

6/6/17 M-5
Provided by
Don Whiffineer

You are here today to vote on a proposal to terminate World Jet's leases on Parcel 8 and 11 at the Fort Lauderdale Executive Airport. On these leases World Jet has over 100 Hangars and on any given day roughly 1000 employees working on property between World Jet and its tenants. World Jet is one of the oldest tenants at the airport, and we have spent considerable investment and time developing over 44 acres along the Northern portion of the Fort Lauderdale Executive Airport. We would like to ask that you vote not to terminate and at the least provide an extension of 30-60 days so that we may complete our work which is already in progress.

We have had some outstanding Code Enforcement issues that have not been resolved and as a result have incurred substantial fines. There have been delays on behalf of World Jet to resolve this issues and there also have been several delays, such as permitting, which have been out of the control of World Jet. However, as of today, World Jet is extremely close to completing the remaining work.

Prior to these motions being present here today, the lease termination proposal was first brought before the Airport Advisory Board on April 27th, 2017. World Jet lobbied its case to the board and they voted to remove the items from their agenda and allow World Jet, up to 90 days to resolve all the outstanding issues in regards to both Parcel 8 and 11. We recently updated the Airport Advisory Board as to the status of the work on May 25th, 2017.

We also held a meeting with the City Manager on May 15th, 2017, prior to this meeting, to allow World Jet more time to help resolve these issues. Mr. Feldman did remove the Lease termination proposal from last month's agenda in May. We have updated Mr. Feldman on the status of the work, and submitted to him our first offer to settle the outstanding fines, which was one of his requests during our first meeting. We haven't yet heard the result of our fine settlement offer, but I want to make it clear that World Jet is willing to compromise and we intend to resolve these fines in accordance with the City of Fort Lauderdale.

Finally, below is an overview of the progress which has been made.

- I. The F Row has been demolished.
 - a. Attached is a photo showing the land where it use to sit.
- II. The G Row is now compliant.
 - a. Attached is a confirmation from the Code Enforcement Officer that this is correct.
- III. The permit for the Parking Area is now approved & work has begun.
 - a. Attached is a Permit Status from the City of Fort Lauderdale
 - b. Attached is an email from the Airport Manager's Office.
- IV. All the outstanding work to be completed on Parcel 8 has been completed, and only fines remain on Parcel 8 as of today, 06/06/2017.
 - a. Exhibit 4: World Jet's first settlement offer.
- V. There is also a small error on Agenda Memo 17-0681.
 - a. Attached is the original.

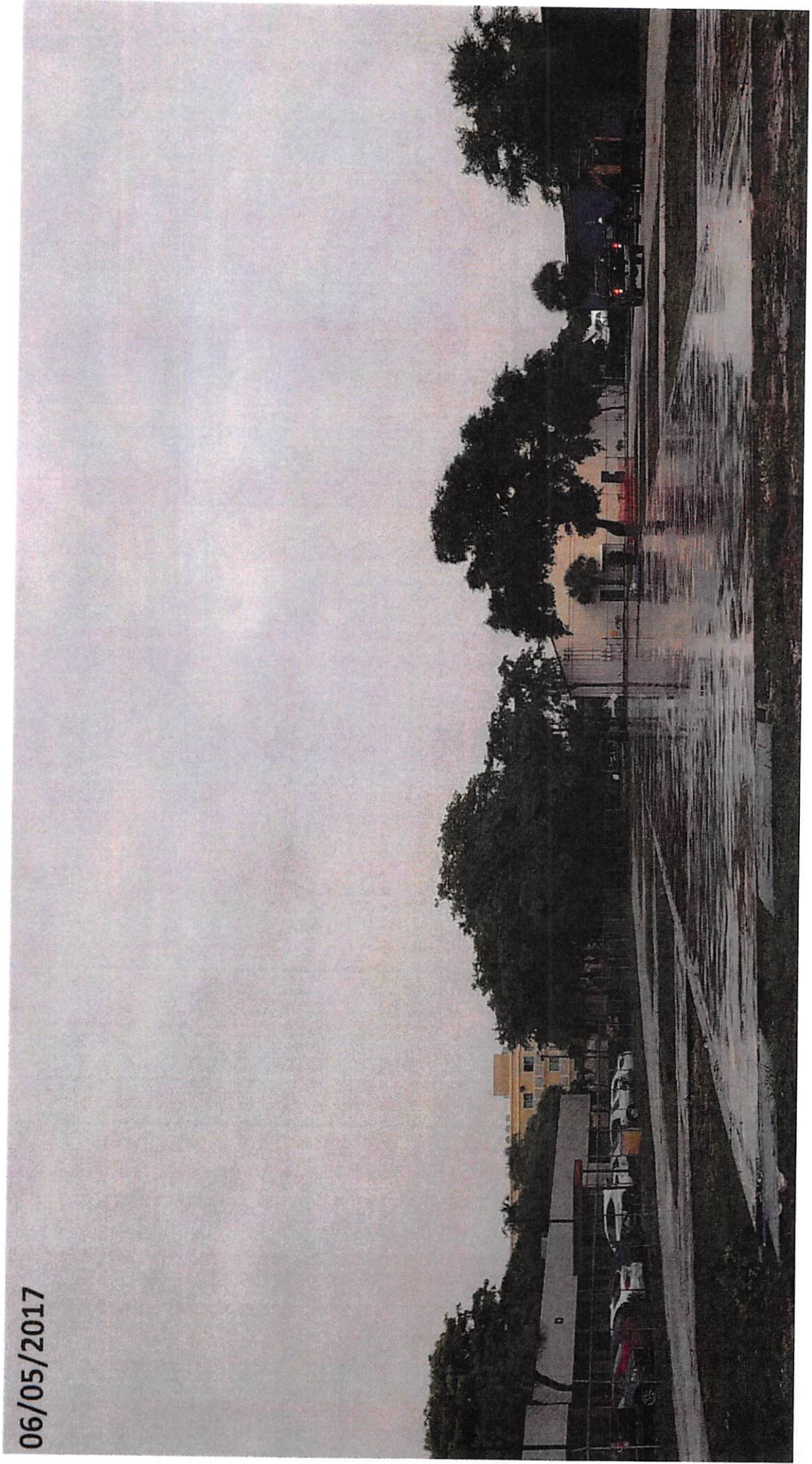
b. Attached is the referenced document.

