OFFICER:	Walter Fenton
	OWNER: AVIMAR TR MARAVI LLC TRUSTEE		
	Violation	Amt. Per Day	Compliance Date
	SEC.24.80(B)(3)(C) OFF STREET PARKING	\$100	8/3/22
	SEC.24.80(I)(3) GRASS PARKING RESIDENTIAL	\$100	8/3/22
	SEC.8.7(A) OVERGROWTH– COMPLIED PRIOR TO 07/19/2022		Resolution Date
			8/22/22
			8/22/22

Withdrawn by staff pending compliance.

9.	SP22 116	CE CASE:	CODE202206000004121
	1916 NW 28 ST 1-3	OFFICER:	Walter Fenton
	OWNER: JACKSONVILLE 4 LLC		
	Violation	Amt. Per Day	Compliance Date
	SEC.23.1(A) ABANDONED VEHICLES	\$100	8/3/22
			Resolution Date

The original hearing was on 7/19/22 to be complied by 8/3/22 or a fine of \$100 per day. The property remains

out of compliance, the current fines total \$7,600 and the fines were continuing to accrue.

Special Magistrate Herin certified the fine at \$100 per day.

Lien certified \$7,600 plus the lien processing and administrative fees.

10. SP22 117	CE CASE: CODE202206000004142		
3341 NE 15 AVE	OFFICER: Stephen Batista		
OWNER: TARPON IV LLC			
Violation	Amt. Per Day	Compliance Date	Resolution Date
SEC.8.7(A) OVERGROWTH	\$250	8/3/22	8/8/22

The original hearing was on 7/19/22 to be complied by 8/3/22 or a fine of \$250 per day. The property was in compliance and fines total \$1,250.

Special Magistrate Herin certified the fine at \$1,250.

Lien certified \$1,250 plus the lien processing and administrative fees.

11. SP22 133	CE CASE: CODE202206000004389		
210 NE 41 ST	OFFICER: Kevin Woodall		
OWNER: MOFFETT, ERICA L			
Violation	Amt. Per Day	Compliance Date	Resolution Date
SEC.13.8(A) TRASH RECEPTACLE	\$100	8/31/22	10/5/22
SEC.24.65 UNLICENSED VEHICLES	\$100	8/31/22	10/5/22
SEC.8.7(B) TRASH/GRAFFITI	\$100	8/31/22	10/7/22

The original hearing was on 8/16/22 to be complied 8/31/22 or a fine of \$100 per day, per violation. The property was in compliance and fines totaled \$10,700.

Bill Steiner, property manager, spoke in defense of this item. Mr. Quier suggested reducing the fine to \$1,500.

Special Magistrate Herin reduced the fines to \$1,000 plus the \$175 administrative fee, payable within 30 days. If not paid within 30 days, the fine would revert to the original \$10,700 and a lien would be filed against the property.

12. SP22 135	CE CASE: CODE202206000004423		
181 NE 51 ST	OFFICER: DJ Watkins		
OWNER: Anthony Younglove			
Violation	Amt. Per Day	Compliance Date	Resolution Date
SEC.24.79.1(D)(2) OUTDOOR STORAGE	\$250	8/31/22	9/8/22
SEC.8.7(A) OVERGROWTH	\$250	8/31/22	9/8/22

The original hearing was on 8/16/22 to be complied by 8/31/22 or a fine of \$250 per day, per violation. The property was in compliance and fines total \$4,000.

Special Magistrate Herin certified the fine at \$4,000.

Lien certified \$4,000 plus the lien processing and administrative fees.

F. OLD BUSINESS

1 SP22 007

419 NW 40 ST
OWNER: PICO TURQUINO

CE CASE: CODE202112000001992

OFFICER: Kevin Woodall

Violation	Amt. Per Day	Compliance Date	Resolution Date
SEC.5.43(C)(6) ADEQUATE SCREEN REQUIRED	\$100	2/18/22	7/05/2022
SEC.24.79.1(E)(5)(B) EXTERIOR SURFACE MAINT	\$100	2/18/22	7/05/2022
SEC.13.8(A) TRASH RECEPTACLE	\$100	2/18/22	7/05/2022
SEC.5.43(E)(6) MAINTENANCE OF ELECTRICAL	\$100	2/18/22	7/05/2022

The original hearing was on 1/18/22 to be complied by 2/18/22 or a fine of \$100 per day, per violation, plus the \$150 administrative fee. The Special Magistrate had granted a 30-day extension at the 4/19/22 hearing and stopped the fines accruing. The owner had not contacted the City to report the property was in compliance and on 7/5/22, the Code Officer had confirmed compliance. The owner had mistakenly been told the certification case was not on the 7/19/22 agenda, and in his absence, the fines had been certified for \$24,000 and a lien placed on the property. The property owner's representative was present to request a fine reduction. Officer Woodall requested a release of the lien.

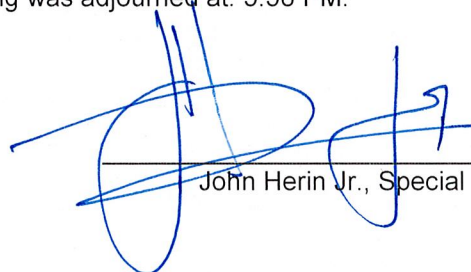
Humberto Rego, the owner's representative, spoke in defense of this item.

Mr. Quier suggested reducing the fine to \$2,400.

Special Magistrate Herin reduced the fine to \$2,000, plus the \$150 administrative fee, payable within 30 days. If the fine was paid within 30 days, the City would release the lien.

ADJOURN: There being no further business, the meeting was adjourned at: 5:58 PM.


Laura Adams, Recording Secretary


John Herin Jr., Special Magistrate