



City Hall Commission Chambers
3650 NE 12 Avenue
Oakland Park, Florida 33334

UNSAFE STRUCTURES BOARD AGENDA
Tuesday, May 5, 2015 – 6:30 PM

CALL TO ORDER

Roll Call

- A. **Minutes**
 - 1. Motion to approve minutes from the October 7, 2014 meeting.
- B. **Public Comments**
- C. **Board Reports/Comments**
- D. **Other Business**
 - 1. Election of Chairman and Vice Chairman
 - 2. Consideration of demolition order for 4455 NE 11 Avenue

ADJOURN

This meeting facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact the City Clerk's Office by telephone: 954.630.4300, or via Fax: 954.630.4302 for information or assistance.

If a person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting, the person will need a record of the proceedings, and that, for such purpose, the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

I, the undersigned authority, certify the above Notice of Meeting of the Unsafe Structures Board is a true copy of the Notice posted on the outdoor bulletin board at the main entrance of City Hall, a place convenient and readily accessible to the general public at all times.

Posted: 4/28/15

By: Fernanda Marx
Administrative Specialist



City Hall Commission Chambers
3650 NE 12 Avenue
Oakland Park, Florida 33334

MINUTES
UNSAFE STRUCTURES BOARD MEETING
OCTOBER 7, 2014, 6:30 P.M

A. CALL TO ORDER

The regular meeting of the Unsafe Structures Board of the City of Oakland Park, Florida was called to order at 6:30 p.m. by Chair Cheryl Sader.

ROLL CALL

Present:

Chair Cheryl Sader
Vice Chair John Sobol
Board Member Jim Joseph
Board Member Martin Gross
Board Member Joseph Patrick
Board Member Charles Cheleden

Also Present:

Building Official D. 'Cris' Fardelmann
Jacob Horowitz, City Attorney
Denise Smith, Recording Secretary

Absent:

Board Member Carlos Lozano

B. MINUTES

Minutes for March 4, 2014 meeting were presented for approval. Board Member Gross made the motion to approve the minutes. Board Member Joseph seconded the motion which prevailed by the following vote:
Yes: Sader, Sobol, Joseph, Gross, Patrick, Cheleden.

C. NEW CASES

1. USB14 002 2628 NW 18 Terrace owned by Wells Fargo Bank

Building Official Cris Fardelmann presented evidence supporting demolition of subject property.

No witnesses appeared in defense of this item.

Board Member Joseph made a motion to demolish the structure. The City is authorized to proceed with the demolition of said property and place a lien on the property for the incurred expense.

Vice Chair Sobol seconded the motion which prevailed by the following vote:
Yes: Sader, Sobol, Joseph, Gross, Patrick, Cheleden.

There being no further business, the meeting was adjourned at 6:44 p.m.



Denise Smith, Recording Secretary

Cheryl Sader, Chair



5399 N. Dixie Highway, Suite 3 • Oakland Park, Florida 33334 • www.oaklandparkfl.org

**BUILDING AND PERMITTING DIVISION
NOTICE OF VIOLATION**

DATE: 12/22/2014

**CIASCA, CHARLES & PATRICIA
2949 POINT EAST DR APT B306
AVENTURA, FL 33160**

JOB ADDRESS: 4455 NE 11 AVE

Pursuant to Florida Building Code (FBC) Section 116.1.1, it is in the opinion of the Building Official that there are health and safety hazards that warrant the immediate closing for use or occupancy of the structure, arising from partial collapse, deterioration, and lack of maintenance. These hazards to safety and welfare include, but are not limited to:

- 1) Sec. 116.1.1.1: It is vacant, unguarded and open doors or windows.
- 2) Sec. 116.2.1.2.2: There is deterioration of the structure or the structural parts.
- 3) Sec. 116.2.1.2.3: The building is partially destroyed.

ALL BUILDING OPENINGS MUST BE SECURED AND BOARDED IMMEDIATELY OR OBTAIN A PERMIT TO DEMOLISH AND COMPLETELY REMOVE STRUCTURE OR TO BRING THE BUILDING TO COMPLY WITH APPLICABLE CODES.

If the owner does not do by January 6, 2015 as ordered, the City of Oakland Park shall cause to have the building secured and boarded, all costs of which shall be attached to the property and foreclosed upon as provided by law.

Pursuant to the foregoing listed conditions, unsafe buildings or structures shall be demolished and removed from the premises concerned, or made safe, sanitary, and secure in a manner required by the Building Official and the Florida Building Code. I would urge you to contact this office as soon as possible. You have the right to appeal said decision. Please contact the Building Department and a copy of Section 116, Unsafe Structures will be provided to you.

By Order of the Building Official

John Morell, CBO
Building Official/Chief Structural Inspector
954.630.4341



5399 N. Dixie Highway, Suite 3 • Oakland Park, Florida 33334 • www.oaklandparkfl.org

**BUILDING AND PERMITTING DIVISION
UNSAFE STRUCTURE NOTIFICATION**

DATE: 12/22/2014

91 7199 9991 7034 8391 4627

**CIASCA, CHARLES & PATRICIA
2949 POINT EAST DR APT B306
AVENTURA, FL 33160**

JOB ADDRESS: 4455 NE 11 AVE

Pursuant to Florida Building Code (FBC) Section 116.1.1, it is in the opinion of the Building Official that there are health and safety hazards that warrant the immediate closing for use or occupancy of the structure, arising from partial collapse, deterioration, and lack of maintenance. These hazards to safety and welfare include, but are not limited to:

- 1) Sec. 116.1.1.1: It is vacant, unguarded and open doors or windows.
- 2) Sec. 116.2.1.2.2: There is deterioration of the structure or the structural parts.
- 3) Sec. 116.2.1.2.3: The building is partially destroyed.

ALL BUILDING OPENINGS MUST BE SECURED AND BOARDED IMMEDIATELY OR OBTAIN A PERMIT TO DEMOLISH AND COMPLETELY REMOVE STRUCTURE OR TO BRING THE BUILDING TO COMPLY WITH APPLICABLE CODES.

If the owner does not do by January 6, 2015 as ordered, the City of Oakland Park shall cause to have the building secured and boarded, all costs of which shall be attached to the property and foreclosed upon as provided by law.

Pursuant to the foregoing listed conditions, unsafe buildings or structures shall be demolished and removed from the premises concerned, or made safe, sanitary, and secure in a manner required by the Building Official and the Florida Building Code. I would urge you to contact this office as soon as possible. You have the right to appeal said decision. Please contact the Building Department and a copy of Section 116, Unsafe Structures will be provided to you.

By Order of the Building Official

John Morell, CBO
Building Official/Chief Structural Inspector
954.630.4341

Date Produced: 01/26/2015

CITY OF OAKLAND PARK:

The following is the delivery information for Certified Mail™ item number 7199 9991 7034 8391 4627. Our records indicate that this item was delivered on 01/20/2015 at 01:58 p.m. in FORT LAUDERDALE, FL 33334. The scanned image of the recipient information is provided below.

Signature of Recipient :

signature	
printed name	Louis R. Jones

Address of Recipient :

delivery address	5399 N Dixie
------------------	--------------

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 4283729 47980099ciasca usb



USPS Tracking™



Customer Service ›
Have questions? We're here to help.

Tracking Number: 9171999991703483914627

Product & Tracking Information

Postal Product:
First-Class Mail®

Extra Svc:
Certified Mail™

Available Actions

[Return Receipt Electronic](#)

DATE & TIME	STATUS OF ITEM	LOCATION
January 20, 2015 , 1:58 pm	Delivered	FORT LAUDERDALE, FL 33334

The package is delayed and will not be delivered by the expected delivery date. An updated delivery date will be provided when available. Your item was delivered at 1:58 pm on January 20, 2015 in FORT LAUDERDALE, FL 33334.

January 16, 2015 , 11:23 pm	Departed USPS Origin Facility	MIAMI, FL 33152
January 14, 2015 , 9:32 am	Arrived at USPS Origin Facility	MIAMI, FL 33152
January 13, 2015 , 12:22 pm	Departed USPS Origin Facility	WEST PALM BEACH, FL 33409
January 12, 2015 , 5:12 pm	Arrived at USPS Origin Facility	WEST PALM BEACH, FL 33409
December 23, 2014 , 5:24 pm	Refused	NORTH MIAMI BEACH, FL 33160
December 23, 2014 , 2:30 am	Departed USPS Facility	MIAMI, FL 33152
December 22, 2014 , 11:14 pm	Arrived at USPS Origin Facility	MIAMI, FL 33152
December 22, 2014 , 9:59 pm	Accepted at USPS Origin Sort Facility	FORT LAUDERDALE, FL 33334
December 22, 2014	Pre-Shipment Info Sent to USPS	

Track Another Package

Tracking (or receipt) number

[Track It](#)

Fernanda Marx

From: Jacob G. Horowitz <JHorowitz@cityatty.com>
Sent: Friday, December 12, 2014 9:00 AM
To: Fernanda Marx
Cc: DJ Doody
Subject: RE: Unsafe Structures

Fernanda,

Good morning. In addition to posting the property, the following mortgage holder is also entitled to legal notice:

Bayview Loan Servicing, LLC
4425 Ponce De Leon, 5th Floor
Coral Gables, FL 33146

91 7199 9991 7034 8391 4610

Please let us know if there is any additional information that we can provide.

Jacob G. Horowitz
GOREN, CHEROF, DOODY & EZROL, P.A.
3099 East Commercial Boulevard, Suite 200
Fort Lauderdale, Florida 33308
Telephone (954) 771-4500 x 305 * Fax (954) 771-4923
Email: jhorowitz@cityatty.com
www.cityatty.com

Offices in Fort Lauderdale and Delray Beach, Florida.

From: Fernanda Marx [<mailto:fernandam@oaklandparkfl.gov>]
Sent: Friday, December 05, 2014 3:56 PM
To: Jacob G. Horowitz
Subject: RE: Unsafe Structures

Thank you!



Fernanda Marx
Administrative Specialist
City of Oakland Park
Engineering & Community Development
5399 North Dixie Highway, Suite 3
Oakland Park, FL 33334
P: 954-630-4406 F: 954-229-0487
fernandam@oaklandparkfl.gov | www.oaklandparkfl.org

From: Jacob G. Horowitz [<mailto:JHorowitz@cityatty.com>]
Sent: Friday, December 05, 2014 3:51 PM

Date Produced: 12/29/2014

CITY OF OAKLAND PARK:

The following is the delivery information for Certified Mail™ item number 7199 9991 7034 8391 4610. Our records indicate that this item was delivered on 12/23/2014 at 11:09 a.m. in MIAMI, FL 33146. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature X	
Printed Name	V Villalona

Address of Recipient :

Delivery Address	4425 40nce 5th Fl.
------------------	--------------------

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 4283729 47980099ciasca usb

English

Customer Service

USPS Mobile

Register / Sign In



USPS Tracking™



Customer Service ›
Have questions? We're here to help.