VI. Original Update to the Airport Advisory Board on April 27th, 2017

a. Attached is a copy for reference.

Supporting Documents

06/05/2017



Zimbra

dw@worldjet.com

FW: Code Compliance Officer Request**From :** Mary Rich <MRich@fortlauderdale.gov>

Wed, May 31, 2017 04:00 PM

Subject : FW: Code Compliance Officer Request**To :** Donnie Whittington <dw@worldjet.com>**Cc :** Adam Feldman <AFeldman@fortlauderdale.gov>, Dick Eaton <DEaton@fortlauderdale.gov>, Bruce Green <bgreen@bdgreenpa.com>, Laura Morton <LMorton@fortlauderdale.gov>

FYI,

I inspected 5/31/2017 and case CE13042100 --- 6010 NW 28 WAY - HANGER STILL IN VIOLATION MISSING DOOR - COMPLIED 5/31/2017 - FINES STILL DUE.

Thanks,

Mary Rich, Sr. Code Compliance Officer

City of Fort Lauderdale | Code Compliance Division
700 NW 19th Avenue | Fort Lauderdale FL 33311
P: (954) 828-6347 E: mrich@fortlauderdale.gov

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from city officials regarding city business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

-----Original Message-----

From: Mary Rich
Sent: Monday, April 24, 2017 3:13 PM
To: 'Donnie Whittington'
Cc: Adam Feldman; Wilson Quintero (Community Inspection); Bruce Green; Laura Morton
Subject: FW: Code Compliance Officer Request

Hello,

As per my meeting with, Jack, on 4/24/2017 the following cases/hangers were reviewed:

Permit Number [17041666](#) **FOLIO NBR** [9209020020](#)
Permit Type BPAVINGC **Balance Due** (\$45.00)
Property Address [1020 NW 62 ST](#) **Status** Open

- [Permit](#)
- [Plan Reviews](#)
- [Inspections](#)
- [Fees](#)
- [Contractors](#)
- [All](#)

PLAN REVIEWS

[Plan Review Status Legend](#) [View Plan Review](#)

Details

Revision Stop	Number	Status	Status Date	Reviewer	Notes
BUILDING (STRUCTURAL)	1	P	06-05-2017	RINKM	14
ELECTRICAL	1	N	04-26-2017	DRYS	0
ENGINEERING	1	P	05-15-2017	TORRAL	40
LANDSCAPING	1	A	04-27-2017	LAURK	1
NOTIFIED FOR PICKUP	2	N	06-05-2017		1
NOTIFIED FOR PICKUP	1	N	05-16-2017	HOGAP	2
PLUMBING	1	N	04-26-2017	CROAJ	0
ZONING	1	P	06-05-2017	RINKM	22

Zimbra

dw@worldjet.com

Parking Lot Building Permit

From : Laura Morton <LMorton@fortlauderdale.gov>

Tue, Jun 06, 2017 03:00 PM

Subject : Parking Lot Building Permit**To** : Dw@worldjet.com

Just left a message for Don, the parking lot building permit is ready for pickup.

Also, regarding moving the Government aircraft to the location of the demolished hangar on 8CE would be fine.

Thanks!

Laura A Morton | Airport Programs Administrative Assistant

Fort Lauderdale Executive Airport (FXE)

City of Fort Lauderdale | Department of Transportation & Mobility

954-828-4972 | lmorton@fortlauderdale.gov

www.FLYFXE.com



Think Green. Keep it on the screen.

The Law Office of
BRUCE D. GREEN, P.A.

Board Certified Aviation Lawyer

1313 South Andrews Avenue • Fort Lauderdale, Florida 33316
Telephone (954) 522-8554 • Fax (954) 522-8555

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-striping, 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).

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

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.

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

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)

At the request of World Jet, a meeting was held with the City Manager on May 15, 2017 to discuss the proposed lease termination and outstanding fines. At the meeting, it was agreed that World Jet would return with a proposal to settle the outstanding code fines.

On May 30, 2017, World Jet responded with a proposal (Exhibit 4) requesting to have all the fines fully abated due to a disagreement with code enforcement on the condition of the parking. World Jet indicated their belief is that the parking lot is in compliance.

Resource Impact

There will be an estimated fiscal impact in the amount of \$29,019.30 which represents loss of rent revenue (July-September), \$19,700 in estimated fuel flowage fees (May-September), \$2,099.45 in outstanding fire inspection fees, and \$70,000 in building code fines. An additional loss of revenue could occur for Fiscal Year 2018 through Fiscal Year 2022 unless a new lease is executed with a new tenant.

Funds available as of May 18, 2017					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUB-OBJECT NAME	AMENDED BUDGET (Character)	AMOUNT RECEIVED (Character)	AMOUNT
468-TAM070101-J637	Executive Airport	Charges for Service/Par 11A/B/C – World	\$3,520,160	\$1,976,668	\$29,019.30
468-TAM070101-J666	Executive Airport	Charges for Service/Par 11 A/B Fuel-World	\$3,520,160	\$1,976,668	\$19,700
001-FIR010402-J101	Fire Safety Inspections	Charges for Service/Fire Inspection Fees	\$830,000	\$487,970	\$2,099.45
001-DSD040101-M103	Community Inspections	Fines and Forfeits/Code Enforcement Board Fines	\$906,000	\$199,875	\$70,000.00
				TOTAL ►	\$120,818.75

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).

