ORDER OF BUSINESS

BROWARD COUNTY UNSAFE STRUCTURES BOARD HEARING
August 21, 2019

************************************

A. Roll Call

Board Members
Bob Clobus
Dustin Dubois
Sharon Beal
Iraj S. Shojaie
Robert McSweeney
Omar McFarlane
Grace Solomon

B. Minutes
C. Correspondence
D. Closed, Deferred
E. Swearing in of Witnesses
F. New Cases
G. Adjournment

Next Scheduled Hearing Date: September 18, 2019

******************************************************************************

BUILDING CODE SERVICES DIVISION
CODE ENFORCEMENT
ONE NORTH UNIVERSITY DR.
BLDG. #B
PLANTATION, FL  33324
B. MINUTES
UNSAFE STRUCTURES BOARD  
REGULAR MEETING  
Broward County, Florida

The Broward County Unsafe Structures Board held its regular meeting on Wednesday, July 17, 2019 at 2:00 p.m. in the 2nd Floor Conference Room at Government Center West, One North University Drive, Plantation, FL 33324.

A. ROLL CALL

BOARD MEMBERS PRESENT:
  - Bob Clobus - Not in Attendance
  - Dustin Dubois – Not in Attendance
  - Sharon Beal
  - Iraj S. Shojaie
  - Robert McSweeney
  - Grace Solomon
  - Omar McFarlane

ALSO PRESENT:
  - Ralph Gonzalez, Chief Building Code Inspector for Broward County
  - Damaris Henlon, Assistant County Attorney
  - Hulda Estama, Assistant County Attorney
  - Oscar Rodriguez, Building Code Inspector for Broward County
  - Niki Velez, Code Enforcement Inspector for Broward County
  - Nancy Alexandre, Board Secretary

Roll call was taken by the Board Secretary and a quorum was declared at 2:04 p.m.

B. MINUTES

A motion was made by Sharon Beal and seconded by Iraj Shojaie and passed unanimously to approve the meeting minutes from the October 17, 2018 meeting.

C. CORRESPONDENCE

None

D. CLOSED/DEFERRED CASES

None

E. SWEARING IN OF WITNESSES

All present and prepared to testify were sworn in.
F. NEW CASES
1. Case 19-0514
   US BANK TRUST NA TRSTEE RESICAP
   657 NW 24 Avenue, Unincorporated FL 33311
   CASE TYPE: Deterioration of Structure
   116.2.1.1.1 A building shall be deemed a fire hazard and/or unsafe when it is vacant, unguarded and open at doors or windows.

   116.2.1.1.2 A building shall be deemed a fire hazard and/or unsafe when there is an unwarranted accumulation of dust, debris, or other combustible material therein.

   116.2.1.1.3 A building shall be deemed a fire hazard and/or unsafe when the building condition creates hazards with respect to means of egress and fire protection as provided herein for the particular occupancy.

   116.2.1.2.1 A building shall be deemed unsafe when there is a failure, hanging loose or loosening of any siding, block, brick, or other building material.

   116.2.1.2.2 A building shall be deemed unsafe when there is a deterioration of the structure or structural parts.

   116.2.1.2.3 A building shall be deemed unsafe when the building is partially destroyed.

   116.2.1.2.4 A building shall be deemed unsafe when there is an unusual sagging or leaning out of plumb of the Building or any parts of the building and such effect is caused by deterioration or over-stressing.

The respondent was not present

Chief Building Code Inspector Ralph Gonzalez introduced the case. The property was tagged as unsafe on March 27, 2019 and the Notice of Violation was sent on March 28th. Notice was served and correspondence was sent letting the respondent know about the unsafe condition of the property. The County has been in touch with the management company and Inspector Gonzalez spoke with the principal of the management company, Scott Moseley. Mr. Moseley requested a copy of the quotes the County obtained for the demolition of the property, but no further action has been taken by Mr. Moseley or any representatives for the respondent. The condition of the property has been progressively deteriorating. All the necessary criteria exist for demolition. Inspector Gonzalez also went over the provided cost analysis; the current market value is $134,000.00 and the cost of improvement is $187,101.00 equating to 139% of the current market value. He asked for an emergency demolition of the property. There are
squatters inside the property and it’s the County’s opinion that the building could collapse at any time. Some of the windows have been removed and the siding is sagging. The bank and management company have ignored the unsafe conditions and the County would like to install a safety fence along with the demolition of the structure as an emergency. The property is a public safety issue.

Board Chair Robert McSweeney asked if there are any questions from the board to Inspector Gonzalez.

Board Member Iraj Shojaie asked how long it would take to demolish the property if an order was given today.

Inspector Gonzalez stated that the county already has several proposals from contractors and would proceed immediately pending approval of the budget. The County asked the respondent's representative to install a fence, but it has gone ignored.

Code Enforcement Inspector Niki Velez clarified that there was a hearing and an order was handed down to secure the property.

Board Member Grace Solomon asked in the event of a hurricane, what will happen to this structure and surrounding areas.

Inspector Gonzalez indicated that the structure will blow away and be considered flying debris. The structure is in close proximity to other properties.

Board Member Solomon summarized that the structure is not only a danger to anyone near it but to anyone in the proximity if a storm hits.

Board Member Omar McFarlane asked when the last time Inspector Gonzalez had a conversation with the property manager.

Inspector Gonzalez replied that he spoke with Mr. Moseley on July 8th. Inspector Gonzalez tried to express to Mr. Moseley how important it is to secure the building but there is still no progress.

Board Member McFarlane asked if during the July 8th conversation, did the property manager ever say whether he would install the fence?

Inspector Gonzalez replied that he requested that the property manager install a fence and demolish the structure. Mr. Moseley asked for the quotes for demolition but since then, no further action was taken.

Board Chair McSweeney asked when the order to secure the fence was sent to the respondent.
Inspector Velez stated it went to hearing on June 6th and given 2 weeks to comply. She failed it on July 3rd and it is scheduled to go back to hearing for an imposition of penalties for $8,200.00 on August 1st.

Board Chair McSweeney asked if the board provides an order to secure the property until it can be demolished, will it remove the $8,200 penalty.

Inspector Velez replied that it will not remove it.

Assistant County Attorney Damaris Henlon clarified for the record that Inspectors Gonzalez and Velez have testified on the record for this case and that the photos shown throughout the meeting are a part of the case file. She also asked for confirmation that notice has been sent to all interested parties pursuant to the Florida Building Code requirements and notice requirements.

Staff confirmed that notice was served per the FBC requirements.

Board Member Shojaie made a motion to immediately secure the property and immediate demolition of the property.

Board Member Sharon Beal seconded the motion.

Motion passed unanimously.

No further cases.

G. ADJOURNMENT

There being no more business to come before the Board, the meeting adjourned at 2:20 p.m.
C. CORRESPONDENCE
D. CLOSED/DEFERRED CASES
F. NEW CASES
<table>
<thead>
<tr>
<th>CASE #</th>
<th>FOLIO #</th>
<th>CASE TYPE</th>
<th>PROPERTY OWNER/ADDRESS</th>
<th>LEGAL DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>19-1058</td>
<td>1204-01-1130</td>
<td>UNSAFE STR/DETERIORATED/DEMO</td>
<td>DANIEL, HENRI L ETAL 2207 SIMMS ST HOLLYWOOD, FL 33020</td>
<td>LIBERIA 1-34 BLOT 4 BLK 5</td>
</tr>
<tr>
<td>19-1108</td>
<td>1209-06-1130</td>
<td>UNSAFE STR/DETERIORATED/DEMO</td>
<td>BEHOF SITS, JANOS 2511 Harding St Hollywood, FL 33020</td>
<td>HOLLYWOOD PARK 4-19 BLOT 3 BLK 5</td>
</tr>
</tbody>
</table>
CASE #: 19-1058
NAME: DANIEL, HENRI L ETAL
LOCATION: 2207 SIMMS ST
           HOLLYWOOD, FL 33020
LEGAL: LIBERIA 1-34 BLOT 4 BLK 5
FOLIO #: 1204-01-1130
INSPECTOR: Alberto Gutierrez

VIOLATION DETAIL
Unsafe Structure

Date: 06/24/2019

Violation(s):

Description: Deterioration of Structure
Code Section: 116.2.1.2.3
Code Text: A building shall be deemed unsafe when the building is partially destroyed.
Means of Correction: Obtain permit to repair and/or demolish structure and remove debris from site.
Complaint: The building is partially destroyed.
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).

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building / Improvement</th>
<th>Just / Market Value</th>
<th>Assessed / SOH Value</th>
<th>Tax</th>
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<tbody>
<tr>
<td>2019</td>
<td>$32,510</td>
<td>$5,970</td>
<td>$38,480</td>
<td>$38,480</td>
<td>$1,264.25</td>
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<tr>
<td>2018</td>
<td>$32,510</td>
<td>$5,970</td>
<td>$38,480</td>
<td>$38,480</td>
<td>$1,815.80</td>
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<tr>
<td>2017</td>
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<td>$5,970</td>
<td>$28,480</td>
<td>$28,480</td>
<td>$1,815.80</td>
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<table>
<thead>
<tr>
<th>2019 Exemptions and Taxable Values by Taxing Authority</th>
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</thead>
<tbody>
<tr>
<td>County</td>
</tr>
<tr>
<td>Just Value</td>
</tr>
<tr>
<td>Portability</td>
</tr>
<tr>
<td>Assessed/SOH</td>
</tr>
<tr>
<td>Homestead</td>
</tr>
<tr>
<td>Add. Homestead</td>
</tr>
<tr>
<td>Wid/Vet/Dis</td>
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<tr>
<td>Senior</td>
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<tr>
<td>Exempt Type</td>
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<tr>
<td>Taxable</td>
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</tbody>
</table>

Sales History

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<thead>
<tr>
<th>Date</th>
<th>Type</th>
<th>Price</th>
<th>Book/Page or CIN</th>
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<tbody>
<tr>
<td>5/18/2017</td>
<td>AC*-T</td>
<td>114395093</td>
<td></td>
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<tr>
<td>3/15/2017</td>
<td>CE*-T</td>
<td>$100</td>
<td>114302956</td>
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<tr>
<td>2/20/2014</td>
<td>WD*-D</td>
<td>$300,000</td>
<td>112132600</td>
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<table>
<thead>
<tr>
<th>Land Calculations</th>
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<tbody>
<tr>
<td>Price</td>
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<tr>
<td>$6.50</td>
</tr>
<tr>
<td>Adj. Bldg. S.F. (Card, Sketch)</td>
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<tr>
<td>Units</td>
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Special Assessments

<table>
<thead>
<tr>
<th>Fire</th>
<th>Garb</th>
<th>Light</th>
<th>Drain</th>
<th>Impr</th>
<th>Safe</th>
<th>Storm</th>
<th>Clean</th>
<th>Misc</th>
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</thead>
<tbody>
<tr>
<td>05</td>
<td>R</td>
<td></td>
<td></td>
<td></td>
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</table>
Parcel ID Number | Calculation Num
----------------|--------------
514204011130    | 1 ▼

Use Code
01 - Single family

<table>
<thead>
<tr>
<th></th>
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<tbody>
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<td>1</td>
<td>1</td>
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</table>

<table>
<thead>
<tr>
<th>Foundation</th>
<th>Exterior</th>
<th>Roof Type</th>
<th>Roof Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>STEM WALL</td>
<td>C.B. STUCCO</td>
<td>FLAT</td>
<td>CORR. METAL</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Interior</th>
<th>Floors</th>
<th>Plumbing</th>
<th>Electric</th>
<th>Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td>PLASTER NOT FUR</td>
<td>CONC. PLAIN</td>
<td>POOR RES</td>
<td>AVERAGE RES</td>
<td>C - GOOD</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Ceiling Heights</th>
<th>Quality Of Construction</th>
<th>Current Condition of Structure</th>
<th>Construction Class</th>
</tr>
</thead>
<tbody>
<tr>
<td>8' - 9'</td>
<td>Average</td>
<td>Uninhabitable</td>
<td>Masonry</td>
</tr>
</tbody>
</table>

Extra Features
Asphalt driveway

<table>
<thead>
<tr>
<th>Permit No.</th>
<th>Permit Type</th>
<th>Est. Cost</th>
<th>Permit Date</th>
<th>CO Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

There may be permits for the subject property which are not listed. Please contact the city's building department or click here to search for permits associated with this property.
Code | Description | Area | Factor | Adj Area | Stories | Stories Under Air | Under Air Area
--- | --- | --- | --- | --- | --- | --- | ---
(1.0) | One Story | 432 | 1.00 | 432 | 1 | 1 | 432
Total |  |  |  | 432 |  |  | 432
NOTICE LETTER OF VIOLATION
UNSAFE STRUCTURES

Henri L Daniel, ETAL
2207 Simms St
Hollywood, FL 33020

ISSUED DATE: 06/27/2019

CERTIFIED MAIL:
FOLIO #: 1204-01-1130

CASE #: 19-1058

Notice is hereby issued for Florida Building Code (FBC) violations at/to:
2207 Simms St
Hollywood, FL 33020

for the following reason(s):
The building is partially destroyed.

Violation(s):

Description: Deterioration of Structure
Code Section: FBC 116.2.1.2.3
Code Text: A building shall be deemed unsafe when the building is partially destroyed.

Means of Correction: Obtain permit to repair and/or demolish structure and remove debris from site.

The above constitutes a violation of the following section(s) of the Florida Building Code: Chapter 1 Section 116 of the Broward County Amendments

CORRECTION DEADLINE: 07/27/2019

If the violation is not corrected, the Building Code Services Division may institute further action before the Unsafe Structures Board to enforce compliance. All further notices, complaints or pleadings relative to the cited violation shall be mailed to the owner and occupant of the property at the address of original service.

You are hereby notified of your right to appeal the decision stated above to the Unsafe Structures Board of Broward County by filing a petition to appeal within 15 days at this division's office. Unless there is compliance with the instructions in this Notice Letter of Violation or an appeal is filed, a public hearing before the Unsafe Structures Board will be initiated by the Building Official, or his designee, after the time for compliance has expired.

If you wish to discuss this Notice Letter of Violation or to request a reinspection, please call 954-765-4400 between 8:00 AM and 3:30 PM, Monday through Friday.

I HEREBY CERTIFY the above letter was sent via Certified U.S. Mail Return Receipt Requested and via
regular U.S. Mail, to the above-named Respondent on the 2nd day of July, 2019.

INSPECTOR: Dean Decker
Environmental Protection and Growth Management Department
ENVIRONMENTAL AND CONSUMER PROTECTION DIVISION
1 N. University Drive, Box #302
Plantation, FL 33324

Environmental and Consumer Protection Division
AUG 02 2019
Broward County, FL

DANIEL, HENRI L ETAL
2207 SIMMS ST
HOLLYWOOD, FL 33020

Vacant

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

C: 33324202077 0906-01911-17-28
AFFIDAVIT OF POSTING

RE: Notice of Violation
OWNER: DANIEL HENRI L ETAL
VIOLATION ADDRESS: 2207 SIMMS ST
HOLLYWOOD, FL 33020
FOLIO #: 1204-01-1130
CASE #: 19-1058

STATE OF FLORIDA )
COUNTY OF BROWARD ) SS

BEFORE ME, the undersigned authority duly authorized to administer oaths, this day personally appeared, as a Florida Building Code Inspector for Broward County 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 Hearing 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 2nd of July, 2019, s/he posted a Notice of Violation on the property in violation to appear before the Broward County Code Enforcement Board Hearing.
2a. A Notice of Violation was posted at the location mentioned above.

__________________________________________
ALBERTO GUTIERREZ
BROWARD COUNTY BUILDING INSPECTOR

PRINT INSPECTOR'S NAME

Sworn to and subscribed before me this 2 day of July 2019 by

______________________________
LISSETTE DOMINGUEZ
NOTARY PUBLIC

LISSETTE DOMINGUEZ
Notary Public - State of Florida
Commission # GG 199100
My Comm. Expires Mar 21, 2022
NOTICE LETTER OF VIOLATION
UNSAFE STRUCTURES

Henry L. Decker, E.S.A.
2201 S. Andrews Ave.
Hollywood, FL 33020

CASE #: 19-0010

Notice is hereby issued for Florida Building Code of BC violations noted:

1207 S. Andrews Ave.
Hollywood, FL 33020

For the following reason:
The building is partially destroyed.

Violations:

Description: Deterioration of structure
Code Section: FBC 1163.1.2.3
Code Text:
A building shall be deemed unsafe when the building is partially destroyed

Remedy or Corrector: Obtain permit to repair and/or reconstruct structure and remove debris from area.

The above constitutes a violation of the following section(s) of the Florida Building Code, Chapter 1 Section 116 of the Broward County Amendments.

CORRECTION DEADLINE: 07/02/2019

If the violation is not corrected, the Building Code Services Division may institute further action before the building is declared unsafe and in violation of the Code. The Building Code Services Division may also initiate legal proceedings to enforce compliance.

You are hereby notified that you are required to appear at the Building Code Services Division of Broward County by filing a complaint to appear within 10 days at this Division's office for review of compliance with the instructions in this Notice Letter of Violation or to file an appeal to the Public Hearing before the Board of Adjustment, if applicable. The hearing will be noticed by the Building Official, or his designee, at the time for the hearing.

If you wish to appeal the Notice Letter of Violation or to request a reinspection, please call 954-763-4400 between 8:30 AM and 5:00 PM Monday through Friday.

I HEREBY CERTIFY the above letter was sent via Certified U.S. Mail Return Receipt Requested and via
BROWARD COUNTY UNSAFE STRUCTURES BOARD
NOTICE OF HEARING

Broward County, a political subdivision of the State of Florida

CASE #: 19-1058
FOLIO #: 1204-01-1130

Complainant,

vs DANIEL, HENRI L ETAL
Respondent

Violation Address: 2207 SIMMS ST HOLLYWOOD, FL 33020

Dear Property Owner:

You are hereby advised that the Broward County Unsafe Structures Board will meet on 08/21/2019 at 2:00PM, at Building Code Services Division, Room 2008-A2, 1 N. University Dr., Plantation, FL 33324.

Violation: Deterioration of Structure

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 violations 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. Pursuant to Chapter 116 of the Florida Building Code, you are hereby notified that the Unsafe Structures Board will conduct a hearing for an uncorrected violation of Chapter 116 F.B.C. at the date, time, and location specified above. All parties may be represented by an attorney and shall be given the opportunity to present witnesses and evidence in support of their position and conduct cross examination. Failure to appear at the time and place fixed for the hearing may result in an order(s) being issued adverse to your interest.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Enforcement Administration, 1 North University Drive, Plantation, FL 33324; 954-519-1210 at least 7 days before your scheduled administrative hearing, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

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 in 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 954-765-1715 between 8:00 AM and 3:30 PM, Monday through Friday.

Building Official or Authorized Representative
I HEREBY CERTIFY the above letter was sent via Certified U.S. Mail Return Receipt Requested and via regular U.S. Mail, to the above-named Respondent on the 31st day of July, 2019.

[Signature]

Name
Tracking Number: 70172680000070831552

We attempted to deliver your item at 6:36 pm on August 12, 2019 in HOLLYWOOD, FL 33020 and a notice was left because an authorized recipient was not available. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice beginning August 13, 2019. If this item is unclaimed by August 27, 2019 then it will be returned to sender.

Delivery Attempt: Action Needed

August 12, 2019 at 6:36 pm
Notice Left (No Authorized Recipient Available)
HOLLYWOOD, FL 33020

Schedule Redelivery

Text & Email Updates

Schedule Redelivery

Tracking History

Product Information

See Less
CERTIFIED MAIL

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy)

Return Receipt (electronic)

Certified Mail Restricted Delivery

Adult Signature Required

Adult Signature Restricted Delivery

Postage

N0H 19-1058

Postmark

Here

DANIEL, HENRI L ETAL
2207 SIMMS ST
HOLLYWOOD, FL 33020

Kopelowitz Ostrow Firm, P.A.
1 W Las Olas Blvd., Suite 500
Fort Lauderdale, FL 33301

SENDERS: COMPLETE THIS SECTION

Complete Items 1, 2, and 3.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Kopelowitz Ostrow Firm, P.A.
1 W Las Olas Blvd., Suite 500
Fort Lauderdale, FL 33301

2. Article Number (Transfer from service label)

7017 2680 0000 7083 1569

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

Luis Velez

C. Date of Delivery

D. Is delivery address different from item 1?

Yes

No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

PS Form 3811, July 2015 PSN 7590-02-000-9663
AFFIDAVIT OF POSTING

RE: Notice of Hearing
OWNER: DANIEL, HENRI L ETAL
VIOLATION ADDRESS: 2207 SIMMS ST
HOLLYWOOD, FL 33020
FOLIO #: 1204-01-1130
CASE #: 19-1058

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, the undersigned authority duly authorized to administer oaths, this day personally appeared, as a Florida Building Code Inspector for City of Hollywood Building 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 Hearing 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 July 31, 2019, s/he posted a Notice of Violation on the property in violation to appear before the Broward County Unsafe Structures Board Hearing.

2a. A Notice of Violation was posted at the location mentioned above.

__________________________
CITY OF HOLLYWOOD BUILDING INSPECTOR

Alberto Gutierrez

PRINT INSPECTOR’S NAME

__________________________
Lissette Dominguez

NOTARY PUBLIC

Sworn to and subscribed before me this 31st day of July 2019 by

Lissette Dominguez, who is personally known to me.
UNSAFE BUILDING

This building or structure is in a condition of the building official unsafe as defined in Section 111 of the Florida Building Code. This building SHALL BE VACATED. SHALL NOT BE OCCUPIED. Action shall be taken by the owner or further prescribed by written notice previously served. THIS NOTICE SHALL NOT BE REMOVED EXCEPT BY THE BUILDING OFFICIAL.

BROWARD COUNTY

BROWARD COUNTY STRUCTURAL BOARD

NOTICE OF INFRACTION

In the name of the County of Broward, and the Board of County Commissioners, the undersigned, acting as its duly authorized representative, do hereby charge you with the following code violation:

[Description of violation]

You are hereby notified that this condition constitutes a violation of the Building Code of Broward County, Florida. Failure to correct this violation within the time frame specified may result in legal action, including but not limited to fines and/or other penalties. You are hereby directed to take all necessary steps to correct this violation immediately.

[Signature]
County Attorney

[Date]

Broward County Building

[Address]
UNSAFE BUILDING

This building or structure is in actual or immediate danger of failure or collapse, and/or has been found to be a health, windstorm or fire hazard. This building SHALL BE VACATED and SHALL NOT BE OCCUPIED. For instructions regarding the required repair or demolition of this building, contact the phone number listed below. THIS NOTICE SHALL NOT BE REMOVED WITHOUT THE AUTHORIZATION OF THE BUILDING OFFICIAL. Florida Building Code, Section 116.2.1.2.3

Physical Criteria: The building is partially destroyed

BUILDING OFFICIAL

RR Phone Number (954) 921-3335

PROPERTY ADDRESS: 2207 Simms St

Date: 5-24-19

(Rev. 06/19)
Cost Analysis: For 2207 Simms St. Hollywood, FL 33020

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost Analysis 2019</th>
<th>Cost Analysis 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Built</td>
<td>1951</td>
<td></td>
</tr>
<tr>
<td>Market Value</td>
<td>$38,480.00</td>
<td></td>
</tr>
<tr>
<td>Land Value</td>
<td>$32,510.00</td>
<td></td>
</tr>
<tr>
<td>Building Improvements</td>
<td>$5,970.00</td>
<td></td>
</tr>
<tr>
<td>Total Sq. Ft.</td>
<td>432</td>
<td></td>
</tr>
<tr>
<td>Living Area</td>
<td>432</td>
<td></td>
</tr>
<tr>
<td>Demo/ Roof Sq. Ft.</td>
<td>432</td>
<td></td>
</tr>
<tr>
<td>Wall Sq. Ft.</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Property Fire</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

Reconstruction Cost: Per RSMEANS data 2019 Per Sq. Ft. Living Area

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost Analysis 2019</th>
<th>Cost Analysis 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demo Roof (Sq. Ft.)</td>
<td>$1.75</td>
<td>$756.00</td>
</tr>
<tr>
<td>Demo Wall (Sq. Ft.)</td>
<td>$4.51</td>
<td>$0.00</td>
</tr>
<tr>
<td>Debris Removal</td>
<td>$1.53</td>
<td>$660.96</td>
</tr>
<tr>
<td>Site Preparation</td>
<td>$1.06</td>
<td>$457.92</td>
</tr>
<tr>
<td>Foundation</td>
<td>$10.48</td>
<td>$4,527.36</td>
</tr>
<tr>
<td>Framing</td>
<td>$17.29</td>
<td>$7,469.28</td>
</tr>
<tr>
<td>Exterior Walls</td>
<td>$15.75</td>
<td>$6,804.00</td>
</tr>
<tr>
<td>Roofing Flat</td>
<td>$6.42</td>
<td>$2,773.44</td>
</tr>
<tr>
<td>Interior</td>
<td>$31.72</td>
<td>$13,703.04</td>
</tr>
<tr>
<td>Specialties</td>
<td>$8.78</td>
<td>$3,792.96</td>
</tr>
<tr>
<td>Mechanical</td>
<td>$9.83</td>
<td>$4,246.56</td>
</tr>
<tr>
<td>Electrical</td>
<td>$4.92</td>
<td>$2,125.44</td>
</tr>
<tr>
<td>Overhead</td>
<td>$21.25</td>
<td>$9,180.00</td>
</tr>
</tbody>
</table>

**Total**                      | **$129.03**        | **$56,496.96**     |

Total Remodel Cost            | $56,848.74         |                    |
Existing Building Value        | $5,970.00          |                    |
Therefore this cost to remodel will cost 100% greater than the existing structure
CASE #: 19-1105
NAME: FREYCINET, LEU EST
LOCATION: 2241 N 62 Ave
            Hollywood, FL 33024
LEGAL: SUNSHINE PARK ESTATES ADDITION 51-18 BLOT 25 BLK 3
FOLIO #: 1112-24-0670
INSPECTOR: Alberto Gutierrez

VIOLATION DETAIL
Unsafe Structure

Date: 06/27/2019
Violation(s):

Description: Deterioration of Structure
Section: 116.2.1.2.1
Text: A building shall be deemed unsafe when there is a failure, hanging loose or loosening of any siding, block, brick, or other building material.
Means of Correction: Obtain permit to repair and/or demolish structure and remove debris from site.

Description: Deterioration of Structure
Code Section: 116.2.1.2.2
Code Text: A building shall be deemed unsafe when there is a
Deterioration of the structure or structural parts.
Means of Correction: Obtain permit to repair and/or demolish structure and remove debris from site.

Description: Deterioration of Structure
Code Section: 116.2.1.2.3
Code Text: A building shall be deemed unsafe when the building is partially destroyed.
Means of Correction: Obtain permit to repair and/or demolish structure and remove debris from site.

Description: Deterioration of Structure
Code Section: 116.2.1.2.4
Code Text: A building shall be deemed unsafe when there is an unusual sagging or leaning out of plumb of the Building or any parts of the building and such effect is caused by deterioration or over-stressing.
Means of Correction: Obtain permit to repair and/or demolish structure and remove debris from site.

Complaint: The structure is uninhabitable due to fire
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

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building / Improvement</th>
<th>Just / Market Value</th>
<th>Assessed / SOH Value</th>
<th>Tax</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>$58,320</td>
<td>$115,160</td>
<td>$173,480</td>
<td>$173,480</td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td>$58,320</td>
<td>$118,920</td>
<td>$177,240</td>
<td>$81,430</td>
<td>$1,086.13</td>
</tr>
<tr>
<td>2017</td>
<td>$38,880</td>
<td>$109,980</td>
<td>$148,860</td>
<td>$79,760</td>
<td>$638.30</td>
</tr>
</tbody>
</table>

### 2019 Exemptions and Taxable Values by Taxing Authority

<table>
<thead>
<tr>
<th>Exemption</th>
<th>County</th>
<th>School Board</th>
<th>Municipal</th>
<th>Independent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Just Value</td>
<td>$173,480</td>
<td>$173,480</td>
<td>$173,480</td>
<td>$173,480</td>
</tr>
<tr>
<td>Portability</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Assessed/SOH</td>
<td>$173,480</td>
<td>$173,480</td>
<td>$173,480</td>
<td>$173,480</td>
</tr>
<tr>
<td>Homestead</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Add. Homestead</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Wid/Vet/Dis</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Senior</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Exempt Type</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Taxable</td>
<td>$173,480</td>
<td>$173,480</td>
<td>$173,480</td>
<td>$173,480</td>
</tr>
</tbody>
</table>

### Sales History

<table>
<thead>
<tr>
<th>Date</th>
<th>Type</th>
<th>Price</th>
<th>Book/Page or CIN</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/26/2018</td>
<td>WD-E</td>
<td>$257,000</td>
<td>1148688889</td>
</tr>
<tr>
<td>4/1/1983</td>
<td>WD</td>
<td>$62,000</td>
<td>10833 / 129</td>
</tr>
<tr>
<td>8/1/1980</td>
<td>WD</td>
<td>$55,000</td>
<td></td>
</tr>
<tr>
<td>4/1/1974</td>
<td>WD</td>
<td>$36,000</td>
<td></td>
</tr>
<tr>
<td>6/1/1971</td>
<td>WD</td>
<td>$23,250</td>
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</tbody>
</table>

### Land Calculations

<table>
<thead>
<tr>
<th>Price</th>
<th>Factor</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>$9.00</td>
<td>6.480</td>
<td>SF</td>
</tr>
</tbody>
</table>

| Adj. Bldg. S.F. (Card, Sketch) | 1451 |
| Units/Beds/Baths               | 1/3/2 |
| Eff./Act. Year Built:          | 1965/1960 |

### Special Assessments

<table>
<thead>
<tr>
<th>Fire</th>
<th>Garb</th>
<th>Light</th>
<th>Drain</th>
<th>Impr</th>
<th>Safe</th>
<th>Storm</th>
<th>Clean</th>
<th>Misc</th>
</tr>
</thead>
<tbody>
<tr>
<td>05</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parcel ID Number</td>
<td>Calculation Num</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
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<td>-----------------</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>514112240670</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Use Code**

01 - Single family

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Foundation</th>
<th>Exterior</th>
<th>Roof Type</th>
<th>Roof Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>STEM WALL</td>
<td>C.B. ST UCCO</td>
<td>HIP OR GABLE</td>
<td>SHINGLE, COM.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Interior</th>
<th>Floors</th>
<th>Plumbing</th>
<th>Electric</th>
<th>Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td>DRYWALL/PLA STR</td>
<td>CONC/TILE</td>
<td>GOOD/TILE RES</td>
<td>GOOD RES CA</td>
<td>C - GOOD</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Ceiling Heights</th>
<th>Quality Of Construction</th>
<th>Current Condition of Structure</th>
<th>Construction Class</th>
</tr>
</thead>
<tbody>
<tr>
<td>8' - 9'</td>
<td>Average</td>
<td>Uninhabitable</td>
<td>Masonry</td>
</tr>
</tbody>
</table>

**Extra Features**

- Patios, Floors - Concrete / trowel'd or keystone finish
- Asphalt driveway

<table>
<thead>
<tr>
<th>Permit No.</th>
<th>Permit Type</th>
<th>Est. Cost</th>
<th>Permit Date</th>
<th>CO Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

There may be permits for the subject property which are not listed. Please contact the city's building department or click here to search for permits associated with this property.
Sketch: 514112240670
Building: 1 of 1

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Area</th>
<th>Factor</th>
<th>Adj Area</th>
<th>Stories</th>
<th>Stories Under Air</th>
<th>Under Air Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1.0)</td>
<td>One Story</td>
<td>1,196</td>
<td>1</td>
<td>1,196</td>
<td>1</td>
<td>1</td>
<td>1,196</td>
</tr>
<tr>
<td>CP_1/3</td>
<td>Carport</td>
<td>244</td>
<td>0.33</td>
<td>81</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>FR_2/3</td>
<td>Florida Rm</td>
<td>128</td>
<td>0.67</td>
<td>85</td>
<td>1</td>
<td>1</td>
<td>128</td>
</tr>
<tr>
<td>P_1/3</td>
<td>Porch</td>
<td>40</td>
<td>0.33</td>
<td>13</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>UR_1/2</td>
<td>Utility Room</td>
<td>42</td>
<td>0.50</td>
<td>21</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>UR_1/2</td>
<td>Utility Room</td>
<td>110</td>
<td>0.50</td>
<td>55</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>CONC</td>
<td>Concrete</td>
<td>300</td>
<td>0.00</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>1,452</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1,324</td>
</tr>
</tbody>
</table>
NOTICE OF VIOLATION
UNSAFE STRUCTURES

Leu Freycinet, Est
25410 Northern Blvd Ste 204
Little Neck, NY 11362

ISSUED DATE: 06/27/2019

CASE #: 19-1105

Notice is hereby issued for Florida Building Code (FBC) violations at/to:
2241 N 62 Ave
Hollywood, FL 33024

for the following reason(s):
The structure is uninhabitable due to fire.

Violation(s):

Description: Deterioration of Structure
Code Section: FBC 116.2.1.2.1
Code Text: A building shall be deemed unsafe when there is a failure, hanging loose or loosening of any siding, block, brick, or other building material.
Means of Correction: Obtain permit to repair and/or demolish structure and remove debris from site.

Description: Deterioration of Structure
Code Section: FBC 116.2.1.2.2
Code Text: A building shall be deemed unsafe when there is a deterioration of the structure or structural parts.
Means of Correction: Obtain permit to repair and/or demolish structure and remove debris from site.

Description: Deterioration of Structure
Code Section: FBC 116.2.1.2.3
Code Text: A building shall be deemed unsafe when the building is partially destroyed.
Means of Correction: Obtain permit to repair and/or demolish structure and remove debris from site.

Description: Deterioration of Structure
Code Section: FBC 116.2.1.2.4
Code Text: A building shall be deemed unsafe when there is an unusual sagging or leaning out of plumb of the Building or any parts of the building and such effect is caused by deterioration or over-stressing.
Means of Correction: Obtain permit to repair and/or demolish structure and remove debris from site.

The above constitutes a violation of the following section(s) of the Florida Building Code: Chapter 1 Section 116 of the Broward County Amendments.
CORRECTION DEADLINE: 07/27/2019

If the violation is not corrected, the Building Code Services Division may institute further action before the Unsafe Structures Board to enforce compliance. All further notices, complaints or pleadings relative to the cited violation shall be mailed to the owner and occupant of the property at the address of original service.

You are hereby notified of your right to appeal the decision stated above to the Unsafe Structures Board of Broward County by filing a petition to appeal within 15 days at this division’s office. Unless there is compliance with the instructions in this Notice Letter of Violation or an appeal is filed, a public hearing before the Unsafe Structures Board will be initiated by the Building Official, or his designee, after the time for compliance has expired.

If you wish to discuss this Notice Letter of Violation or to request a reinspection, please call 954-765-4400 between 8:00 AM and 3:30 PM, Monday through Friday.

I HEREBY CERTIFY the above letter was sent via Certified U.S. Mail Return Receipt Requested and via regular U.S. Mail, to the above-named Respondent on the 2__ day of July, 2019.  

[Signature]

INSPECTOR: Dean Decker
Robertson, Anschutz, & Schneid, P.L
6409 Congress Ave., Suite 100
Boca Raton, FL 33487

Mortgage Electronic Registration Systems, Inc.
P.O. Box 2026
Flint, MI 48501

<table>
<thead>
<tr>
<th>SENDER: COMPLETE THIS SECTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Complete items 1, 2, and 3.</td>
</tr>
<tr>
<td>Print your name and address on the reverse so that we can return the card to you.</td>
</tr>
<tr>
<td>Attach this card to the back of the mailpiece, or on the front if space permits.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Article Addressed to:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Robertson, Anschutz, &amp; Schneid, P.L</td>
</tr>
<tr>
<td>6409 Congress Ave., Suite 100</td>
</tr>
<tr>
<td>Boca Raton, FL 33487</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>COMPLETE THIS SECTION ON DELIVERY</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Signature</td>
</tr>
<tr>
<td>B. Received by (Printed Name)</td>
</tr>
<tr>
<td>C. Date of Delivery</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>COMPLETE THIS SECTION ON DELIVERY</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Signature</td>
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</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Article Addressed to:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mortgage Electronic Registration Systems, Inc.</td>
</tr>
<tr>
<td>P.O. Box 2026</td>
</tr>
<tr>
<td>Flint, MI 48501</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Service Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Certified Mail</td>
</tr>
<tr>
<td>Priority Mail Express</td>
</tr>
<tr>
<td>Registered Mail</td>
</tr>
<tr>
<td>Certified Mail Restricted Delivery</td>
</tr>
<tr>
<td>Collect on Delivery</td>
</tr>
<tr>
<td>Collect on Delivery Restricted Delivery</td>
</tr>
<tr>
<td>Insured Mail Restricted Delivery</td>
</tr>
<tr>
<td>Return Receipt for Merchandise</td>
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<tr>
<td>Signature Confirmation</td>
</tr>
<tr>
<td>Signature Confirmation Restricted Delivery</td>
</tr>
<tr>
<td>Domestic Return Receipt</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Article Number (Transfer from service label)</th>
</tr>
</thead>
<tbody>
<tr>
<td>7017 2860 0000 7063 1392</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. Article Number (Transfer from service label)</th>
</tr>
</thead>
<tbody>
<tr>
<td>7017 2860 0000 7063 1385</td>
</tr>
</tbody>
</table>
AFFIDAVIT OF POSTING

RE: Notice of Violation
OWNER: FREYCI NET, LEU EST
VIOLATION ADDRESS: 2241 N 62 Ave
Hollywood, FL 33024
FOLIO #: 1112-24-0670
CASE #: 19-1105

STATE OF FLORIDA )
COUNTY OF BROWARD )

BEFORE ME, the undersigned authority duly authorized to administer oaths, this day personally appeared, as a Florida Building Code Inspector for Broward County 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 Hearing 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 2nd of July, 2019, s/he posted a Notice of Violation on the property in violation to appear before the Broward County Code Enforcement Board Hearing.

2a. A Notice of Violation was posted at the location mentioned above.

_____________________________
BROWARD COUNTY BUILDING INSPECTOR

_____________________________
ALBERTO GUTIERREZ
PRINT INSPECTOR'S NAME

Sworn to and subscribed before me this 2 day of July 2019 by

_____________________________
LISSETTE DOMINGUEZ
NOTARY PUBLIC

LISSETTE DOMINGUEZ
Notary Public - State of Florida
Commission # GG 199100
My Comm. Expires Mar 21, 2022
NOTICE OF VIOLATION
UNSAFE STRUCTURES:

Issued Date: 06/27/2019

Certified Mail:
Fold #: 1123-24-0619

Lev Freybohlet, Esq.
25470 N. Ocean Blvd Ste 304
Little Neck, NY 11362

Case #: 19-1101

Notice is hereby issued for Florida Building Code (FBC) violations as:
2241 M.L. Ave
Hollywood, FL 33024

for the following reason(s):
The structure is unsafe and/or unsafe due to fire.

Violation(s):

Description: Deterioration of Structure
Code Section: FBC 1102.1.2.3
Code Text: A building shall be deemed unsafe when there is a deterioration of the structure of the building.
Means of Correction: Obtaining permit to repair and/or demolish structure and remove debris from site.

Description: Deterioration of Structure
Code Section: FBC 1102.1.2.3
Code Text: A building shall be deemed unsafe when there is a deterioration of the structure of the building.
Means of Correction: Obtaining permit to repair and/or demolish structure and remove debris from site.

Description: Deterioration of Structure
Code Section: FBC 1102.1.2.3
Code Text: A building shall be deemed unsafe when the building is partially destroyed.
Means of Correction: Obtaining permit to repair and/or demolish structure and remove debris from site.

The above constitutes a violation of the following section(s) of the Florida Building Code: Chapter 1 Section 110 of the Broward County Amendments.
BROWARD COUNTY UNSAFE STRUCTURES BOARD
NOTICE OF HEARING

Broward County, a political subdivision of the State of Florida

Complainant,

vs FREYCINET, LEU EST

Respondent

Violation Address: 2241 N 62 Ave Hollywood, FL 33024

Dear Property Owner:

You are hereby advised that the Broward County Unsafe Structures Board will meet on 08/21/2019 at 2:00PM, at Building Code Services Division, Room 2008-A2, 1 N. University Dr., Plantation, FL 33324.

Violation: Deterioration of Structure

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 violations 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. Pursuant to Chapter 116 of the Florida Building Code, you are hereby notified that the Unsafe Structures Board will conduct a hearing for an uncorrected violation of Chapter 116 F.B.C. at the date, time, and location specified above. All parties may be represented by an attorney and shall be given the opportunity to present witnesses and evidence in support of their position and conduct cross examination. Failure to appear at the time and place fixed for the hearing may result in an order(s) being issued adverse to your interest.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Enforcement Administration, 1 North University Drive, Plantation, FL 33324; 954-519-1210 at least 7 days before your scheduled administrative hearing, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

If you wish 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 in 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 954-765-1715 between 8:00 AM and 3:30 PM, Monday through Friday.

Building Official or Authorized Representative
I HEREBY CERTIFY the above letter was sent via Certified U.S. Mail Return Receipt Requested and via regular U.S. Mail, to the above-named Respondent on the 30 day of July, 2019.

Dean Decker
Name
Tracking Number: 70172680000070831514

Your item was delivered to an individual at the address at 1:12 pm on August 12, 2019 in LITTLE NECK, NY 11362.

☑ Delivered
August 12, 2019 at 1:12 pm
Delivered, Left with Individual
LITTLE NECK, NY 11362

Text & Email Updates
Tracking History
Product Information

Can’t find what you’re looking for?
Go to our FAQs section to find answers to your tracking questions.

FAQs (https://www.usps.com/faqs/uspstracking-faqs.htm)
AFFIDAVIT OF POSTING

RE: Notice of Hearing
OWNER: FREYCINET, LEU EST
VIOLATION ADDRESS: 2241 N 62 Ave
Hollywood, FL 33024
FOLIO #: 1112-24-0670
CASE #: 19-1105

STATE OF FLORIDA )
COUNTY OF BROWARD ) SS

BEFORE ME, the undersigned authority duly authorized to administer oaths, this day personally appeared, as a Florida Building Code Inspector for City of Hollywood Building 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 Hearing 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 July 30, 2019, s/he posted a Notice of Violation on the property in violation to appear before the Broward County Unsafe Structures Board Hearing.

2a. A Notice of Violation was posted at the location mentioned above.

__________________________
CITY OF HOLLYWOOD BUILDING INSPECTOR

Print Inspector's Name

Alberto Gutierrez

Sworn to and subscribed before me this 30 day of July 2019 by

__________________________
Notary Public

Lissette Rodriguez

Lissette Dominguez

Notary Public - State of Florida
Commission # GG 199100
My Comm. Expires Mar 21, 2022
Tuesday, July 30, 2019 at 1:50:00 PM Eastern Daylight Time
2241 NW 62nd Ave
Hollywood, FL 33024
United States

BROWARD COUNTY UNSAFE STRUCTURES BOARD
NOTICE OF HEARING

Broward County, a political subdivision of the State of Florida

CASE #: 19-1105
FOJO #: 1110-24-0870

Complainant:
Freycinet, Leo B.

Respondent:

Violation Address: 1341 N 82 Ave, Hollywood, FL 33024

Dear Property Owner:

You are hereby advised that the Broward County Unsafe Structures Board will meet on 02/14/2019 at 2:00PM, at Building Code Services Division, Room 5008, 1 N. University Dr., Plantation, FL 33324.

Violation:

Determination of Structure

Inasmuch as you failed to bring 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 violations 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. Pursuant to Chapter 119 of the Florida Building Code, you are hereby notified that the Unsafe Structures Board will conduct a hearing for an uncorrected violation of Chapter 119 F.S.C. at the date, time, and location specified above. All parties may be represented by an attorney and shall be given the opportunity to present witnesses and evidence in support of their respective positions and conduct cross examination. Failure to appear at the time and place fixed for the hearing may result in an order(s) being issued adverse to your interest.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Enforcement Administration, 1 North University Drive, Plantation, FL 33324, 954-523-1761 at least 7 days before your scheduled administrative hearing or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

If a person decides 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 valid record of proceedings being appealed is made. (which includes testimony in evidence upon which the appeal is to be based). Any of the above violations are corrected and then rear, the case may still be presented to the Board.

If you wish to discuss this Hearing Notice, call 954-765-1715 between 8:00 AM and 3:30 PM, Monday through Friday.

Building Official or Authorized Representative
UNSAFE BUILDING

This building or structure is in actual or immediate danger of failure or collapse, and/or has been found to be a health, windstorm or fire hazard. This building SHALL BE VACATED and SHALL NOT BE OCCUPIED. For instructions regarding the required repair or demolition of this building, contact the phone number listed below. THIS NOTICE SHALL NOT BE REMOVED WITHOUT THE AUTHORIZATION OF THE BUILDING OFFICIAL. Florida Building Code, Section 116.2.1.2 Physical Criteria: Fire

BUILDING OFFICIAL

Phone Number (954) 921-3335

PROPERTY ADDRESS: 2241 N 62nd Ave

Date: 5-24-19
Cost Analysis: For 2241 N 62 Ave. Hollywood, FL 33024

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Built</td>
<td>1960</td>
</tr>
<tr>
<td>Market Value</td>
<td>$173,480.00</td>
</tr>
<tr>
<td>Land Value</td>
<td>$58,320.00</td>
</tr>
<tr>
<td>Building Improvements</td>
<td>$115,160.00</td>
</tr>
<tr>
<td>Total Sq. Ft.</td>
<td>1,451</td>
</tr>
<tr>
<td>Living Area</td>
<td>1324</td>
</tr>
<tr>
<td>Demo/ Roof Sq. Ft.</td>
<td>1451</td>
</tr>
<tr>
<td>Wall Sq. Ft.</td>
<td></td>
</tr>
<tr>
<td>Property Fire</td>
<td>100% loss</td>
</tr>
</tbody>
</table>

Reconstruction Cost: Per RSMEANS data 2019 Per Sq. Ft. Living Area

<table>
<thead>
<tr>
<th>Description</th>
<th>Per Sq. Ft</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demo Roof (Sq. Ft.)</td>
<td>$1.75</td>
<td>$2,539.25</td>
</tr>
<tr>
<td>Demo Wall (Sq. Ft.)</td>
<td>$4.51</td>
<td>$0.00</td>
</tr>
<tr>
<td>Debris Removal</td>
<td>$1.53</td>
<td>$2,025.72</td>
</tr>
<tr>
<td>Site Preparation</td>
<td>$1.06</td>
<td>$1,403.44</td>
</tr>
<tr>
<td>Foundation</td>
<td>$10.48</td>
<td>$13,875.52</td>
</tr>
<tr>
<td>Framing</td>
<td>$17.29</td>
<td>$22,891.96</td>
</tr>
<tr>
<td>Exterior Walls</td>
<td>$15.75</td>
<td>$20,853.00</td>
</tr>
<tr>
<td>Roofing Flat</td>
<td>$6.42</td>
<td>$8,500.08</td>
</tr>
<tr>
<td>Interior</td>
<td>$31.72</td>
<td>$41,997.28</td>
</tr>
<tr>
<td>Specialties</td>
<td>$8.78</td>
<td>$11,624.72</td>
</tr>
<tr>
<td>Mechanical</td>
<td>$9.83</td>
<td>$13,014.92</td>
</tr>
<tr>
<td>Electrical</td>
<td>$4.92</td>
<td>$6,514.08</td>
</tr>
<tr>
<td>Overhead</td>
<td>$21.25</td>
<td>$28,135.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$129.03</strong></td>
<td><strong>$173,374.97</strong></td>
</tr>
</tbody>
</table>

Total Remodel Cost: $173,374.97
Existing Building Value: $115,160.00
Therefore this cost to remodel will cost 100% greater than the existing structure
CASE #: 19-1108

NAME: BEHOFSITS, JANOS

LOCATION: 2511 Harding St
Hollywood, FL 33020

LEGAL: HOLLYWOOD PARK 4-19 BLOT 3 BLK 57

FOLIO #: 1209-06-1130

INSPECTOR: Alberto Gutierrez

**VIOLATION DETAIL**
Unsafe Structure

Date: 06/27/2019

Violation(s):

- **Description:** Deterioration of Structure
- **Code Section:** 116.2.1.2.3
- **Code Text:** A building shall be deemed unsafe when the building is partially destroyed.
- **Means of Correction:** Obtain permit to repair and/or demolish structure and remove debris from site.
- **Complaint:** The building is partially destroyed.
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).

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building / Improvement</th>
<th>Just / Market Value</th>
<th>Assessed / SOH Value</th>
<th>Tax</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>$40,400</td>
<td>$153,270</td>
<td>$193,670</td>
<td>$170,580</td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td>$40,400</td>
<td>$154,830</td>
<td>$195,230</td>
<td>$155,080</td>
<td>$3,756.31</td>
</tr>
<tr>
<td>2017</td>
<td>$21,880</td>
<td>$143,460</td>
<td>$165,340</td>
<td>$140,990</td>
<td>$4,475.30</td>
</tr>
</tbody>
</table>

2019 Exemptions and Taxable Values by Taxing Authority

<table>
<thead>
<tr>
<th>County</th>
<th>School Board</th>
<th>Municipal</th>
<th>Independent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Just Value</td>
<td>$193,670</td>
<td>$193,670</td>
<td>$193,670</td>
</tr>
<tr>
<td>Portability</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Assessed/SOH</td>
<td>$170,580</td>
<td>$193,670</td>
<td>$170,580</td>
</tr>
<tr>
<td>Homestead</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Add. Homestead</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Wid/Vet/Dis</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Senior</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Exempt Type</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Taxable</td>
<td>$170,580</td>
<td>$193,670</td>
<td>$170,580</td>
</tr>
</tbody>
</table>

Sales History

<table>
<thead>
<tr>
<th>Date</th>
<th>Type</th>
<th>Price</th>
<th>Book/Page or CIN</th>
</tr>
</thead>
<tbody>
<tr>
<td>7/27/1999</td>
<td>QCD</td>
<td>$100</td>
<td>29699 / 1695</td>
</tr>
<tr>
<td>8/1/1980</td>
<td>WD</td>
<td>$53,000</td>
<td></td>
</tr>
<tr>
<td>4/1/1977</td>
<td>WD</td>
<td>$30,500</td>
<td></td>
</tr>
<tr>
<td>2/1/1976</td>
<td>WD</td>
<td>$27,000</td>
<td></td>
</tr>
<tr>
<td>5/1/1975</td>
<td>WD</td>
<td>$28,500</td>
<td></td>
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</table>

Land Calculations

<table>
<thead>
<tr>
<th>Price</th>
<th>Factor</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>$6.00</td>
<td>6.733</td>
<td>SF</td>
</tr>
<tr>
<td>Adj. Bldg. S.F. (Card, Sketch)</td>
<td>1077</td>
<td></td>
</tr>
<tr>
<td>Units</td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>

Special Assessments

<table>
<thead>
<tr>
<th>Fire</th>
<th>Garb</th>
<th>Light</th>
<th>Drain</th>
<th>Impr</th>
<th>Safe</th>
<th>Storm</th>
<th>Clean</th>
<th>Misc</th>
</tr>
</thead>
<tbody>
<tr>
<td>05</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Sketch: 514209061130
Building: 1 of 1

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Area</th>
<th>Factor</th>
<th>Adj Area</th>
<th>Stories</th>
<th>Stories Under Air</th>
<th>Under Air Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1.0)</td>
<td>One Story</td>
<td>750</td>
<td>1.00</td>
<td>750</td>
<td>1</td>
<td>1</td>
<td>750</td>
</tr>
<tr>
<td>FR_2/3</td>
<td>Florida Rm</td>
<td>112</td>
<td>0.67</td>
<td>75</td>
<td>1</td>
<td>1</td>
<td>112</td>
</tr>
<tr>
<td>FR_2/3</td>
<td>Florida Rm</td>
<td>378</td>
<td>0.67</td>
<td>252</td>
<td>1</td>
<td>1</td>
<td>378</td>
</tr>
<tr>
<td>CONC</td>
<td>Concrete</td>
<td>80</td>
<td>0.00</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td>1,077</td>
<td></td>
<td></td>
<td>1,240</td>
</tr>
<tr>
<td>Parcel ID Number</td>
<td>Calculation Num</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>------------------</td>
<td>-----------------</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>514209061130</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Use Code

01 - Single family

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td></td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Foundation</th>
<th>Exterior</th>
<th>Roof Type</th>
<th>Roof Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>STEM WALL</td>
<td>C.B. STUCCO</td>
<td>HIP OR GABLE</td>
<td>SHINGLE, COM.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Interior</th>
<th>Floors</th>
<th>Plumbing</th>
<th>Electric</th>
<th>Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td>DRYWALL/PLASTR</td>
<td>CONC/TILE</td>
<td>GOOD/TILE RES</td>
<td>GOOD RES CA</td>
<td>C - GOOD</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Ceiling Heights</th>
<th>Quality Of Construction</th>
<th>Current Condition of Structure</th>
<th>Construction Class</th>
</tr>
</thead>
<tbody>
<tr>
<td>8' - 9'</td>
<td>Average</td>
<td>Average</td>
<td>Masonry</td>
</tr>
</tbody>
</table>

Extra Features

Patios, Floors - Concrete / troweld or keystone finish

<table>
<thead>
<tr>
<th>Permit No.</th>
<th>Permit Type</th>
<th>Est. Cost</th>
<th>Permit Date</th>
<th>CO Date</th>
</tr>
</thead>
</table>

There may be permits for the subject property which are not listed. Please contact the city's building department or click here to search for permits associated with this property.
NOTICE LETTER OF VIOLATION
UNSAFE STRUCTURES

Janos Behofsits
2511 Harding St
Hollywood, FL 33020

ISSUED DATE: 06/27/2019

CERTIFIED MAIL:
FOLIO #: 1209-06-1130

CASE #: 19-1108

Notice is hereby issued for Florida Building Code (FBC) violations at/to:
2511 Harding St
Hollywood, FL 33020

for the following reason(s):
The building is partially destroyed.

Violation(s):

<table>
<thead>
<tr>
<th>Description</th>
<th>Deterioration of Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Code Section</td>
<td>FBC 116.2.1.2.3</td>
</tr>
<tr>
<td>Code Text</td>
<td>A building shall be deemed unsafe when the building is partially destroyed.</td>
</tr>
<tr>
<td>Means of Correction</td>
<td>Obtain permit to repair and/or demolish structure and remove debris from site.</td>
</tr>
</tbody>
</table>

The above constitutes a violation of the following section(s) of the Florida Building Code: Chapter 1 Section 116 of the Broward County Amendments

CORRECTION DEADLINE: 07/27/2019

If the violation is not corrected, the Building Code Services Division may institute further action before the Unsafe Structures Board to enforce compliance. All further notices, complaints or pleadings relative to the cited violation shall be mailed to the owner and occupant of the property at the address of original service.

You are hereby notified of your right to appeal the decision stated above to the Unsafe Structures Board of Broward County by filing a petition to appeal within 15 days at this division’s office. Unless there is compliance with the instructions in this Notice Letter of Violation or an appeal is filed, a public hearing before the Unsafe Structures Board will be initiated by the Building Official, or his designee, after the time for compliance has expired.

If you wish to discuss this Notice Letter of Violation or to request a reinspection, please call 954-765-4400 between 8:00 AM and 3:30 PM, Monday through Friday.

I HEREBY CERTIFY the above letter was sent via Certified U.S. Mail Return Receipt Requested and via
regular U.S. Mail, to the above-named Respondent on the 2 day of July, 2019.

[Signature]

INSPECTOR: Dean Decker
<table>
<thead>
<tr>
<th>SENDER: COMPLETE THIS SECTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>■ Complete items 1, 2, and 3.</td>
</tr>
<tr>
<td>■ Print your name and address on the reverse so that we can return the card to you.</td>
</tr>
<tr>
<td>■ Attach this card to the back of the mailpiece, or on the front if space permits.</td>
</tr>
</tbody>
</table>

1. **Article Addressed to:**

   Janos Behofsits  
   2511 Harding St  
   Hollywood, FL 33020

<table>
<thead>
<tr>
<th>COMPLETE THIS SECTION ON DELIVERY</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Signature</td>
</tr>
<tr>
<td>X</td>
</tr>
<tr>
<td>□ Agent</td>
</tr>
<tr>
<td>□ Addressee</td>
</tr>
</tbody>
</table>

| B. Received by (Printed Name)    |
| C. Date of Delivery              |

<table>
<thead>
<tr>
<th>D. Is delivery address different from item 1?</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Yes</td>
</tr>
<tr>
<td>□ No</td>
</tr>
</tbody>
</table>

If YES, enter delivery address below:

<table>
<thead>
<tr>
<th>3. Service Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Adult Signature</td>
</tr>
<tr>
<td>□ Adult Signature Restricted Delivery</td>
</tr>
<tr>
<td>□ Certified Mail®</td>
</tr>
<tr>
<td>□ Certified Mail Restricted Delivery</td>
</tr>
<tr>
<td>□ Certified Mail Restricted Delivery</td>
</tr>
<tr>
<td>□ Collect on Delivery</td>
</tr>
<tr>
<td>□ Collect on Delivery Restricted Delivery</td>
</tr>
<tr>
<td>□ Collect on Delivery Restricted Delivery</td>
</tr>
<tr>
<td>□ Priority Mail Express®</td>
</tr>
<tr>
<td>□ Registered Mail®</td>
</tr>
<tr>
<td>□ Registered Mail Restricted Delivery</td>
</tr>
<tr>
<td>□ Return Receipt for Merchandise</td>
</tr>
</tbody>
</table>

Domestic Return Receipt

PS Form 3811, July 2015 PSN 7530-02-000-9053

Barcodes: 9590 9402 3342 7227 7989 72

2. **Article Number (Transfer from service label)**

   7017 2680 0000 7083 1422
AFFIDAVIT OF POSTING

RE: Notice of Violation
OWNER: BEHOF SITS, JANOS
VIOLATION ADDRESS: 2511 Harding St
                     Hollywood, FL 33020
FOLIO #: 1209-06-1130
CASE #: 19-1108

STATE OF FLORIDA SS
COUNTY OF BROWARD

BEFORE ME, the undersigned authority duly authorized to administer oaths, this day personally appeared, as a Florida Building Code Inspector for Broward County 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 Hearing 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 2nd of July, 2019, s/he posted a Notice of Violation on the property in violation to appear before the Broward County Code Enforcement Board Hearing.

2a. A Notice of Violation was posted at the location mentioned above.

                       BROWARD COUNTY BUILDING INSPECTOR

                       ALBERTO GUTIERREZ

                       PRINT INSPECTOR'S NAME

Sworn to and subscribed before me this 2 day of July 2019 by

Lissette Dominguez, who is personally known to me.

Lissette Dominguez, GC#199100
NOTARY PUBLIC

Lissette DOMINGUEZ
Notary Public - State of Florida
Commission # GC 199100
My Comm. Expires Mar 21, 2022
NOTICE LETTER OF VIOLATION
UNSAFE STRUCTURES

Jaimie Behrlein
2811 Harding St
Hollywood, FL 33020

CASE #: 181-4-138

Notice is hereby issued for Florida Building Code (FBC) violations set forth below:

Violation(s):
The building is partially destroyed.

Description: Deterioration of Structure
Code Section: FBC 115.3.1.03
Code Text: A building shall be deemed unsafe when the building is partially Destroyed.

Means of Correction: Obtain permit to rebuild or demolish structure and remove debris from site.

The above constitutes a violation of the following section(s) of the Florida Building Code: Chapter 1 Section 115 of the Broward County Amendments.

CORRECTION DEADLINE: 07/27/2019

If the violation is not corrected, the Building Code Services Division may institute further action under the Unsafe Structures Board to enforce compliance. All further notices, complaints, or pleadings related to the cited violation shall be mailed to the owner and occupant at the address of original service.

You are hereby notified of your right to appeal the decision stated above to the Unsafe Structures Board of Broward County by filing a petition to appeal within 30 days of this notice. If an appeal is filed, a public hearing before the Unsafe Structures Board will be initiated by the Building Official, or his designee, after the time for compliance has expired.

If you wish to secure the Notice Letter of Violation or to request a reconsideration, please call 954-765-4400 between 8:00 AM and 5:30 PM, Monday through Friday.

I HEREBY CERTIFY the above letter was sent via Certified U.S. Mail Return Receipt Requested on 07/02/2019.
BROWARD COUNTY UNSAFE STRUCTURES BOARD
NOTICE OF HEARING

Broward County, a political subdivision of the State of Florida

CASE #: 19-1108

FOLIO #: 1209-06-1130

Complainant,

vs BEHOFSITS, JANOS

Respondent

Violation Address: 2511 Harding St Hollywood, FL 33020

Dear Property Owner:

You are hereby advised that the Broward County Unsafe Structures Board will meet on 08/21/2019 at 2:00PM, at Building Code Services Division, