

Via Email: lfeldman@fortlauderdale.gov May 30, 2017

Mr. Lee R. Feldman
Fort Lauderdale City Manager
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

Re: World Jet, Inc.
Proposed Resolution of Code Enforcement Fines

Dear Mr. Feldman:

I write this letter to you on behalf of World Jet, Inc. in follow up to the meeting that was convened several weeks ago. In accordance with your request, and on behalf of World Jet, Inc., I submit the following violation by violation proposal to resolve all accrued fines.

Parcel 11: CE13042062 1020 NW 62nd Street Parking Area (Hangars 1-17).

The fines presently total \$71,800 (\$54,100 related to parking, \$8,850 related to painting, \$8,850 damage) for 1020 W Cypress Creek Rd. The general damage was repaired within 6 months of issuance of the original citation. The paint was addressed by repainting the entire exterior of the buildings on the property. World Jet, Inc. Also repaired pre-existing damage before and during the repainting process in 2014. World Jet, Inc. Expended a substantial amount of time and money to address general hangar damage. World Jet, Inc. also attempted to repair the parking area once at a cost of \$28,755.47 which consisted of pouring new asphalt, re-stripping, and new parking stops throughout. That work was completed in 2015, and World Jet, Inc. then found out that there were additional areas of concern which would prevent Code Enforcement from approving the repairs and concluding the accrual of fines related to the parking area. The original repair was completed under 2 years after fines began, but World Jet, Inc. and Code Enforcement disagreed on whether all of the parking areas (including areas which had not previously been cited) had to be addressed. World Jet, Inc. was, at that time, of the opinion, the parking area was code compliance and did not require further repair. World Jet, Inc. has, however, agreed to make additional parking repairs by completely removing and replacing the entire parking lot for which construction should be completed within 30 days of permit approval, which, I understand, is eminent (according to the contractor and I believe that you indicated at the meeting that you were aware of the status of the parking lot permit status).

Parcel 8: CE13042097 F-Row.

The fines for F-Row presently total \$65,800 (\$54,100 related to damage and \$11,700 related to painting). The damage and paint pertaining to F Row was addressed quickly, however the hangars without doors were a major permitting issue. World Jet, Inc. attempted to replace the missing doors, but was unable to secure permit approval after months of trying. World Jet, Inc. used and paid several contractors to remedy the door damage without success. Removing the F-Row became the most feasible option and F-Row is in demolition (I intended to view it myself today but was unable to find time to travel to the airport). Addressing the original fines, 90% of the work to make F-Ros code compliant has been completed. The remaining work is nearly complete and will be completed shortly.

CE13042100 G-Row.

The fines for G-Row total \$65,800 (\$54,100 related to damage and \$11,700 Related to painting). The damage and paint associated with G-Row was addressed quickly, but the missing doors caused permitting delays. Upon demolition of F-Row World Jet, Inc. Will have identical doors to use as spares to replace the G-Row doors. World Jet, Inc. did, unsuccessfully, attempt to repair the G-Row hangar doors but permitting was a major obstacle from keeping G-Row from being fully compliant. G-Row should be compliant by the end of this week.

CE13042075 A-Row.

The fines for A-Row total \$23,400 (\$11,700 related to painting and \$11,700 related to damage). A-Row was addressed and compliance was achieved within 1 year. A-Row was repainted and all damage was successfully addressed. A-Row has remained in compliance since 2014.

CE13042104 I-Row.

The fines for I-row total \$85,400 (\$42,700 related to damage and \$42,700 related to paint). World Jet, Inc. demolished I-Row September 2016 and attempted to repair I-Row originally, but found that there were to many permitting issues which needed to be addressed. It took time to obtain demolition approval and a great deal of time was expended attempting to save I-Row originally. It is currently in compliance and has been since 2016. I-Row is gone.

CE14120560 Permit #11072023.

The fine related to this permit totals \$39,300. The tenant's contractor completed

the work approximately 5 years ago and informed World Jet, Inc. that the permit was not updated correctly. The work was completed and passed final inspection originally a few years ago. Upon reviewing the permit the contractor asked for another final inspection and the work was promptly signed off following that inspection.