Tracking Number: 9171999991703483914610

Updated Delivery Day: Wednesday, December 24, 2014

Product & Tracking Information

Postal Product:
First-Class Mail®

Extra Svc:
Certified Mail™

Available Actions

Return Receipt Electronic

DATE & TIME	STATUS OF ITEM	LOCATION
-------------	----------------	----------

December 23, 2014 , 11:09 am	Delivered	MIAMI, FL 33146
------------------------------	-----------	-----------------

Your item was delivered at 11:09 am on December 23, 2014 in MIAMI, FL 33146.

December 23, 2014 , 9:56 am	Arrived at Unit	MIAMI, FL 33146
-----------------------------	-----------------	-----------------

December 22, 2014 , 11:39 pm	Departed USPS Origin Facility	MIAMI, FL 33152
------------------------------	-------------------------------	-----------------

December 22, 2014 , 9:43 pm	Arrived at USPS Origin Facility	MIAMI, FL 33152
-----------------------------	---------------------------------	-----------------

December 22, 2014 , 8:28 pm	Accepted at USPS Origin Sort Facility	FORT LAUDERDALE, FL 33334
-----------------------------	---------------------------------------	---------------------------

December 22, 2014	Pre-Shipment Info Sent to USPS	
-------------------	--------------------------------	--

Track Another Package

Tracking (or receipt) number

Track It

HELPFUL LINKS

- Contact Us
- Site Index
- FAQs

ON ABOUT.USPS.COM

- About USPS Home
- Newsroom
- USPS Service Updates
- Forms & Publications
- Government Services
- Careers

OTHER USPS SITES

- Business Customer Gateway
- Postal Inspectors
- Inspector General
- Postal Explorer
- National Postal Museum
- Resources for Developers

LEGAL INFORMATION

- Privacy Policy
- Terms of Use
- FOIA
- No FEAR Act EEO Data

CITY OF OAKLAND PARK

Building and Permitting Division
Unsafe Structures Notification

AFFIDAVIT OF POSTING

CASE NUMBER 173837

OWNER: CIASCA, CHARLES & PATRICIA
VIOLATION ADDRESS: 4455 NE 11 AVE
FOLIO#: 4942 14 13 0170

STATE OF FLORIDA)
 SS
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority authorized to administer oaths, this day personally appeared as a Florida Building Code Inspector of Oakland Park Building Code Services Division who enforces the Florida Building Codes and that appropriate Notice pursuant to Florida Statute Chapter 162 was posted within a copy of Notice of Violation or other NOTICE, attached hereto:

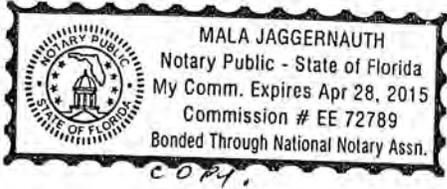
- 1. That s/he is a resident of the State of Florida, and is over twenty-one (21) years of age:
- 2. That on JANUARY 22, 2015, s/he posted a Notice of Violation on the property in violation to appear before the Oakland Park Unsafe Structures Board Hearing.
- 2a. A Notice of Violation was posted at the location mentioned above.

[Signature]
OAKLAND PARK BUILDING INSPECTOR

JOHN MORELL
PRINT INSPECTOR'S NAME

Sworn to and subscribed before me this 21st day of JANUARY 2015 by 2015,
who is personally known to me.

[Signature]
NOTARY PUBLIC





5399 N. Dixie Highway, Suite 3 • Oakland Park, Florida 33334 • www.oaklandparkfl.org

**BUILDING AND PERMITTING DIVISION
NOTICE OF VIOLATION**

→ Ciasca

DATE: 1/22/2015

91 7199 9991 7034 8391 4689

Bayview ↓

**CIASCA, CHARLES & PATRICIA
2949 POINT EAST DR APT B306
AVENTURA, FL 33160**

91 7199 9991 7034 8391 4696

JOB ADDRESS: 4455 NE 11 AVE

Pursuant to Florida Building Code (FBC) Section 116.1.1, it is in the opinion of the Building Official that there are health and safety hazards that warrant the immediate closing for use or occupancy of the structure, arising from partial collapse, deterioration, and lack of maintenance. These hazards to safety and welfare include, but are not limited to:

- 1) Sec. 116.1.1.1: It is vacant, unguarded and open doors or windows.
- 2) Sec. 116.2.1.2.2: There is deterioration of the structure or the structural parts.
- 3) Sec. 116.2.1.2.3: The building is partially destroyed.

ALL BUILDING OPENINGS MUST BE SECURED AND BOARDED IMMEDIATELY OR OBTAIN A PERMIT TO DEMOLISH AND COMPLETELY REMOVE STRUCTURE OR TO BRING THE BUILDING TO COMPLY WITH APPLICABLE CODES.

If the owner does not do by February 6, 2015 as ordered, the City of Oakland Park shall cause to have the building secured and boarded, all costs of which shall be attached to the property and foreclosed upon as provided by law.

Pursuant to the foregoing listed conditions, unsafe buildings or structures shall be demolished and removed from the premises concerned, or made safe, sanitary, and secure in a manner required by the Building Official and the Florida Building Code. I would urge you to contact this office as soon as possible. You have the right to appeal said decision. Please contact the Building Department and a copy of Section 116, Unsafe Structures will be provided to you.

By Order of the Building Official

John Morell, CBO
Building Official/Chief Structural Inspector
954.630.4341

English

Customer Service

USPS Mobile

Register / Sign In



USPS Tracking™



Customer Service ›
Have questions? We're here to help.

Tracking Number: 9171999991703483914696

Updated Delivery Day: Thursday, January 29, 2015

Product & Tracking Information

Postal Product:
First-Class Mail®

Extra Svc:
Certified Mail™

Available Actions

Return Receipt Electronic

DATE & TIME	STATUS OF ITEM	LOCATION
January 28, 2015 , 11:54 am	Delivered	MIAMI, FL 33146
Your item was delivered at 11:54 am on January 28, 2015 in MIAMI, FL 33146.		
January 28, 2015 , 10:12 am	Arrived at Unit	MIAMI, FL 33146
January 27, 2015 , 3:57 pm	Departed USPS Origin Facility	MIAMI, FL 33152
January 26, 2015 , 11:53 pm	Arrived at USPS Origin Facility	MIAMI, FL 33152
January 26, 2015 , 10:38 pm	Accepted at USPS Origin Sort Facility	FORT LAUDERDALE, FL 33334
January 23, 2015	Pre-Shipment Info Sent to USPS	

Track Another Package

Tracking (or receipt) number

Track It

HELPFUL LINKS

- Contact Us
- Site Index
- FAQs

ON ABOUT.USPS.COM

- About USPS Home
- Newsroom
- USPS Service Updates
- Forms & Publications
- Government Services
- Careers

OTHER USPS SITES

- Business Customer Gateway
- Postal Inspectors
- Inspector General
- Postal Explorer
- National Postal Museum
- Resources for Developers

LEGAL INFORMATION

- Privacy Policy
- Terms of Use
- FOIA
- No FEAR Act EEO Data

Copyright © 2015 USPS. All Rights Reserved.

Date Produced: 02/02/2015

CITY OF OAKLAND PARK:

The following is the delivery information for Certified Mail™ item number 7199 9991 7034 8391 4696. Our records indicate that this item was delivered on 01/28/2015 at 11:54 a.m. in MIAMI, FL 33146. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
X	
Printed Name	JOHN

Address of Recipient :

Delivery Address	1425 Ponce Blvd
------------------	-----------------

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 4283729 47980099USB CIASCA

CITY OF OAKLAND PARK

Building and Permitting Division
Unsafe Structures Notification

AFFIDAVIT OF POSTING

CASE NUMBER 173837

OWNER: CIASCA, CHARLES & PATRICIA
VIOLATION ADDRESS: 4455 NE 11 AVE
FOLIO#: 4942 14 13 0170

STATE OF FLORIDA)
 SS
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority authorized to administer oaths, this day personally appeared as a Florida Building Code Inspector of Oakland Park Building Code Services Division who enforces the Florida Building Codes and that appropriate Notice pursuant to Florida Statute Chapter 162 was posted within a copy of Notice of Violation or other NOTICE, attached hereto:

1. That s/he is a resident of the State of Florida, and is over twenty-one (21) years of age:
2. That on JANUARY 22, 2015, s/he posted a Notice of Violation on the property in violation to appear before the Oakland Park Unsafe Structures Board Hearing.
- 2a. A Notice of Violation was posted at the location mentioned above.



OAKLAND PARK BUILDING INSPECTOR

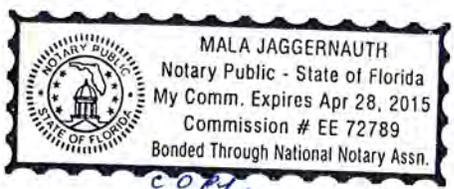
JOHN MORELLI

PRINT INSPECTOR'S NAME

Sworn to and subscribed before me this 21st day of JANUARY 2015 by 2015,
who is personally known to me.



NOTARY PUBLIC



Cc: Bayview Loan Servicing, LLC



5399 N. Dixie Highway, Suite 3 • Oakland Park, Florida 33334 • www.oaklandparkfl.org

**BUILDING AND PERMITTING DIVISION
NOTICE OF VIOLATION**

→ Ciasca

DATE: 1/22/2015

91 7199 9991 7034 8391 4689

Bayview ↓

**CIASCA, CHARLES & PATRICIA
2949 POINT EAST DR APT B306
AVENTURA, FL 33160**

91 7199 9991 7034 8391 4696

JOB ADDRESS: 4455 NE 11 AVE

Pursuant to Florida Building Code (FBC) Section 116.1.1, it is in the opinion of the Building Official that there are health and safety hazards that warrant the immediate closing for use or occupancy of the structure, arising from partial collapse, deterioration, and lack of maintenance. These hazards to safety and welfare include, but are not limited to:

- 1) Sec. 116.1.1.1: It is vacant, unguarded and open doors or windows.
- 2) Sec. 116.2.1.2.2: There is deterioration of the structure or the structural parts.
- 3) Sec. 116.2.1.2.3: The building is partially destroyed.

ALL BUILDING OPENINGS MUST BE SECURED AND BOARDED IMMEDIATELY OR OBTAIN A PERMIT TO DEMOLISH AND COMPLETELY REMOVE STRUCTURE OR TO BRING THE BUILDING TO COMPLY WITH APPLICABLE CODES.

If the owner does not do by February 6, 2015 as ordered, the City of Oakland Park shall cause to have the building secured and boarded, all costs of which shall be attached to the property and foreclosed upon as provided by law.

Pursuant to the foregoing listed conditions, unsafe buildings or structures shall be demolished and removed from the premises concerned, or made safe, sanitary, and secure in a manner required by the Building Official and the Florida Building Code. I would urge you to contact this office as soon as possible. You have the right to appeal said decision. Please contact the Building Department and a copy of Section 116, Unsafe Structures will be provided to you.

By Order of the Building Official

ohn Morell, CBO
Building Official/Chief Structural Inspector
954.630.4341



USPS Tracking™



Customer Service ›
Have questions? We're here to help.

Tracking Number: 9171999991703483914689

Your item was undeliverable as addressed at 11:53 am on April 15, 2015 in ATLANTA, GA 30378. It is being returned if appropriate information is available.

Product & Tracking Information

Available Actions

Postal Product:

Extra Svc:
Certified Mail™

[Text Updates](#)

DATE & TIME	STATUS OF ITEM	LOCATION
April 15, 2015 , 11:53 am	Undeliverable as Addressed	ATLANTA, GA 30378

[Email Updates](#)

Your item was undeliverable as addressed at 11:53 am on April 15, 2015 in ATLANTA, GA 30378. It is being returned if appropriate information is available.

April 15, 2015 , 11:29 am	Arrived at Unit	ATLANTA, GA 30378
April 13, 2015 , 1:17 am	Departed USPS Facility	ATLANTA, GA 30304
April 11, 2015 , 9:23 am	Arrived at USPS Facility	ATLANTA, GA 30304
April 4, 2015 , 8:12 am	Departed USPS Facility	WEST PALM BEACH, FL 33409
April 1, 2015 , 7:53 pm	Arrived at USPS Facility	WEST PALM BEACH, FL 33409
March 27, 2015 , 9:43 am	Addressee Unknown	NORTH MIAMI BEACH, FL 33160

Track Another Package

Tracking (or receipt) number

[Track It](#)



CITY OF OAKLAND PARK
Building Division - Unsafe Structures Board

NOTICE OF HEARING

CASE NUMBER 173837

HEARING DATE: April 7, 2015 at 6:30 PM
Oakland Park City Hall - Commission Chambers
3650 NE 12th Avenue, Oakland Park 33334

Oakland Park, a political subdivision
of the State of Florida
Complainant,
vs
Respondent
Violation Address: 4455 NE 11 Avenue
Folio # 494214130170

Dear Property Owner:

Violation: Vacant and open doors or windows/Deterioration of the structure or the structural parts/Partially destroyed/NON-COMPLIANCE.

Inasmuch as you failed to begin corrections of the violations or obtain the necessary permits of which you were previously notified within the time limitations described in the Notice of Violation and the Florida Building Code, said violation will be presented to the Unsafe Structures Board at the above mentioned Board meeting.

It is our intention to obtain an Order from the Unsafe Structures Board to have your property conform to the requirements of said Code.

This is to notify you of your right to appear at the above mentioned meeting to act on your behalf.

If a person desires to appeal any decision with respect to any matter considered at these hearings, such person will need a record of the proceedings for such purpose, and such person may need to ensure that a verbatim record of proceedings being appealed is made, (which includes testimony and evidence upon which the appeal is to be based), any of the above violations are corrected and then recur, the case may still be presented to the Board.

If you wish to discuss this Hearing Notice, call 954-630-4341, between 9:00 AM and 3:00 PM, Monday through Friday.

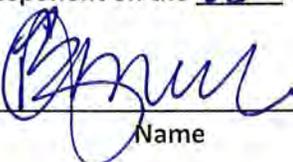


OAKLAND PARK BUILDING OFFICIAL

2/20/15

Date

I HEREBY CERTIFY the above letter was sent via Certified US Mail Return Receipt Requested and via regular U.S. Mail, to the above mentioned named Respondent on the 20 day of February 2015.



Name

CITY OF OAKLAND PARK
Building Division - Unsafe Structures Board

NOTICE OF HEARING

CASE NUMBER 173837

HEARING DATE: April 7, 2015 at 6:30 PM
Oakland Park City Hall - Commission Chambers
3650 NE 12th Avenue, Oakland Park 33334

Oakland Park, a political subdivision
of the State of Florida
Complainant,
vs
Respondent
Violation Address: 4455 NE 11 Avenue
Folio # 494214130170

91 7199 9991 7034 8391 4672

Bayview

91 7199 9991 7034 8391 4665

Ciasca

Dear Property Owner:

Violation: Vacant and open doors or windows/Deterioration of the structure or the structural parts/Partially destroyed/NON-COMPLIANCE.

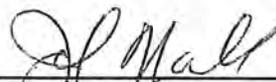
Inasmuch as you failed to begin corrections of the violations or obtain the necessary permits of which you were previously notified within the time limitations described in the Notice of Violation and the Florida Building Code, said violation will be presented to the Unsafe Structures Board at the above mentioned Board meeting.

It is our intention to obtain an Order from the Unsafe Structures Board to have your property conform to the requirements of said Code.

This is to notify you of your right to appear at the above mentioned meeting to act on your behalf.

If a person desires to appeal any decision with respect to any matter considered at these hearings, such person will need a record of the proceedings for such purpose, and such person may need to ensure that a verbatim record of proceedings being appealed is made, (which includes testimony and evidence upon which the appeal is to be based), any of the above violations are corrected and then recur, the case may still be presented to the Board.

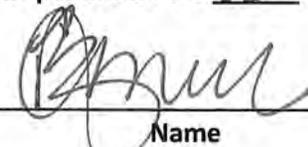
If you wish to discuss this Hearing Notice, call 954-630-4341, between 9:00 AM and 3:00 PM, Monday through Friday.



OAKLAND PARK BUILDING OFFICIAL

2/20/15
Date

I HEREBY CERTIFY the above letter was sent via Certified US Mail Return Receipt Requested and via regular U.S. Mail, to the above mentioned named Respondent on the 20 day of February 2015.



Name

Date Produced: 03/02/2015

CITY OF OAKLAND PARK:

The following is the delivery information for Certified Mail™ item number 7199 9991 7034 8391 4672. Our records indicate that this item was delivered on 02/25/2015 at 10:46 a.m. in MIAMI, FL 33146. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature X	
Printed Name	

Address of Recipient :

Delivery Address	4425 Ponce 5th FL.
------------------	--------------------

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 4283729 47980099usb ciasca bay

CITY OF OAKLAND PARK
Building Division - Unsafe Structures Board

NOTICE OF HEARING

CASE NUMBER 173837

HEARING DATE: April 7, 2015 at 6:30 PM
Oakland Park City Hall - Commission Chambers
3650 NE 12th Avenue, Oakland Park 33334

Oakland Park, a political subdivision
of the State of Florida

Complainant,

vs

Respondent

Violation Address: 4455 NE 11 Avenue

Folio # 494214130170

Dear Property Owner:

Violation: Vacant and open doors or windows/Deterioration of the structure or the structural parts/Partially destroyed/NON-COMPLIANCE.

Inasmuch as you failed to begin corrections of the violations or obtain the necessary permits of which you were previously notified within the time limitations described in the Notice of Violation and the Florida Building Code, said violation will be presented to the Unsafe Structures Board at the above mentioned Board meeting.

It is our intention to obtain an Order from the Unsafe Structures Board to have your property conform to the requirements of said Code.

This is to notify you of your right to appear at the above mentioned meeting to act on your behalf.

If a person desires to appeal any decision with respect to any matter considered at these hearings, such person will need a record of the proceedings for such purpose, and such person may need to ensure that a verbatim record of proceedings being appealed is made, (which includes testimony and evidence upon which the appeal is to be based), any of the above violations are corrected and then recur, the case may still be presented to the Board.

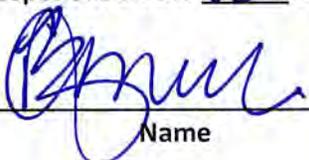
If you wish to discuss this Hearing Notice, call 954-630-4341, between 9:00 AM and 3:00 PM, Monday through Friday.



OAKLAND PARK BUILDING OFFICIAL

2/20/15
Date

I HEREBY CERTIFY the above letter was sent via Certified US Mail Return Receipt Requested and via regular U.S. Mail, to the above mentioned named Respondent on the 20 day of February 2015.



Name

CITY OF OAKLAND PARK
Building Division - Unsafe Structures Board

NOTICE OF HEARING

CASE NUMBER 173837

HEARING DATE: May 5, 2015 at 6:30 PM
Oakland Park City Hall - Commission Chambers
3650 NE 12th Avenue, Oakland Park 33334

Oakland Park, a political subdivision
of the State of Florida

Complainant,

vs

Respondent

Violation Address: 4455 NE 11 Avenue

Folio # 494214130170

Dear Property Owner:

Violation: Vacant and open doors or windows/Deterioration of the structure or the structural parts/Partially destroyed/NON-COMPLIANCE.

Inasmuch as you failed to begin corrections of the violations or obtain the necessary permits of which you were previously notified within the time limitations described in the Notice of Violation and the Florida Building Code, said violation will be presented to the Unsafe Structures Board at the above mentioned Board meeting.

It is our intention to obtain an Order from the Unsafe Structures Board to have your property conform to the requirements of said Code.

This is to notify you of your right to appear at the above mentioned meeting to act on your behalf.

If a person desires to appeal any decision with respect to any matter considered at these hearings, such person will need a record of the proceedings for such purpose, and such person may need to ensure that a verbatim record of proceedings being appealed is made, (which includes testimony and evidence upon which the appeal is to be based), any of the above violations are corrected and then recur, the case may still be presented to the Board.

If you wish to discuss this Hearing Notice, call 954-630-4341, between 9:00 AM and 3:00 PM, Monday through Friday.

OAKLAND PARK BUILDING OFFICIAL

Date

I HEREBY CERTIFY the above letter was sent via Certified US Mail Return Receipt Requested and via regular U.S. Mail, to the above mentioned named Respondent on the _____ day of _____ 201____.

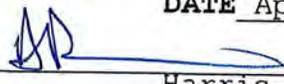
Name

COMMUNITY DEVELOPMENT DEPARTMENT
LETTER OF TRANSMITTAL
LEGAL ADVERTISING/NOTIFICATION REQUEST

TO: CITY MANAGER

DATE April 10, 2015

FROM: ENG. & COM DEVELOPMENT DEPARTMENT
BUILDING & PERMITTING DIVISION


Harris Hamid

SUBJECT: **Notice of Unsafe Structures Board Meeting (see attached)**

FORWARD TO: City Clerk FROM: David Hebert DATE: _____

TYPE OF NOTICE _____ PROPERTY OWNER NOTICE _____ XX LEGAL NOTICE
_____ 2" x 3" DISPLAY AD _____ 1/4 PAGE AD

* No later than N.A. mail the notification of public hearing to attached list of property owners per Section 24-233(D) (6) (e), (f), and (g).

TYPE OF REQUEST: _____ ZONING CHANGE _____ PLAT APPROVAL
_____ COND. USE APL. _____ SITE PLAN APPROVAL
_____ FLEX. ACRES _____ USE/UNLISTED APPROVAL
_____ RESERVE UNIT _____ ABANDONMENT/VACATION
_____ TEXT AMENDMENT _____ VARIANCE
_____ COMPREHENSIVE PLAN TEXT AMENDMENT or
_____ SMALL SCALE FUTURE LAND USE PLAN AMENDMENT
XX _____ UNSAFE STRUCTURES BOARD ORDER

TYPE OF ACTION: _____ ORDINANCE BEFORE _____ CITY COMMISSION
_____ RESOLUTION _____ PLANNING & ZONING BD.
XX _____ PUBLIC HEARING _____ LOCAL PLANNING AGENCY
_____ QUASI-JUDICIAL _____ BOARD OF ADJUSTMENT
_____ DEVELOPMENT ORDER _____ CODE ENFORCEMENT BD.
_____ XX UNSAFE STRUCTURES BD.

MEETING DATE: Tuesday, May 5, 2015 at 6:30 P.M

ADVERTISING DATE: April 13 and April 24, 2015

LAST DATE TO CITY CLERK / TRANSMIT TO NEWSPAPER DATE: 4/10/15

ATTACHMENTS: _____ XX Legal Notice Text (See subject line above for text amendment)
_____ City Map Display
_____ Development Order
_____ List of property owners w/in 300'
_____ City Commission Agenda Item Report
_____ Ordinance
_____ Resolution

or
2

City of Oakland Park

Unsafe Structures Board – Public Hearing

A Public Hearing before the UNSAFE STRUCTURES BOARD of the City of Oakland Park, Florida in the City of Oakland Park Commission Chambers at 3650 NE 12th Avenue, Oakland Park, Florida.

The brief legal description of the real property upon which this violation occurred is: **4455 NE 11 AVENUE, OAKLAND PARK**

Accordingly, the Unsafe Structures Board has set this matter for hearing on the **May 5, 2015 at 6:30 p.m.** at Oakland Park City Hall, 3650 NE 12 Avenue, Oakland Park, Florida. This is a Public Hearing being held in accordance with the provisions of Section 116.10 of the Florida Building Code. The property owner of record and all parties of interest in the property are hereby required to appear before the Board in person or by an attorney and show cause why the decision of the Building Department should not be carried out.

DECISION OF THE BUILDING DEPARTMENT

If, in the opinion of the Building Official, the costs to repair the unsafe building exceeds 50% of its value and such building may be demolished and removed from the premises pursuant to an order of the Unsafe Structures Board in accordance with FBC 116.2.2. For any appeal to this decision to be considered, you will be required to provide evidence in the form of certified property appraisal, architect or engineer's evaluation of the unsafe building, and contractor estimates for costs of repairs.

OR

Owner to secure a demolition permit and demolish the structure and remove all debris from the site. The property owner is hereby requested to be in attendance at this meeting at which time he will be given the opportunity to present whatever witnesses, testimony, evidence, etc. he desires on his own behalf. Any and all costs incurred as a result of this Public Hearing by the City of Oakland Park shall constitute a lien against the subject property. Any person who decides to appeal any decision of the UNSAFE STRUCTURES BOARD with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Please call 954-630-4341 for more information.

Code Case

Code Case No. **165053** Action Order No. **540165711** Status **OPEN** Location **4455 NE 11 AVE OAKLAND PARK** Office

Code Board

CEB # **SP11-191** Key No. **5742** Case No. **165053** Status **OPEN** Type

Detail | Charges | Update Info

Agency **SPMSTR** **SPECIAL MASTER**

Referral Date Close Date Complied Date

Receive Date Close Result Close Book Pg.

Next Hearing Date **1/14/2014** Orig Hear Date **11/15/2011**

Attorney Date Attorney Name

Filing Date **6/1/2012** Filing Book Pg.

Compliance Date **11/30/2011**

	Amount	Book Page	Interest	Total
Lien Date <input type="text"/>	<input type="text"/>	<input type="text"/>	0	<input type="text"/>
Satisfy Date <input type="text"/>	<input type="text"/>	<input type="text"/>		
Foreclosure Date <input type="text"/>				

Total Amount Due **1200.00** Adjusted Amount Total Amount Paid Balance Due **1200.00**

Code Case No. 165638 Action Order No. 540166639 Status OPEN Location 4455 NE 11 AVE OAKLAND PARK Office

CEB # SP12-044 Key No. 5811 Case No. 165638 Status OPEN Type

Detail Charges Update Info

Agency SPMSTR SPECIAL MASTER
Referral Date Close Date Complied Date
Receive Date Close Result Close Book Pg.
Next Hearing Date 12/17/2013 Orig Hear Date 3/20/2012
Attorney Date Attorney Name
Filing Date 12/27/2012 Filing Book Pg.
Compliance Date 5/4/2012
Lien Date Amount Book Page Interest Total
Satisfy Date
Foreclosure Date

Total Amount Due 255150.00 Adjusted Amount Total Amount Paid Balance Due 255150.00

Code Case

Code Case No. **173447** Action Order No. **540176897** Status **OPEN** Location **4455 NE 11 AVE OAKLAND PARK** Office

Code Board

CEB # **SP14 248** Key No. **6939** Case No. **173447** Status **OPEN** Type

Detail | Charges | Update Info

Agency **SPMSTR** **SPECIAL MASTER**

Referral Date Close Date Complied Date

Receive Date Close Result Close Book Pg.

Next Hearing Date **2/17/2015** Orig Hear Date **12/16/2014**

Attorney Date Attorney Name **03/11/15**

Filing Date **2/17/2015** Filing Book Pg. **112860048**

	Amount	Book Page	Interest	Total
Lien Date 2/26/2015	<input type="text"/>	112834374	0	0
Satisfy Date <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Foreclosure Date <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

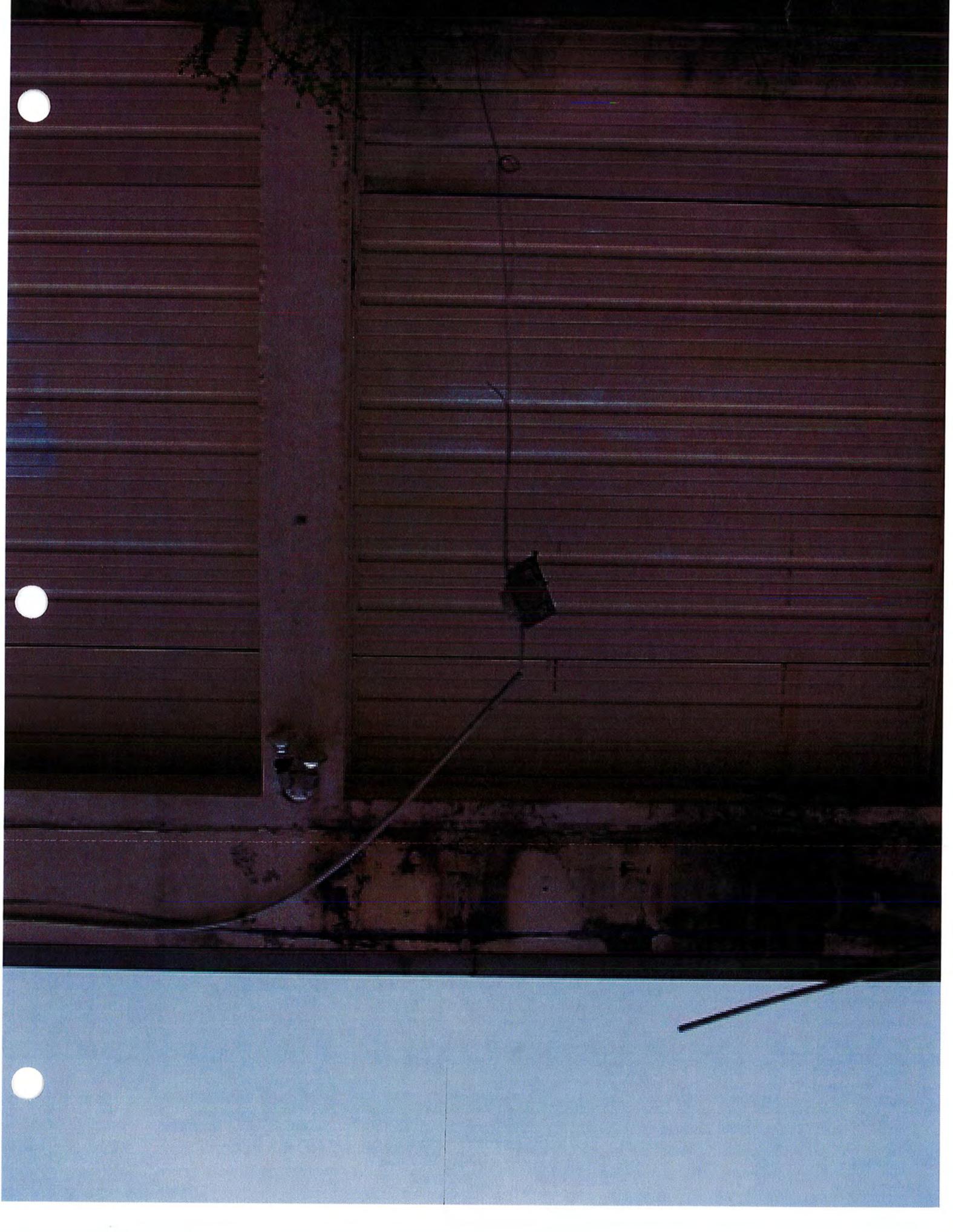
Total Amount Due **3300.00** Adjusted Amount Total Amount Paid Balance Due **3300.00**



2014/11/10

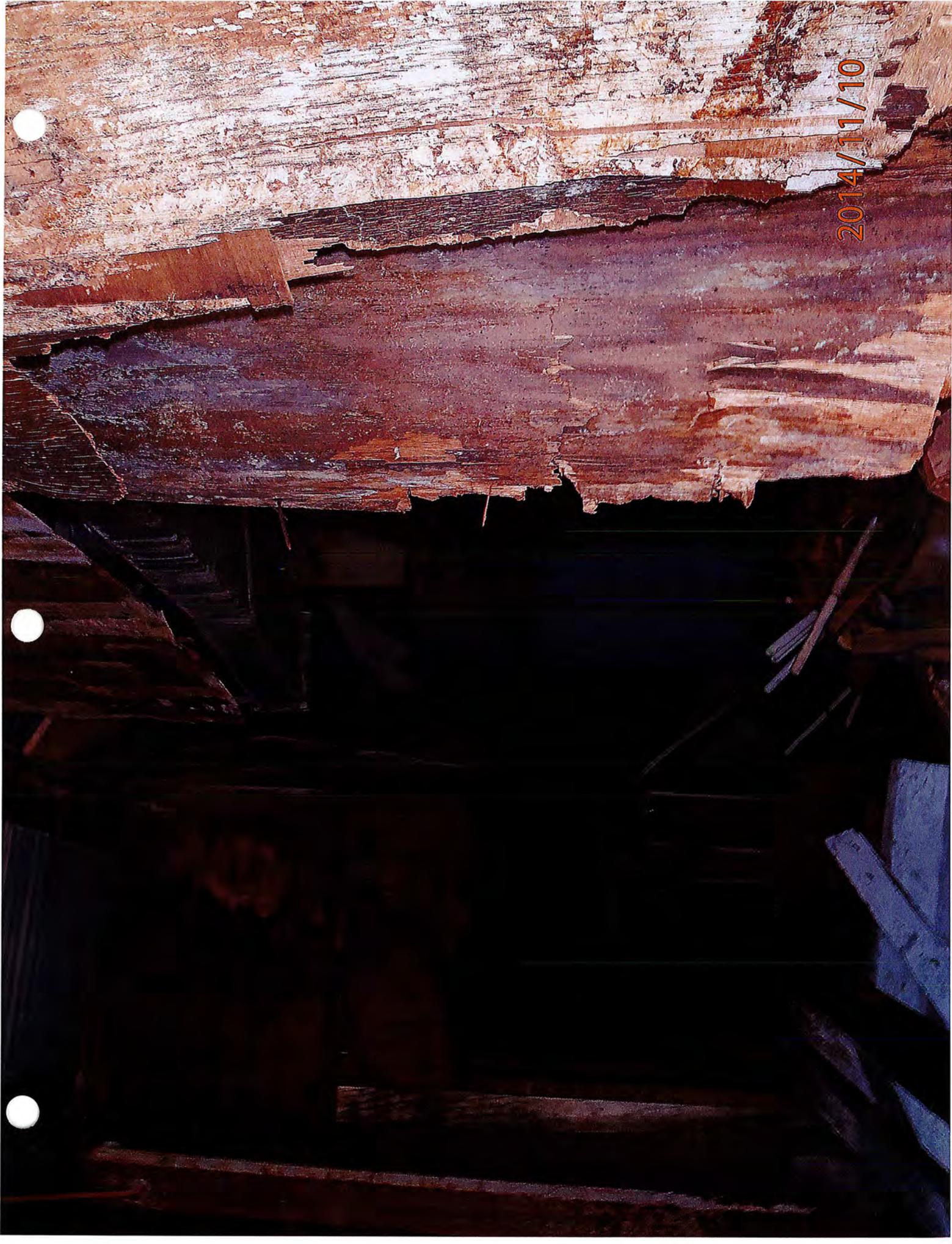








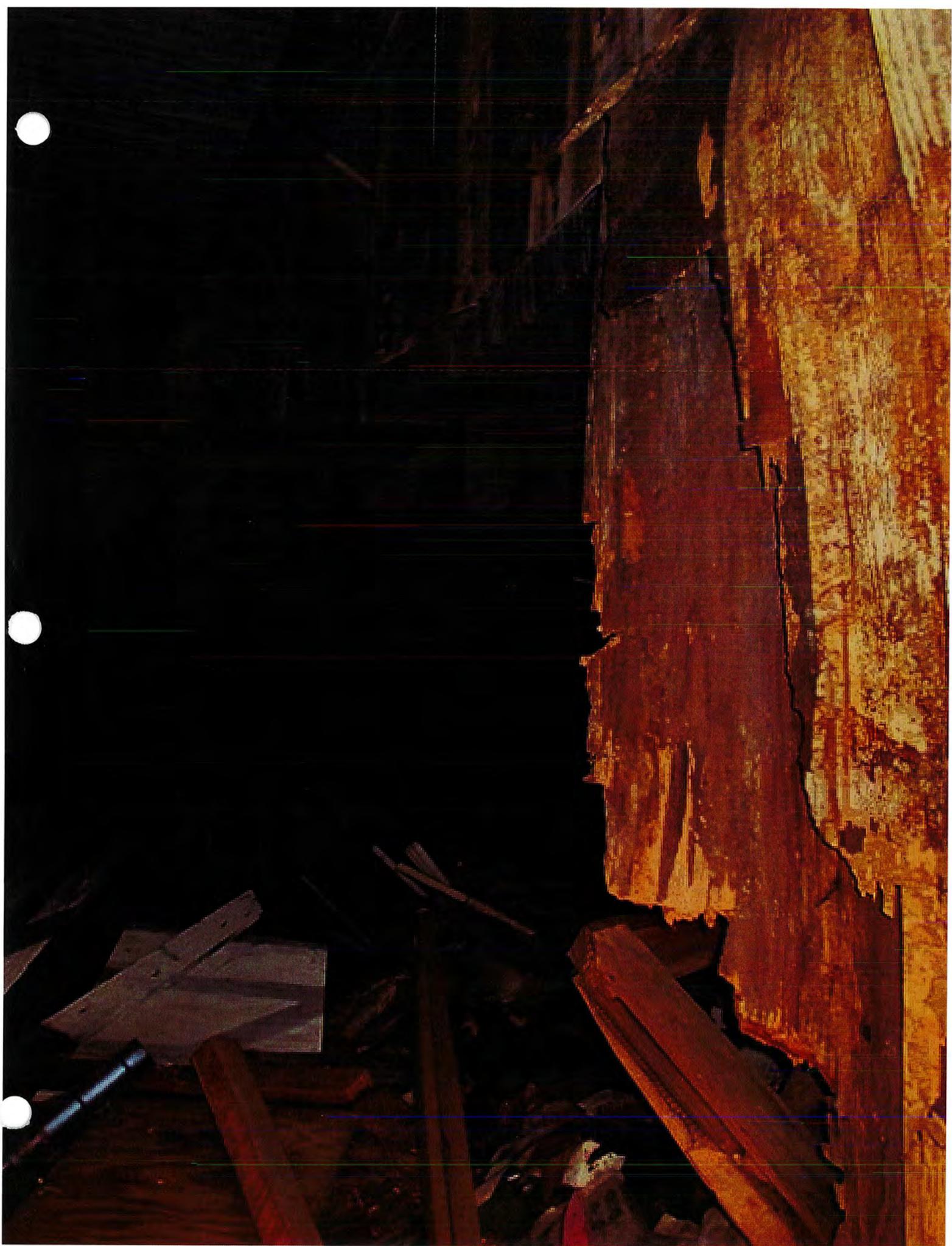
2014/11/10



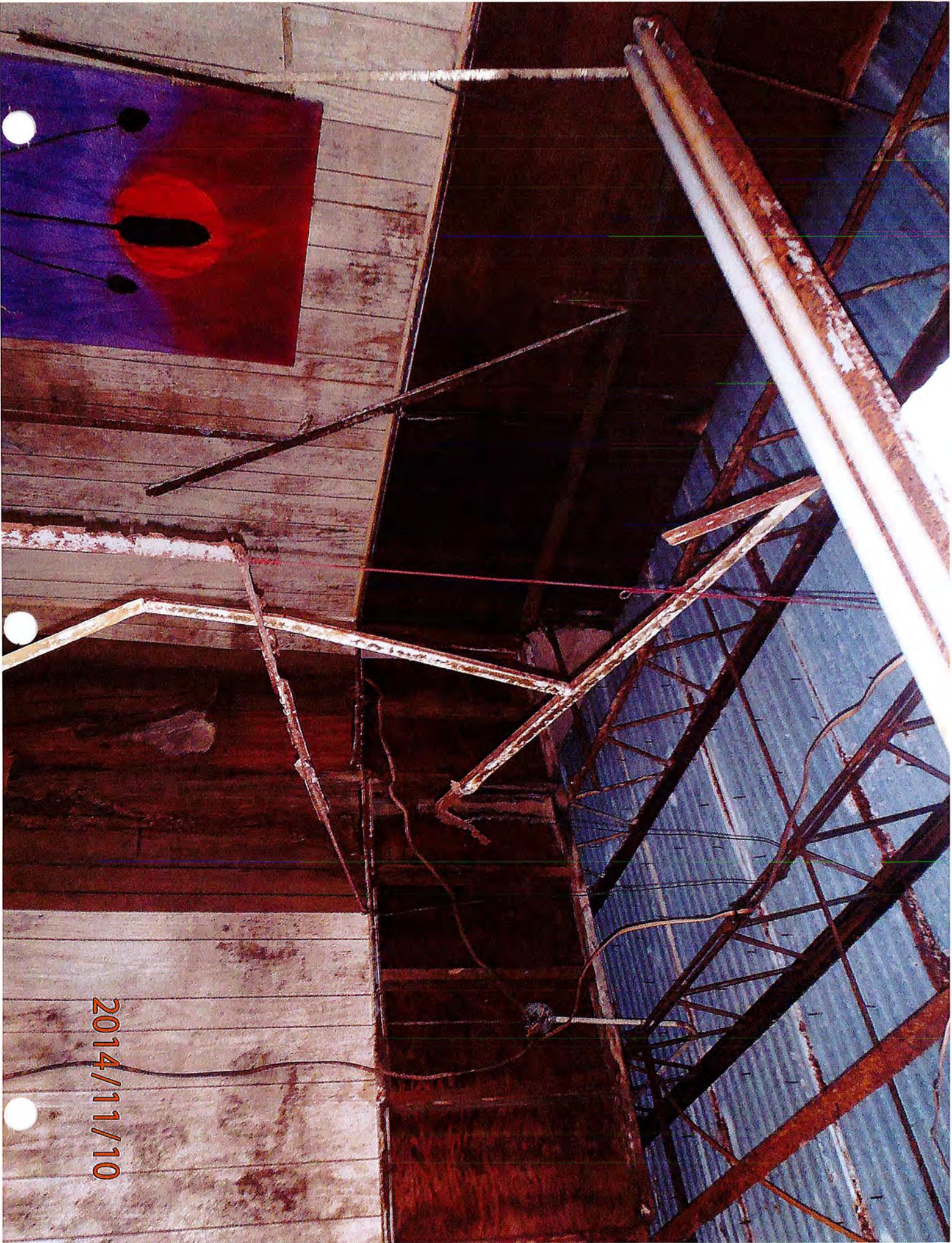
2014/11/10











2014/11/10



Unsafe Structure 4455 NE 11 Avenue

Narrative

- This property has had ongoing issues dating back to 2012.
- An Unsafe Structure Notification of violation was sent, return receipt requested delivered December 23, 2014, December 22, 2014, with an order to correct by January 6, 2015.
- On January 22, 2014 Affidavit of Posting Notice of Violation was posted on the property and sent via Certified mail return receipt requested received by the recipient January 28, 2015,
- Notice of hearing was posted February 20, 2015 and sent certified mail return receipt requested received by the recipient February 25, 2015. Notice of Hearing and Affidavit of Posting was posted on the building February 20, 2015.

The enclosed photos indicate a continuing deterioration of the building both inside and out,

- The roof is leaking
- The steel deck is rusting
- Collapse of various interior parts of the structure
- Electrical wires loose and hanging

This property has been neglected for many years, the owner has been nonresponsive to the various violations posted on the property, as such the only alternative is to ask this board for a demolition order.

The valuation of the building.

The market value of the building according to Broward County Property Appraiser for 2015 is \$ 100,380

Rehabilitation costs using RS Means required by Florida Building Code

Roof 5406 sf @ \$ 20.60=	\$111,363
Interior Partitions 370 SF @ \$4.47=	\$ 16,762
Plumbing 5406 SF @ .53=	\$ 2,865
Electric Service	\$ 32,760
Exterior Doors 7@ \$ 1,910=	\$ 13,370
Overhead Doors 6@ \$1,680=	<u>\$ 10,800</u>
Subtotal Cost	\$187,920
General Conditions 10%	\$ 18,792
Overhead 10%	\$ 18,792
Profit 5%	<u>\$ 9,396</u>
Total Cost to rehab building	<u>\$234,900</u>

4455 NE 11 Ave

Donald Fardelmann

From: David Hebert
Sent: Sunday, November 09, 2014 3:14 PM
To: Donald Fardelmann
Cc: Donald Quier; Donald P. Widing; John Preston
Subject: Fwd: 4455 NE 11th avenue

FYI

*Stand Unsub Demo
procedures!*

Begin forwarded message:

From: "Harrison, James" <James.Harrison@sheriff.org>
Date: November 9, 2014 at 2:26:58 PM EST
To: "Ostroff, Brad" <Brad.Ostroff@sheriff.org>
Subject: FW: 4455 NE 11th avenue

I have 1204 zone, Deputy Peraza watching the business as well.

Sergeant James Harrison
Oakland Park District
Bravo Shift Supervisor
(W) 954-202-3131 / (F) 954-492-1811



Please note that Florida has a broad public records law, and that all correspondence sent to me via email may be subject to disclosure.

From: Harrison, James
Sent: Sunday, November 09, 2014 11:55 AM
To: Hubrig, Al
Cc: Nord, Bryan
Subject: RE: 4455 NE 11th avenue

Chief, I went over to the address and it is NOT securable. It looks like the plywood was ripped down and other areas it is just rotting out.

I already submitted a POP app #W006147-110914 to the city.

I am sending this email to Sgt Nord for a special watch tonight (Alpha Shift) until the city can secure the building tomorrow.

Sergeant James Harrison
Oakland Park District
Bravo Shift Supervisor
(W) 954-202-3131 / (F) 954-492-1811



Please note that Florida has a broad public records law, and that all correspondence sent to me via email may be subject to disclosure.

From: Hubrig, Al
Sent: Sunday, November 09, 2014 11:24 AM
To: Harrison, James
Subject: Fwd: 4455 NE 11th avenue

Jim

Please head over there and see what we can do to secure the door. Send me a response so I can forward to City Manager.

Thanks

Al

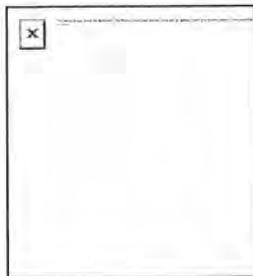
Captain Allan R. Hubrig

District Chief

Oakland Park District

Office (954) 202-3152 (ext) 266

Cell (954) 914-6819



The Broward Sheriff's Office is a public entity subject to Chapter 119 of Florida State Statutes concerning public records. E-mail messages are covered under such laws and therefore subject to disclosure. All e-mails sent and received are captured by our servers and kept as a public record.

Begin forwarded message:

From: "David Hebert" <davidh@oaklandparkfl.gov>
Date: November 9, 2014 at 11:20:37 AM EST
To: "Ostroff, Brad" <brad_ostroff@sheriff.org>

Blk 196Z

*Estimated Bldg Value
101,730 x 1.2 = 122,076*

**LORI PARRISH
BROWARD
COUNTY
PROPERTY
APPRAISER**



Site Address	4455 NE 11 AVENUE, OAKLAND PARK	ID #	4942 14 13 0170
Property Owner	CIASCA, CHARLES & PATRICIA	Millage	1712
Mailing Address	2949 POINT EAST DR APT B306 AVENTURA FL 33160-2689	Use	48
Abbreviated Legal Description	CENTRAL PARK INDUSTRIAL CENTER SEC FOUR 54-8 B LOT 17 BLK 1		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other a

Property Assessment
Click here to see 2014 Exemptions and Taxable Value

Year	Land	Building	Just / Millage Value
2015	\$48,650	\$101,730	\$150,380
2014	\$48,650	\$101,730	\$150,380
2013	\$48,650	\$89,100	\$137,750

Mearns

Start File

IMPORTANT: The 2015 values currently shown are preliminary. These numbers will change frequently online as we receive final data. Finalized on June 1. Please check back here for the proposed 2015 assessments.

2015 Exemptions and Taxable Value

	County	School	Other	Total
Just Value	\$150,380			
Portability	0	0	0	0
Assessed/SOH	\$150,380	\$150,380	\$150,380	\$150,380
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$150,380	\$150,380	\$150,380	\$150,380

Sales History

Date	Type	Price	Book/Page or CIN
8/5/2003	WD	\$100	35788 / 967
3/1/1973	WD	\$38,500	6159 / 544
3/1/1971	WD	\$27,000	
2/1/1961	WD	\$5,000	

Land Calculations

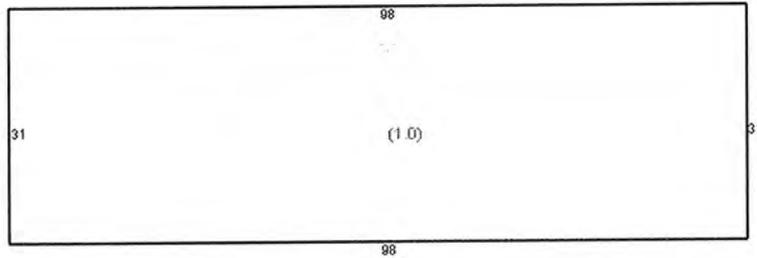
Price	Factor	Type
\$9.00	5,406	SF
Adj. Bldg. S.F. (See Sketch)		3038

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
17						OP		

BCPA Sketch : 494214130170
 Building 1 of 1

Code	Description	Long Description
(1.0)	One Story	One Story



Details :

Page : 1
 File : 9214-13-0170.xml
 Subject information :

Area Summary :

Code	Description	Area	Perimeter	Adj. Area	Adj. Perim	Factor	Stories	Level
(1.0)	One Story	3,038.00	258.00	3,038.00	258.00	1.00	1.00	1.00

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	4455 NE 11 AVENUE, OAKLAND PARK	ID #	4942 14 13 0170
Property Owner	CIASCA, CHARLES & PATRICIA	Millage	1712
Mailing Address	2949 POINT EAST DR APT B306 AVENTURA FL 33160-2689	Use	48

Abbreviated Legal Description	CENTRAL PARK INDUSTRIAL CENTER SEC FOUR 54-8 B LOT 17 BLK 1
-------------------------------	---

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2014 Exemptions and Taxable Values to be reflected on the Nov. 1, 2014 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2015	\$48,650	\$101,730	\$150,380	\$150,380	
2014	\$48,650	\$101,730	\$150,380	\$150,380	\$3,630.79
2013	\$48,650	\$89,100	\$137,750	\$137,750	\$3,402.71

IMPORTANT: The 2015 values currently shown are "roll over" values from 2014. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2015, to see the actual proposed 2015 assessments and portability values.

2015 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$150,380	\$150,380	\$150,380	\$150,380
Portability	0	0	0	0
Assessed/SOH	\$150,380	\$150,380	\$150,380	\$150,380
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$150,380	\$150,380	\$150,380	\$150,380

Sales History			
Date	Type	Price	Book/Page or CIN
8/5/2003	WD	\$100	35788 / 967
3/1/1973	WD	\$38,500	6159 / 544
3/1/1971	WD	\$27,000	
2/1/1961	WD	\$5,000	

Land Calculations		
Price	Factor	Type
\$9.00	5,406	SF
Adj. Bldg. S.F. (See Sketch)		3038

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
17						OP		

CITY OF OAKLAND PARK
CODE ENFORCEMENT DIVISION
5399 N. DIXIE HWY SUITE 3
OAKLAND PARK, FL 33334

NOTICE OF VIOLATION

DATE: 2/6/2012

CIASCA, CHARLES & PATRICIA
2415 NE 194 ST
MIAMI FL 33180,

FOLIO #: 494214130170

CASE NBR: 165638

CERT.#: 0622 2793

PREMISES: 4467 NE 11 AVE OAKLAND PARK

YOU ARE HEREBY NOTIFIED that an inspection on 02/02/2012 revealed that you are in violation of the referenced section(s) of the City Code of Ordinances.

The violations are itemized and attached to this letter.

Therefore, you are hereby directed that if the violation is not remedied and discontinued **within (VARIOUS TIMES LISTED BELOW) from date of receipt of this notice**, this department will have no alternative but to refer this matter to the Code Enforcement Board or Special Master for legal action. Florida State Statute Section 162 provides the Board or Special Master the authority to levy fines of up to \$250.00 per day per violation.

When the property comes into compliance, or if you have any questions regarding this notice, please contact me at the following number between the hours of 8:00 a.m. and 5:00 p.m.: (954) 630-4397 or the Code Compliance office at (954) 630-4400.

Sincerely,

KEVIN WOODALL
Code Enforcement Officer

cc: CIASCA, CHARLES & PATRICIA
2415 NE 194 ST
MIAMI FL 33180,

Address Information Report

CDPP1001 - Address Information Report

ADDR NBR STATUS
13672 ACTIVE

HOUSE NBR PREFIX STREET TYPE SUFFIX UNIT
4455 NE 11 AVE

PRIMARY OWNER INFORMATION

NAME
CIASCA, CHARLES & PATRICIA

Address
2949 POINT EAST DR APT B306
AVENTURA, FL 33160

PREVIOUS OWNER

SUBDIVISION
18 - CENT PK IND CTR 54-8 (49421413)
BLOCK 01 LOT 70

SUB LEGAL
CENTRAL PARK INDUSTRIAL CENTER
SEC FOUR 54-8 B
LOT 17 BLK 1

SLUC 48 WAREHOUSING DISTRIBUTION TERM.

FLUE
ZONING

TAZ FLOOD MAP FLOOD ZONE FLOOD ELEV. CENSUS TRACT CENSUS BLOCK

PROPERTY INFORMATION:

<u>FOLIO NBR</u>	<u>OWN NAME</u>	<u>SECT</u>	<u>TWP</u>	<u>RANGE</u>
494214130170	CIASCA, CHARLES & PATRICIA	14	49	42
	<u>LEGAL</u> CENTRAL PARK INDUSTRIAL CENTER	SEC FOUR 54-8 B	LOT 17 BLK 1	

ADDRESS COMMENTS:

<u>STATUS</u>	<u>SEC</u>	<u>ORIG USER</u>	<u>ORIG DATETIME</u>
WARN	D	ZON03 COMMENT There is a code enforcement lien on this property - case# 93-032 -	05/02/2003
INFO	D	ZON03	05/02/2003

PROJECT INFORMATION:

<u>PROJ NBR</u>	<u>PROJECT NAME</u>	<u>STATUS</u>	<u>TYPE</u>	<u>MASTER NBR</u>
	<u>REMARKS</u>			

PERMIT INFORMATION:

<u>PERMIT NBR</u>	<u>TYPE</u>	<u>STATUS</u>	<u>JOB DESC</u>
9301679	BF	FINAL	INSTALLATION
	275		CN RALPH SHYTTLE
			CIASCA, C & PATRICIA
	RFA040088		LAUDERDALE PLUMBING OF BROWARD

CODE CASE INFORMATION:

<u>AO NBR</u>	<u>CASE NBR</u>	<u>STATUS</u>	<u>CASE TYPE</u>	<u>ASSIGNED INSP</u>	<u>OPEN DATE</u>	<u>CLOSE DATE</u>
	<u>VIOLATOR NAME</u>					
	<u>VIOL CATEGORY</u>	<u>LAST VISIT DATE</u>	<u>NEXT HEARING DATE</u>	<u>CASE LEVEL</u>		
	<u>DESCRIPTION</u>					
540165711	165053	OPEN	MULT	CEN17	09/30/2011	
	CIASCA, CHARLES & PATRICIA					
	GRS	09/30/2011		01/14/2014	HEAR	
	OVERGROWTH					
	GRAFFITI					
540166639	165638	OPEN	MULT	CEN17	02/06/2012	
	CIASCA, CHARLES & PATRICIA					
	ZON	02/06/2012		12/17/2013	HEAR	
	PEELING/CHIPPING PAINT					
	ACCUM. OF REFUSE					
	WEATHERING/DETERIORATION OF EXTRIOR SURFACES					
540168965	167330	CLOSE	MULT	CEN17	10/24/2012	11/21/2012
	CIASCA, CHARLES & PATRICIA					
	REF	10/24/2012			NOV	
	BULK TRASH					
540176897	173447	OPEN	MULT	CEN17	11/13/2014	
	CIASCA, CHARLES & PATRICIA					
	ZON	11/13/2014		12/16/2014	NTA	
	OPEN - VACANT PROPERTY					
	OVERGROWTH					

\$1,200

\$226575
NCOCCUPATIONAL LICENSE INFORMATION:

<u>OL NBR</u>	<u>SIC CODE</u>	<u>DBA</u>				
	<u>STATUS</u>	<u>FROM OL NBR</u>	<u>FROM DATE</u>	<u>TO OL NBR</u>	<u>TO DATE</u>	
	<u>EMERG PHONE</u>	<u>APPL NAME</u>				
		<u>OWN NAME</u>				
		<u>SPECIAL</u>				
		<u>DESCRIPTION</u>				

BACKFLOW INFORMATION:

<u>BACKFLOW NBR</u>	<u>STATUS</u>	<u>DEVICE TYPE</u>	<u>INSTALL DATE</u>	<u>LAST RECERT DATE</u>	<u>RECERT BY DATE</u>
	<u>CONTACT PHONE</u>		<u>CONTACT NAME</u>		
	<u>SERIAL NBR</u>		<u>METER NBR</u>		

CITY OF OAKLAND PARK
CODE ENFORCEMENT DIVISION
5399 N. DIXIE HWY SUITE 3
OAKLAND PARK, FL 33334

SPECIAL MAGISTRATE
CITY OF OAKLAND PARK
STATE OF FLORIDA

IN THE MATTER OF:
CITY OF OAKLAND PARK
VS
CIASCA, CHARLES & PATRICIA
2415 NE 194 ST
MIAMI FL 33180,

CASE NO. 165638
SP12-044

ORDER IMPOSING PENALTY/LIEN

This cause came on for public hearing before the Code Enforcement Special Magistrate of the City of Oakland Park, Florida, (herein referred to as "Special Magistrate") on July 25, 2012, after due notice to Respondent(s), at which time the Special Magistrate heard testimony under oath, received evidence, and issued the Findings of Fact and Conclusions of Law and thereupon issued the oral Order which was reduced to writing and furnished to Respondent(s).

Said Order required Respondent(s) to take certain action by a time certain, as specifically set forth in that Order.

Accordingly, it having been brought to the Special Magistrate's attention that Respondent(s) has not complied with the order dated March 20, 2012, it is hereby

ORDERED that Respondent(s) pay to the CITY OF OAKLAND PARK a fine in the amount of \$75 per day per violation plus \$100 for the recording of liens and release of liens for the violation(s) of SEC.13.32(A) SEC.24.79.1(E)(5)(B) SEC.24.79.1(E)(5)(C) that existed at 4467 NE 11 AVE OAKLAND PARK, described as:

494214130170
CENTRAL PARK INDUSTRIAL CENTER SEC FOUR 54-8 B LOT 17 BLK 1

after May 04, 2012, which was the date previously set by the Special Magistrate's order.

If the owner of property indicated above is on active duty and serving with the United States Armed Services, a letter claiming such status must be submitted within 30 days to the Oakland Park Code Compliance Division at the address stated above.

This Order can be recorded and shall then constitute a lien for the fines against the above described property, and any other real or personal property that the violator owns in Broward County, where recorded pursuant to Section 162.09 of the Florida Statutes.

DONE AND ORDERED this July 25, 2012 at Oakland Park, Florida.

By: _____
Special Magistrate

PERSONALLY appeared before me, the undersigned authority, John Herin, who is well known to me and known by me to be the SPECIAL MAGISTRATE, and acknowledged before me that he executed the foregoing instrument on behalf of the City of Oakland Park, as its true act and deed, and that he was duly authorized to do so. He is personally known to me or has produced a Florida drivers license as identification.

WITNESS my hand and official seal this _____.

Notary Public
My Commission Expires:

I HEREBY CERTIFY that a true and correct copy of the above and foregoing Order Imposing Penalty/Lien has been furnished by mail to CIASCA, CHARLES & PATRICIA at 2415 NE 194 ST MIAMI FL 33180,

his _____ day of _____, 20__.

Recording Secretary

CEB # SP12-044 Key No. 5811 Case No. 165638 Status OPEN Type

Detail Charges Update Info

Agency	SPMSTR	SPECIAL MASTER			
Referral Date		Close Date			
Receive Date		Close Result		Close Book Pg.	
Next Hearing Date	12/17/2013	Orig Hear Date	3/20/2012		
Attorney Date		Attorney Name			
Filing Date	12/27/2012	Filing Book Pg.			
Compliance Date	5/4/2012	Amount	Book Page	Interest	Total
Lien Date				0	0
Satisfy Date					
Foreclosure Date					

Total Amount Due 217125.00 Adjusted Amount Total Amount Paid Balance Due 217125.00

CITY OF OAKLAND PARK
CODE ENFORCEMENT DIVISION
5399 N. DIXIE HWY SUITE 3
OAKLAND PARK, FL 33334

CODE ENFORCEMENT SPECIAL MAGISTRATE

CITY OF OAKLAND PARK
STATE OF FLORIDA

IN THE MATTER OF:

CASE NO. 165638
SP MSTR NO. SP12-044

CIASCA, CHARLES & PATRICIA
2415 NE 194 ST
MIAMI FL 33180,

ORDER OF
ENFORCEMENT

This case having come before the Code Enforcement Special Magistrate of the City of Oakland Park, Florida, on this **March 20, 2012** on a violation hearing, and the Special Magistrate having heard the testimony of the respective parties present and the evidence presented, does hereby make the following findings of fact, conclusions of law and imposes the following fine:

1. FINDING OF FACT:

- a. That the violator was properly served with notice of these proceedings as required by law.
- b. That the real property upon which the violation occurred is described as:
494214130170
CENTRAL PARK INDUSTRIAL CENTER SEC FOUR 54-8 B LOT 17 BLK 1
- c. **4467 NE 11 AVE OAKLAND PARK**, Oakland Park, Florida

2. CONCLUSION OF LAW:

- a. That the violator identified above did violate Section(s):
SEC.13.32(A) - Accumulation of refuse prohibited
SEC.24.79.1(E)(5)(B) - DUTY TO MAINTAIN PROPERTY-EXTERIOR SURFACES
SEC.24.79.1(E)(5)(C) - EXTERIOR SURFACE MAINTENANCE

of the Code of Ordinance of the City of Oakland Park by virtue of the facts set forth above, and;

- b. That the Code Enforcement Special Magistrate of the City of Oakland Park has determined that this Order of Enforcement is hereby warranted.

3. IMPOSITION OF FINE:

The Special Magistrate has considered the gravity of the violation(s), any actions taken by the violator to correct the violation(s), and any previous violations committed by the violator, and has determined that the aforementioned violation(s) occurred, and should it/they continue after **May 04, 2012**, a fine of **\$75 t**

per day per violation from March 20, 2012 is hereby imposed. (Said fine subject to certification by the Special Magistrate.) **The violator is also ordered to contact the City of Oakland Park Code Enforcement Department to reinspect the property to verify compliance.**

DONE AND ORDERED at OAKLAND PARK, BROWARD COUNTY, FLORIDA, this **March 20, 2012**.

CODE ENFORCEMENT SPECIAL MAGISTRATE

By: _____

John Herin

Certificate of Service

I HEREBY CERTIFY that a copy of the foregoing order was mailed to the violator at the address stated above on this _____ day of _____, 20_____.

Recording Secretary

CITY OF OAKLAND PARK
CODE ENFORCEMENT DIVISION
5399 N. DIXIE HWY SUITE 3
OAKLAND PARK, FL 33334

NOTICE OF VIOLATION

DATE: 2/6/2012

CIASCA, CHARLES & PATRICIA
2415 NE 194 ST
MIAMI FL 33180,

FOLIO #: 494214130170

CASE NBR: 165638

CERT.#: 0622 2793

PREMISES: 4467 NE 11 AVE OAKLAND PARK

YOU ARE HEREBY NOTIFIED that an inspection on **02/02/2012** revealed that you are in violation of the referenced section(s) of the City Code of Ordinances.

The violations are itemized and attached to this letter.

Therefore, you are hereby directed that if the violation is not remedied and discontinued **within (VARIOUS TIMES LISTED BELOW) from date of receipt of this notice**, this department will have no alternative but to refer this matter to the Code Enforcement Board or Special Master for legal action. Florida State Statute Section 162 provides the Board or Special Master the authority to levy fines of up to \$250.00 per day per violation.

When the property comes into compliance, or if you have any questions regarding this notice, please contact me at the following number between the hours of 8:00 a.m. and 5:00 p.m.: **(954) 630-4397** or the Code Compliance office at **(954) 630-4400**.

Sincerely,

KEVIN WOODALL
Code Enforcement Officer

c: CIASCA, CHARLES & PATRICIA
2415 NE 194 ST
MIAMI FL 33180,

Attachment A
Violations Found

Violation Code/Description: 0900 - TRASH AND DEBRIS *(10 DAYS)*

Ordinance: SEC.13.32(A) - Accumulation of refuse prohibited
Owner of private property shall not permit any refuse to be placed, stored or accumulated on that property, including the abutting swale.

Comment: PLEASE REMOVE ANY AND ALL REFUSE ON THIS PROPERTY. INCLUDING, BUT NOT LIMITED TO, DINETTE TABLE/WOOD FURNITURE. DO NOT ALLOW REFUSE TO ACCUMULATE ON THE PROPERTY AT ANY TIME.

Violation Code/Description: 01300 - ZONING CODE *(20 DAYS)*

Ordinance: SEC.24.79.1(E)(5)(B) - DUTY TO MAINTAIN PROPERTY-EXTERIOR SURFACES
It shall be the responsibility of all residential and nonresidential property owners of developed land to maintain buildings or structures on their property in a state of good repair. "State of good repair" shall mean: Exterior surfaces. Exterior surfaces of all premises and every structure on the premises, including all parts of the structure and appurtenances, shall be maintained in good condition and shall not show evidence of deterioration, weathering, discoloration, ripping, tearing, or other holes or breaks. All screened enclosures shall be properly fitted and maintained. All other surfaces shall be maintained free of broken glass, crumbling stone, brick or stucco, or other conditions reflective of deterioration or inadequate maintenance.

Comment: THIS PROPERTY IS SHOWING THE EFFECTS OF WEATHERING AND INADEQUATE MAINTENANCE TO ITS EXTERIOR SURFACES. MANY WOOD DOORS ARE ROTTING AND DETERIORATING, AS WELL AS SOME ELECTRICAL CONDUIT AND LIGHTING FIXTURES HAVE BECOME UNSECURED AND ARE HANGING OFF THE BUILDING. PLEASE MAKE REPAIRS TO THESE AREAS TO MAINTAIN THE PROPERTY IN A STATE GOOD REPAIR.

Violation Code/Description: 01300 - ZONING CODE *(25 DAYS)*

Ordinance: SEC.24.79.1(E)(5)(C) - EXTERIOR SURFACE MAINTENANCE
All residential and nonresidential buildings and structures exterior wall surfaces shall be kept free of discolored or chipped paint, free of graffiti and shall be maintained in good repair and good condition to prevent deterioration, and must be repainted, recovered, or cleaned when fifty (50) percent or more of any exposed, single distinct surface area becomes discolored or has peeling or chipping. Patchwork painting shall be prohibited.

Comment: THE EXTERIOR WALL SURFACES OF THE BUILDING IS SHOWING PEELING/CHIPPING OF PAINT. PLEAE REPAINT THE EXTERIOR OF THIS BUILDING.

Address Information Report

CDPR1001 - Address Information Report

ADDR NBR STATUS
13672 ACTIVE

<u>HOUSE NBR</u>	<u>PREFIX</u>	<u>STREET</u>	<u>TYPE</u>	<u>SUFFIX</u>	<u>UNIT</u>
4455	NE	11	AVE		

PRIMARY OWNER INFORMATION

NAME
CIASCA, CHARLES & PATRICIA

Address
2415 NE 194 ST

MIAMI FL 33180

PREVIOUS OWNER

SUBDIVISION
18 - CENT PK IND CTR 54-8 (49421413)
BLOCK 01 LOT 70

SUB LEGAL
CENTRAL PARK INDUSTRIAL CENTER
SEC FOUR 54-8 B
LOT 17 BLK 1

SLUC 48 WAREHOUSING DISTRIBUTION TERM.
FLUE
ZONING

<u>TAZ</u>	<u>FLOOD MAP</u>	<u>FLOOD ZONE</u>	<u>FLOOD ELEV.</u>	<u>CENSUS TRACT</u>	<u>CENSUS BLOCK</u>
------------	------------------	-------------------	--------------------	---------------------	---------------------

PROPERTY INFORMATION:

<u>FOLIO NBR</u>	<u>OWN NAME</u>	<u>SECT</u>	<u>TWP</u>	<u>RANGE</u>
494214130170	CIASCA, CHARLES & PATRICIA	14	49	42
	<u>LEGAL</u>	CENTRAL PARK INDUSTRIAL CENTER SEC FOUR 54-8 B LOT 17 BLK 1		

ADDRESS COMMENTS:

<u>STATUS</u>	<u>SEC</u>	<u>ORIG USER</u>	<u>ORIG DATETIME</u>
WARN	D	ZON03	05/02/2003
		There is a code enforcement lien on this property - case# 93-032 -	
INFO	D	ZON03	05/02/2003

PROJECT INFORMATION:

<u>PROJ NBR</u>	<u>PROJECT NAME</u>	<u>STATUS</u>	<u>TYPE</u>	<u>MASTER NBR</u>
	<u>REMARKS</u>			

PERMIT INFORMATION:

<u>PERMIT NBR</u>	<u>TYPE</u>	<u>STATUS</u>	<u>JOB DESC</u>
9301679	BF	FINAL	INSTALLATION
	275		CN RALPH SHYTLE
			CIASCA, C & PATRICIA
	RFA040088		LAUDERDALE PLUMBING OF BROWARD

CODE CASE INFORMATION:

<u>AO NBR</u>	<u>CASE NBR</u>	<u>STATUS</u>	<u>CASE TYPE</u>	<u>ASSIGNED INSP</u>	<u>OPEN DATE</u>	<u>CLOSE DATE</u>
	<u>VIOLATOR NAME</u>					
	<u>VIOL CATEGORY</u>	<u>LAST VISIT DATE</u>		<u>NEXT HEARING DATE</u>	<u>CASE LEVEL</u>	
	<u>DESCRIPTION</u>					
540165711	165053	OPEN	MULT	CEN17	09/30/2011	
	CIASCA, CHARLES & PATRICIA					
	GRS	09/30/2011		01/14/2014	HEAR	
	OVERGROWTH					
	GRAFFITI					
540166639	165638	OPEN	MULT	CEN17	02/06/2012	
	CIASCA, CHARLES & PATRICIA					
	ZON	02/06/2012		12/17/2013	HEAR	
	PEELING/CHIPPING PAINT					
	ACCUM. OF REFUSE					
	WEATHERING/DETERIORATION OF EXTRIOR SURFACES					
540168965	167330	CLOSE	MULT	CEN17	10/24/2012	11/21/2012
	CIASCA, CHARLES & PATRICIA					
	REF	10/24/2012			NOV	
	BULK TRASH					

OCCUPATIONAL LICENSE INFORMATION:

<u>OL NBR</u>	<u>SIC CODE</u>	<u>DBA</u>	<u>FROM OL NBR</u>	<u>FROM DATE</u>	<u>TO OL NBR</u>	<u>TO DATE</u>
	<u>STATUS</u>					
	<u>EMERG PHONE</u>	<u>APPL NAME</u>				
		<u>OWN NAME</u>				
		<u>SPECIAL</u>				
		<u>DESCRIPTION</u>				

BACKFLOW INFORMATION:

<u>BACKFLOW NBR</u>	<u>STATUS</u>	<u>DEVICE TYPE</u>	<u>INSTALL DATE</u>	<u>LAST RECERT DATE</u>	<u>RECERT BY DATE</u>
	<u>CONTACT PHONE</u>		<u>CONTACT NAME</u>		
	<u>SERIAL NBR</u>		<u>METER NBR</u>		