Airport Advisory Board Update

Re: World Jet, Inc. Lease Overview
Outline of Code Ordinances & Timeline
April 26th, 2017

Below is an outline of the work which is about to be completed that will satisfy all Code Ordinance Violations on the property. The Airport Manager is planning to propose our lease termination before the Aviation Advisory Board on April 27, 2017. We have completed roughly 90% of the required repairs, and have asked the City Manager, Lee Feldman, and Airport Manager, Rufus James, to allow us 60-90 days to complete the remaining repairs needed on Parcel 8 and Parcel 11. We are extremely close to completing our work and below is an outline and timeline of completion. **60-90 days would allow us to bring the property into total compliance.**

Overview of the issues which still need to be addressed:

I. The original list of Code Ordinance Violations

Parcel 11:

1. CE13042062 1020 NW 62nd Street Parking Area

Parcel 8:

1. CE13042097 F-Row
2. CE13042100 G-Row
3. CE13042075 A-Row
4. CE13042079 B-Row
5. CE13042014 I-Row
6. CE14120560 Permit #11072023
7. CE13042103 H-Row
8. CE13042083 C-Row
9. CE13042085 D-Row
10. CE13042087 E-Row

II. List of Code Ordinance Violations for Parcel 8 which are now in compliance

1. CE13042075 A-Row
2. CE13042079 B-Row
3. CE13042014 I-Row
4. CE14120560 Permit #11072023
5. CE13042103 H-Row
6. CE13042083 C-Row
7. CE13042085 D-Row
8. CE13042087 E-Row

III. List of Remaining Code Ordinance Violations which still need to be addressed

1. Parcel 11: CE13042062 1020 NW 62nd Street Parking Area
 - a. Violation: 47-20.20.H. (Parking areas not maintained)
 - b. World Jet accepted a proposal in April of 2017 with WJM Builders, who submitted the Permit Application
 - c. The Permit Application #17041666 is submitted and awaiting approval (Typical approval time for a permit is 2-4 weeks)
 - d. It will address this violation by re-pouring the entire 450-ft. parking lot behind World Jet at 1020 NW 62nd St., replacing all stops, and re-striping accordingly
 - e. Upon Permit Approval, the work will be scheduled immediately and will take an estimated 4 weeks to complete

2. Parcel 8: CE13042097 F-Row
 - a. Violation: 9-280(b) (Damage to hangars)
 - b. The Permit Application #17041632 is submitted and awaiting approval (Typical approval time for a permit is 2-4 weeks)
 - c. It will address this violation by removing the entire damaged F-Row of T-Hangars
 - d. The doors will be salvaged, under permit, for use as needed
 - e. Upon Permit Approval, the work will be scheduled immediately and will take an estimated 7 days to complete

3. Parcel 8: CE13042100 G-Row
 - a. Violation: 9-280(b) (Damage to hangars)
 - b. The Row cannot be complied as it is missing doors on T-hangar G-01. The doors will be provided from salvaged doors during the demolition process of F-Row as detailed above
 - c. From commencement of the demolition of F-Row, the door replacement will take place within 3-5 days

IV. One of the issues mentioned in the default of our lease is the fact there are fines and liens for each of the aforementioned violations. 8 of 11 violations are now complied, but because all code related issues must be in compliance in order to address remission of the fines, once the issues are resolved, the matter of the fines can then be promptly addressed administratively with the City of Ft. Lauderdale

V. The World Jet, Inc., parcels are nearly all in compliance and with respect to the remaining issues and they will be brought into compliance as soon as permits are issued. I ask that you please remove this proposed lease termination from the Airport Advisory Board's Agenda for April 27th or at least allow 60-90 days for World Jet, Inc., to complete compliance before the lease termination proposal is addressed

Supporting Documents

Hand Delivered

April 24, 2017

Mr. Rufus A. James
Airport Manager
City of Fort Lauderdale
6000 NW 21st Avenue, Suite 200
Fort Lauderdale, Florida 33309

Re: World Jet, Inc.
Status Update

Dear Mr. James:

I write this letter to you on behalf of World Jet, Inc. as a status report for your use with respect to World Jet, Inc. The following tasks have been accomplished, or are in the process of being accomplished, and the status of each is detailed below:

- a. CE13042075 (A-Row). Accomplished and in compliance. Fine is open.
- b. CE13042079 (B-Row). Accomplished and in compliance.
- c. CE13042014 (I-Row). Accomplished and in compliance. Fine is open.
- d. CE14120560 (Permit #11072023). Status Closed. Fine is open.
- e. CE13042103 (H-Row). Accomplished and in compliance.
- f. CE13042083 (C-Row). Accomplished and in compliance.
- g. CE13042085 (D-Row). Accomplished and in compliance.
- h. CE13042087 (E-Row). Accomplished and in compliance. Fine is open.

- i. CE13042097 (F-Row). This row of hangars is being demolished. The permit application (#17041632) for demolition of this row of hangars has been submitted. Doors will be salvaged from this row to replace other identical doors which require replacement. Demolition will begin within 5 business days of receipt of the permit and will be accomplished within 5 business days.

- j. CE1342062 (Parking Lot). You have seen the contract for the removal and replacement of the parking lot. The permit application (#17041666) for this project has been submitted. The time for completion (removal and replacement) is 4 weeks from issuance of a permit.

Mr. Rufus A. James
April 24, 2017
Page Two

k. CE13042100 (G-Row). Hangar G-1 will receive a set of doors from F-Row which should be accomplished within 2-3 working days of approval of Permit #170411632.

With respect to the code related penalties referred to above, the information was gleaned from the Code Tracker website. The Code Enforcement Officer (Mary Rich) was at the property today and informed Donnie Whittington that Rows C, D, E and H were in compliance. You should also be aware that the boat was removed and a compliance letter was issued.

Because all code related issues must be in compliance in order to address remission of the fines, once the issues are resolved the matter of the fines will be promptly addressed administratively with the City of Ft. Lauderdale.

As you can see, the World Jet, Inc. parcels are nearly all in compliance and with respect to the remaining issues will be brought into compliance as soon as permits are issued. I ask that you please confirm this with Code Enforcement. I also ask that you coordinate a meeting with the City Manager to review the status of the work and the pending corrective work in order to remove this matter from the agenda of the Airport Advisory Board.

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

Very truly yours,



Bruce D. Green

BDG:jdf
cc: World Jet, Inc.
Candace R. Duff, Esq.

Zimbra

dw@worldjet.com

FW: Code Compliance Officer Request

From : Mary Rich <MRich@fortlauderdale.gov>

Mon, Apr 24, 2017 03:13 PM

Subject : FW: Code Compliance Officer Request**To :** Donnie Whittington <dw@worldjet.com>**Cc :** Adam Feldman <AFeldman@fortlauderdale.gov>, Wilson Quintero (Community Inspection) <WQuintero@fortlauderdale.gov>, Bruce Green <bgreen@bdgreenpa.com>, Laura Morton <LMorton@fortlauderdale.gov>

Hello,

As per my meeting with, Jack, on 4/24/2017 the following cases/hangers were reviewed:

CE13042103----5940 NW 28 WAY - VIOLATION COMPLIED AS OF 4/24/2017, FINES STILL DUE

CE13042083----5950 NW 28 WAY - VIOLATION COMPLIED AS OF 4/24/2017, FINES STILL DUE

CE13042085----6000 NW 28 WAY - VIOLATION COMPLIED AS OF 4/24/2017, FINES STILL DUE

CE13042087----6030 NW 28 WAY - VIOLATION COMPLIED AS OF 4/24/2017, FINES STILL DUE

CE13042100 --- 6010 NW 28 WAY - HANGER STILL IN VIOLATION MISSING DOOR - units 8,2,4 were observed repaired on 4/24/2017, still in violation due to hanger door is missing.

CE13042097 ---6020 NW 28 WAY - STILL IN VIOLATION - POSSIBLE DEMO

CE13042062 ---1020 NW 62 ST - STILL IN VIOLATION

Please let me know if you have any questions regarding above.

Thanks,

Mary Rich, Code Compliance Officer
City of Fort Lauderdale | Code Compliance Division
700 NW 19th Avenue | Fort Lauderdale FL 33311
P: (954) 828-6347 E: mrich@fortlauderdale.gov

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from city officials regarding city business are public records available to the public and media upon request. Your e-mail

Compliance Progress Timeline & Circumstances

Date	Event
09/19/13	Various Fines are proposed by Code Ordinance
12/01/13	Foreclosure Lawsuit if Filed ; All Cash flows are unavailable
04/01/13	Court Ordered Receivership begins ; Limited Cash flow becomes available
08/01/14	Code Ordinance Hearing to Hold fines until completion
09/17/14	Began painting all hangars with Certapro Painters
12/01/14	Repaired Various damage at Parcel 8, 10, & 11
03/15/15	Completed Painting all hangars with Certapro Painters
09/01/15	Completed parking area, restripe, new stops, 10,000 feet of new asphalt; final inspection completed
10/01/15	Upon completion of the parking area, Code Enforcement informed us of the need for additional repairs
11/01/15	Update provided to the Airport on All subjects
06/01/16	I-Row Demolition submitted for permit
07/01/16	Engineer submits plans for Door Repairs at T-Hangars
09/15/16	Demolition Permit Passed
09/20/16	Demolition of I-Row Begins
10/01/16	Engineer discusses door repair permitting issues affecting Approval
01/15/17	Building Department approves using salvaged identical doors from F-Row for repairs at T-Hangars as needed
02/01/17	World Jet asks Allied Bean Demolition to make a proposal for demolition of F-Row
03/03/17	Signed and Accepted F-Row Proposal
04/13/17	Parking Lot Permit Submitted
04/14/17	Demolition Permit Submitted

World Jet Costs of Repair & Improvement

Date	Project	Costs
6/1/2014	Extensive Rust Repair & Mitigation on Parcel 8 & 11	\$ 25,000.00
6/1/2014	Repainting Entire Property	\$ 127,490.00
7/1/2015	Large portion of parking lot on 62nd St. repaired; repaved.	\$ 28,755.47
9/1/2016	Demolishing I-Row	\$ 50,000.00
10/1/2016	Welder & Engineer: T-Hangar Door Repairs	\$ 30,000.00
12/1/2016-Present	Contracted Repairs for Skin Panneling	\$ 20,000.00
4/1/2017	Demolishing F-Row & Repairing G-Row Doors	\$ 29,174.00
4/11/2017	Re-pouring 450ft Parking Area on 62nd St. (Entire parking area rebuilt)	\$ 62,500.00
4/26/2017	Total Costs	\$347,919.47

**Status Documents:
CE13042062**

Permit Number [17041666](#) FOLIO NBR [9209020020](#)
Permit Type BPAVINGC Balance Due \$0.00
Property Address [1020 NW 62 ST](#) Status Open

- [Permit](#)
- [Plan](#)**
- [Reviews](#)
- [Inspections](#)
- [Fees](#)
- [Contractors](#)
- [All](#)

Permit

Permit Information

Application Date 04-19-2017 Operator romel
Issued Date Operator
Master Project
Number Number
C.O. Number Operator
C.O. Issued
C-404 Type Usage Class ACH
Applied Value 50000 Units 0
Calculated Value 0 Contractor ID [CGC1511617](#)

Property On Permit

FOLIO NBR [9209020020](#)
Unit

Address [1020 NW 62 ST](#)
FORT
City/State/Zip LAUDERDALE, FL
33309

Owner On Permit

Name CITY OF FORT
LAUDERDALE %
FT LAUD E
Address 100 N ANDREWS
AVE
FORT
City/State/Zip LAUDERDALE, FL
33301
Type Private

Applicant

Name WJM BUILDERS
INC
Address 2661 F ROAD
City/State/Zip LOXAHATCHEE,
FL 33470
Type Contractor

Miscellaneous Information / Notes

REPAIR CONCRETE PARKING LOT

NOC

W.J.M. Builders, Inc.

CGC#1511617

Contract

This is a contract for the removal and replacement of the damaged concrete parking lot on the north-east section of the Fort Lauderdale executive Airport.

This contract included the following:

- Submit to the city for building and zoning permits
- Cutting and removing of damaged parking lot
- Depositing concrete to legal landfills
- Sub grading and compacting of subsoils
- Placing proper reinforcing for concrete slab
- Placing and finishing concrete
- Cutting control joints / placing of expansion joints
- Restriping of parking lot spaces

Amount of Contract \$62,500

NOT INCLUDED IN THIS CONTRACT:


- *Fees generated by the city for the cost of permit
- *Architectural Drawings or engineer stamps
- *Landscaping or irrigation system
- *Surveys or final surveys.
- *Any work not listed above.

A deposit will be required to submit for permit

All invoices to be paid within 5 working days to keep job on schedule.

A schedule of work scope values will be provided at first invoice

By signing this contract both parties agree to the terms and conditions listed

X  _____ Date 04/11/17

World Jet agent

X  _____ Date 4/11/17

WJM Builders

Schedule of Values

1. Cutting and removing concrete	\$6,400
2. Dumpsters / hauling of old concrete (15) 20 yard dumpsters @ 600per	\$9,000
3.Sub grade and compaction	\$1,950
4.Placing of w.w mesh and rebar	\$3,250
5.Concrete material 300cu.yds. @ 110	\$33,000
6.Concrete finish and placement	\$9,000

Total amount

62,500.00

PERMIT NUMBER:

NOTICE OF COMMENCEMENT

The undersigned hereby given notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes the following information is provided in the Notice of Commencement.

1. DESCRIPTION OF PROPERTY (Legal description & street address, if available) TAX FOLIO NO.: 920 902 0020

SUBDIVISION FXE BLOCK _____ TRACT _____ LOT _____ BLDG _____ UNIT _____
Parcel #11

2. GENERAL DESCRIPTION OF IMPROVEMENT: Repair Concrete Parking Lot

3. OWNER INFORMATION: a. Name: Don Whittington, World Jet Inc.

b. Address: 1020 W Cypress Creek Rd. Ft. Lauderdale, FL 33309 c. Interest in property: Leasehold

d. Name and address of fee simple titleholder (if other than Owner)

4. CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER:
WJM Builders Inc 954-444-3805
2661 E Rd. Lakeland, FL

5. SURETY'S NAME, ADDRESS AND PHONE NUMBER AND BOND AMOUNT:

6. LENDER'S NAME, ADDRESS AND PHONE NUMBER:

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes:
NAME, ADDRESS AND PHONE NUMBER:

8. In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes:
NAME, ADDRESS AND PHONE NUMBER:

9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified): MAY 1, 2018

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Don Whittington
Signature of Owner or
Owner's Authorized Officer/Director/Partner/Manager

Don Whittington Pres.
Print Name and Provide Signatory's Title/Office

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 11 day of April, 2017

By Don Whittington as _____, (name of person) (type of authority,....e.g. officer, trustee, attorney in fact)

For _____ (name of party on behalf of whom instrument was executed)

Personally known or _____ produced the following type of identification: _____



PAMELA J. GRIFFIN
MY COMMISSION # FF 108429
EXPIRES: April 1, 2018
Bonded Third Budget Notary Services

Pam Griffin
(Signature of Notary Public)

Under Penalties of perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief (Section 92.525, Florida Statutes).

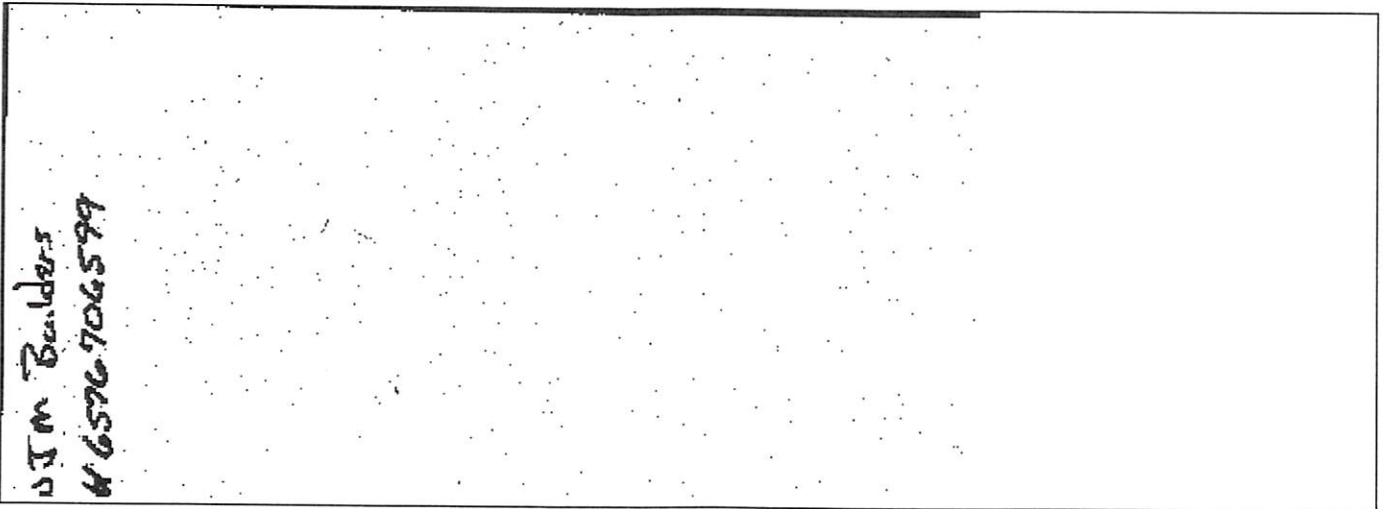
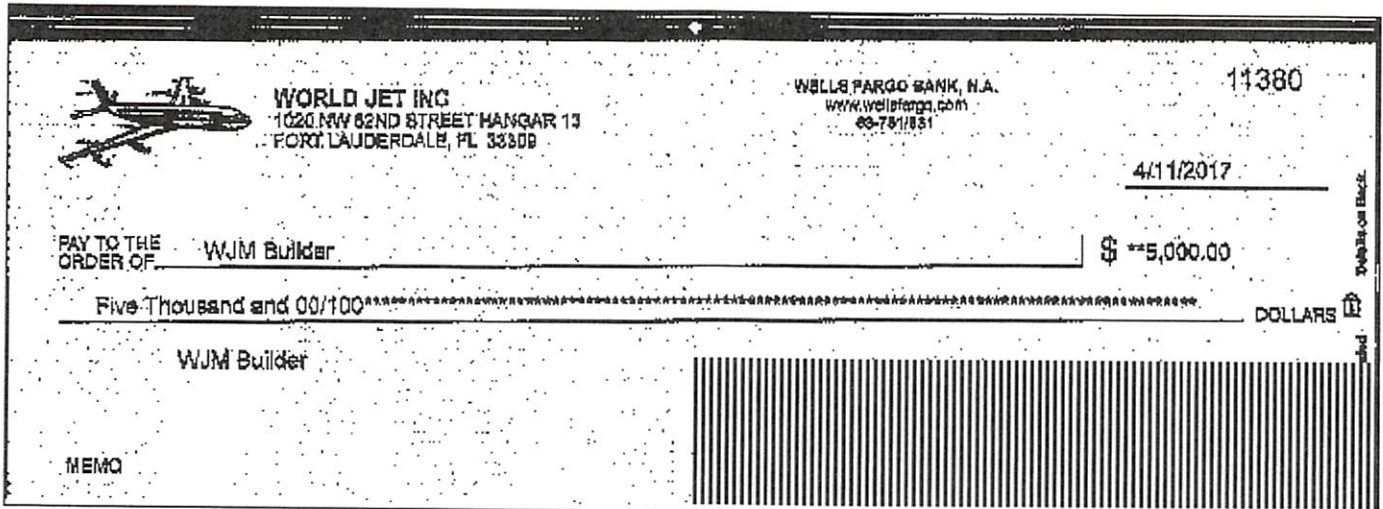
Signature(s) of Owner(s) or Owner(s)' Authorized Officer/ Director / Partner/Manager who signed above:

By _____ By _____

WELLS FARGO

Check Details

Check Number	11380
Date Posted	04/11/17
Check Amount	\$5,000.00



*Note

The account number, signature, and endorsement are removed from the image(s) for security reasons. To obtain a full copy of the image, please call us at 1-800-TO-WELLS (1-800-869-3557), 24 hours, 7 days a week.

Equal Housing Lender



A COSTA TRACTORS, INC.
ENGINEERING CONTRACTORS

11986 NW 97th Avenue, Hialeah Gardens, FL 33018

Tel: (305) 556-0473 • Fax: (305) 556-8268

Invoice

Date	Invoice #
9/17/2015	5904

Bill To
World Jet 1020 NW 62nd Street Ft. Lauderdale, FL 33309 Attn: Mr. Jack Crawford Mr. Don Whittington

Job Name
World Jet Hangars Executive Airport 1020 NW 62nd Street Ft. Lauderdale, FL 33309

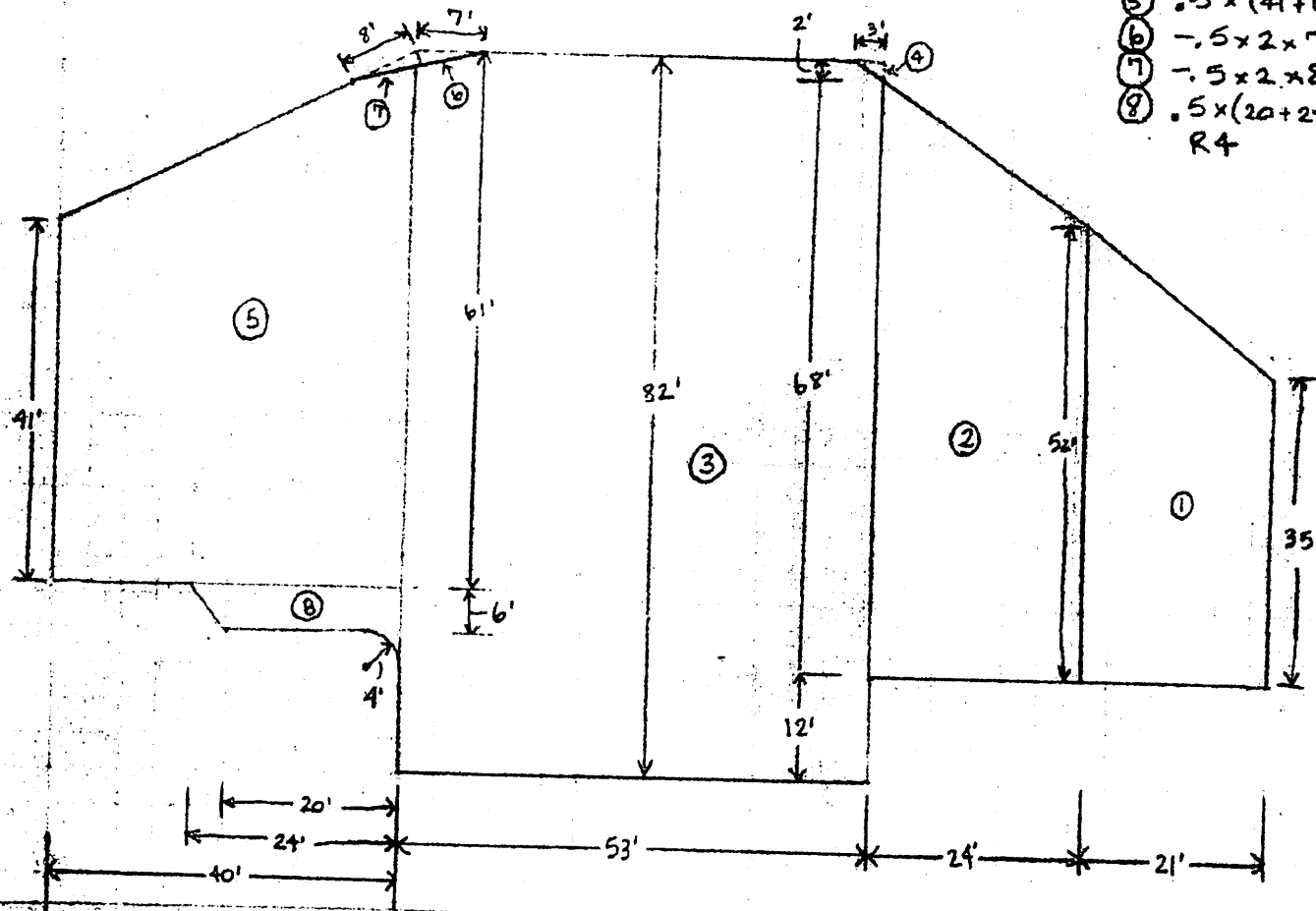
Terms
Upon receipt

Qty	Description	Rate	Amount
1	Construction of Parking Lot Area Approx. 8,857 SF of 1" Asphalt Pavement over 6" Compacted and Primed Limerock Base	27,255.47	27,255.47
1	Grading of Swale Area	1,500.00	1,500.00
NOTE: See attached sketch showing exact square footage of new pavement. The area paved increased by 1,093 SF from the initial amount estimated and provided to Acosta Tractors, Inc. (Added areas as per Mr. Don Whittington's request)			

Thank you for your business and prompt payment.	Total	\$28,755.47
---	--------------	-------------

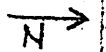
09/09/15

AT14 - WORLD JET



①	$.5 \times (35+52) \times 21$	+	913.5
②	$.5 \times (52+68) \times 24$	+	1440.0
③	53×82	+	4346.0
④	$-.5 \times 2 \times 3$	-	3.0
⑤	$.5 \times (41+61) \times 40$	+	2040.0
⑥	$-.5 \times 2 \times 7$	-	7.0
⑦	$-.5 \times 2 \times 8$	=	8.0
⑧	$.5 \times (20+24) \times 6$	+	132.0
	R4		3.5
			<hr/>
			8857.0 sf

8857 sf / 9 = 984.11 sq



1" = 20'

**Status Documents:
CE13042097 & CE13042100**

Permit Number [17041632](#) **FOLIO NBR** [9209290082](#)
Permit Type BDEMOW **Balance Due** \$0.00
Property Address [6020 NW 28 WAY](#) **Status** Open

- Permit
- Plan
- Reviews
- Inspections
- Fees
- Contractors
- All

Permit

Permit Information

Application Date	04-19-2017	Operator	murrl
Issued Date		Operator	
Master Number	17041632	Project Number	
C.O. Number		Operator	
C.O. Issued			
C-404 Type		Usage Class	ACH
Applied Value	24000	Units	0
Calculated Value	0	Contractor ID	CGCA14105

Property On Permit

FOLIO NBR [9209290082](#)
Unit 000F

Address [6020 NW 28 WAY](#)

FORT

City/State/Zip LAUDERDALE, FL

33309

Owner On Permit

CITY OF FORT

Name LAUDERDALE %

FT LAUD E

Address 100 N ANDREWS

AVE

FORT

City/State/Zip LAUDERDALE, FL

33301

Type Private

Applicant

Name COURCHENE,KRYSTAL

Address

City/State/Zip ,

Type Other

Miscellaneous Information / Notes

HANGAR F: TOTAL DEMO HANGAR 15800 SF

V CE16071630 OPENED 9209290082 6020 NW 28
WAY RECEIVED CALL FROM TRAVIS BRYAN, AIRPORT FRANK
ARRIGONI, 954-828-6564 REI 05/26/2017
V CE13042097 OPENED 9209290082 6020 NW 28 WAY ALL

4/26/2017

City of Fort Lauderdale - Building Services

OF THE T-HANGER AT 5900 NW 28 WAY BUILDING A MARY
RICH, 954-828-6347 REI 05/21/2017

AlliedBean Demolition

Wrecking & Specialty Demolition

Customer: World Jet Inc.

To: Reginald Whittington
From: Steven Teperman

E-mail: dh@worldjet.com
Office: 561.502.3469

Bid #: 2681
Bid Date: February 27, 2017

Project: Executive Airport, Fort Lauderdale, 'F' Row Hanger
Location: 5920 NW 28th Way, Fort Lauderdale 33309

Plans Referenced: Land Survey of Executive Airport - Parcel 8C
drawn by: Williams, Hatfield & Stoner, Inc.
dated: 07/02/84

Scope of Work To Be Performed:

Base Bid

1. Remove existing metal frame, tin clad hanger in a controlled fashion, best efforts to be used not to damage concrete floor slab; best efforts to be used not to damage concrete floor slab but no guarantees
2. Use best efforts to salvage hanger doors for future reuse by Owner for repairs

Allied Bean requests an upfront payment of \$4,500.00 to cover the cost of permits, permit runner and utility disconnects

Alternate #1: Provide asbestos report for DERM, disconnect and cap water and sewer, pull permit
Alternate #2: Provide if possible, Engineering Letter with respect to the three hanger doors to be salvaged

*Pricing based on current disposal rates and locations
Scrap metal is Contractor's salvage
Hauling and Disposal included in Base Bid*

Exclusions:

Non-Demolition Exclusions

Work outside building footprint
Layouts
Patching and Repair
Site access via security gate
Silt or Site Fencing
Seeding or Sodding


Demolition Exclusions

Hazardous Material Abatement
Water Access
Contaminated Materials
MOT
Importing Backfill; Compaction
Underground Utilities

Base Bid: \$24,174.00
Add Alternate # 1: \$4,500.00
Add Alternate # 2: \$500.00

Agreed and accepted this _____ day of February, 2017

Kevin Bean, President, AlliedBean Demolition, Inc.


Reginald Whittington, WorldJet Inc.

03/03/16

500 East Broward Boulevard, Suite 1710, Fort Lauderdale FL 33394

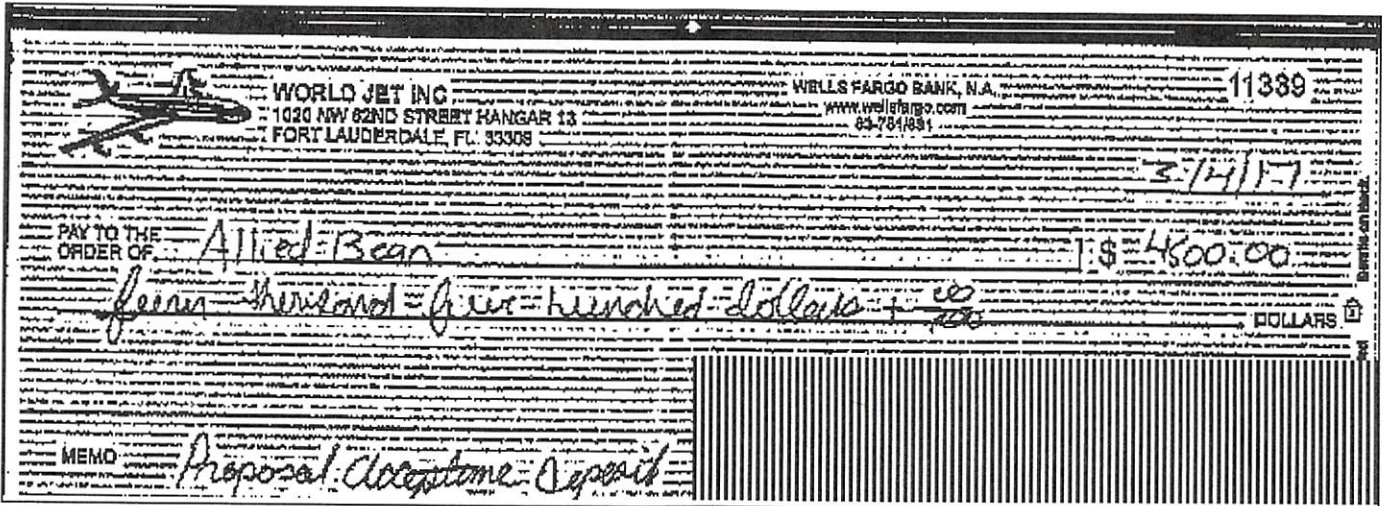
Phone: 954-848-2806 Fax: 954-697-0137

www.alliedbeandemolition.com

WELLS FARGO

Check Details

Check Number 11339
 Date Posted 03/13/17
 Check Amount \$4,500.00



*Note

The account number, signature, and endorsement are removed from the image(s) for security reasons. To obtain a full copy of the image, please call us at 1-800-TO-WELLS (1-800-869-3557), 24 hours, 7 days a week.

Equal Housing Lender

Permit Number [11072023](#) FOLIO NBR [9209290082](#)
Permit Type BALTCSM Balance Due \$0.00
Property Address [3000 NW 59 ST](#) Status Closed

- [Permit](#)
- [Plan](#)**
- [Reviews](#)
- [Inspections](#)
- [Fees](#)
- [Contractors](#)
- [All](#)

Permit

Permit Information

Application Date	07-28-2011	Operator	holma
Issued Date	08-26-2011	Operator	conyd
Master Number	11072023	Project Number	
C.O. Number		Operator	
C.O. Issued			
C-404 Type		Usage Class	OFC
Applied Value	50000	Units	3000
Calculated Value	0	Contractor ID	CGC1511617

Property On Permit

FOLIO NBR [9209290082](#)
Unit 0003

Address [3000 NW 59 ST](#)
 FORT
City/State/Zip LAUDERDALE, FL
 33309

Owner On Permit

Name CITY OF FORT
 LAUDERDALE %
 FT LAUD E
Address 100 N ANDREWS
 AVE
 FORT
City/State/Zip LAUDERDALE, FL
 33301
Type Private

Applicant

No Applicant Information on file for this permit

Miscellaneous Information / Notes

REMODEL OFFICE & MOVE WALLS
CHANGE OF CONT AND RENEW PERMIT 6/7/16