CE13042079 B-Row.

The fine for B-Row totals \$64,350 (\$52,650 related to damage and \$11,700 related to paint). B-Row was originally repaired with T-Hangar rows C, D, E, & H. The paint was addressed within 12 months. Based on an original list from Officer Quintero from October, 2015., World Jet, Inc. reasonably believes that B-Row was compliant at the end of 2015. However, the next code inspector did not agree with the work which had been completed and the fine accruals continued. After World Jet, Inc. received the most recent damage list from the newly assigned code inspector, the damage was addressed and compliance was achieved within 10 days. B-Row is currently compliant.

CE13042083 C-Row.

The fine related to C-Row totals \$66,100 (\$52,950 related to damage and \$13,150 related to paint). C-Row was originally repaired with T-Hangar rows B, D, E, & H. The paint was addressed within 12 months. Based on an original list from Officer Quintero from October, 2015., World Jet, Inc. reasonably believes that C-Row was compliant at the end of 2015. However, the successor code inspector did not agree with the work which had been completed and the fines continued to accrue. After World Jet, Inc. received the most recent list from the current code inspector, the damage was addressed and compliance was achieved within 10 days. C-Row is currently in compliance.

CE13042085 D-Row.

The fine related to D-Ros totals \$64,650 (\$52,950 related to damage and \$11,700 related to paint). D-Row was originally repaired with T-Hangar rows B, C, E, & H. The paint was address within 12 months. Based on an original list from Officer Quintero from October, 2015, World Jet reasonably believes that D-Row was compliant at the end of 2015. However, the successor code inspector did not agree with the work which had been completed and the fine accrual continued. After World Jet, Inc. received the most recent damage list from the successor code Inspector, the damage was addressed and compliance was achieved within 10 days. D-Row is currently in compliance.

CE13042087 E-Row.

The fines related to E-Row presently total \$64,650 (\$52,950 related to damage and \$11,700 related to paint). E-Row was originally repaired with T-Hangar rows B, C, D, & H. The paint was addressed within 12 months based on an original list from Officer Quintero from October, 2015. World Jet, Inc. reasonably believes that E-Row was compliant at the end of 2015. However, the successor code inspector did not agree with the work which had been completed and the fines continued to accrue. After World Jet, Inc. received the most recent list from the successor code inspector, the damage was addressed and compliance was achieved within 10 days. E-Row is currently in compliance.

CE13042103 H-Row.

The fines related to H-Row presently total \$64,650 (\$52,950 related to damage and \$11,700 related to paint). H-Row was originally repaired with T-Hangar rows B, C, D, & E. The paint was addressed within 12 months and was based on an original list from Officer Quintero from October, 2015. World Jet, Inc. reasonably believed that H-Row was compliant at the end of 2015. However, the successor code inspector did not agree with the work which had been completed and the fines continued to accrue. After World Jet, Inc. received the most recent damage list from the successor code inspector, the damage was addressed and compliance was achieved within 10 days. H-Row is currently in compliance.

Summary:

There are over \$146,600 in fines related to painting. The entire property was painted to satisfy the repainting requirement which was completed during the time of receivership for World Jet, Inc. in 2014. It was addressed in under 12 months. Because World Jet, Inc. addressed the painting matter promptly and thoroughly, and has remained in compliance in that specific regard, World Jet, Inc. is of the view that all fines related to the painting should be abated.

The accumulated fine related to the parking area is \$62,950, of which \$8,850 was related to damage to the hangars and \$54,100 was related to the parking area itself. This fine should be abated because World Jet, Inc. attempted to repair the property once, and the damage and the paint violations were addressed within 12 months. World Jet, Inc. has now committed itself to the replacement of the entire concrete slab (which faces Cypress Creek Road) and will be replacing the entire parking area. That particular work is extensive and expensive and is an improvement to property owned by the City of Fort Lauderdale. Since this will improve municipal property and is a value to the City of Fort Lauderdale, it seems reasonable to request that the fine be abated in light of the considerable expense being incurred by World Jet, Inc.

The sum of \$39,300 in fines relate to an expired permit which needed to be closed out in the system for City of Fort Lauderdale. Upon researching this particular matter it was determined that the contractor that performed the work (nearly 5 years ago) confirmed that it did pass final inspection originally but that the paperwork could not be located by the City of Fort Lauderdale. The contractor re-opened the permit and called for final inspection which was passed. As it appears that this particular issue resulted from documentation that the City of Fort Lauderdale was unable to locate World Jet, Inc. requests that this fine be abated in its entirety.

The I-Row fine is \$42,700 related to damage to that hangar row. The damage was significant and repairs were not feasible. I-Row was, as a result, demolished and as a result is now in compliance. World Jet, Inc. removed paying tenants, demolished I-Row, and experienced significant costs and losses and requests that the fine related to I-Row be abated. I-Row has been in compliance since 2016.

The A-Row fine is \$11,700 related to damage to that hangar row. That work was addressed in a timely manner and A-Row has passed inspection. The A-Row fine should be abated given the prompt remedial action and the fact that A-Row has remained in compliance since 2014.

Rows F & G have accumulated fines in the amount of \$108,200 related to damages, which includes the hangar doors. The repair work was completed but the doors were not replaced properly. World Jet, Inc. now has an approved permit and has begun demolition of F Row with notes to replace doors on G Row as needed. This work will resolve this issue. World Jet has, however, expended a great deal of money with respect to its efforts to address both violations. The work has been lengthy and in terms of issues which caused delays, permitting was a major factor. The work regarding Rows F & G was impeded due to engineering and structural issues due to the age of the structure(s) and the way that the City Code has evolved over the years. Considerable effort has been expended regard these two rows (F & G) in order to bring them into compliance, however, permitting has prevented World Jet, Inc. from doing so more quickly. World Jet, Inc. Reasonably believes that this fine should be abated and that it would help reduce costs related to these rows, which is an improvement to City of Fort Lauderdale property.

Rows B, C, D, E & H all have various damage violations which total \$264,450 in fines. The fines, in rough numbers, are \$52,950 for each of T-Hangar rows B, C, D, E, & H. The paint was address within 12 months. The damage to the hangars was the basis for the second fine which World Jet, Inc. also addressed based on an original list from Code Ordinance Officer Quintero from October, 2015. World Jet, Inc. believes these rows were compliant at the end of 2015. However, the succeeding code inspector disagreed with the work which had been completed and the fines continued to accrue. After World Jet, Inc. received the most recent

Mr. Lee R. Feldman
May 30, 2017
Page Six

damage list from the successor code inspector, the damage was addressed and compliance was achieved within 10 days. Rows B, C, D, E & H are currently in compliance. There has been a major disagreement with what damage remained with these particular rows between World Jet, Inc. and Code Enforcement. However, and notwithstanding the disagreement, World Jet, Inc. has fully addressed all of these rows and, in the process, expended a considerable amount of time and money which it requests that the City of Fort Lauderdale take into consideration in order to abate the bulk of this fine.

With respect to all the aforementioned fines, World Jet proposes to pay 20% of the fines related to damage to Rows B, C, D, E, & H, where the most time has passed from fine to work completion. The painting fines (\$146,600), World Jet, Inc. hopes to have fully abated as it was completed in a timely manner and has remained compliant. The expired permit fine (\$39,400), the missing doors fine (\$108,200), the removed I-Row fine (\$42,700), and the parking area fines (\$62,950) World Jet, Inc. hopes to have fully abated given the circumstances detailed above.

World Jet, Inc. proposes to pay \$52,890.00 without delay and hopes that this amount of money will be acceptable to the City of Fort Lauderdale and resolve all fine in full. This reduction would allow World Jet, Inc. to continue to complete its work diligently and allow for future work to be accomplished.

If you have any questions or otherwise care to discuss the matter please feel free to contact me.

Very truly yours,

/s/

Bruce D. Green

BDG:jdf

cc: World Jet, Inc.

Rufus R. James, Airport Manager (rjames@fortlauderdale.gov)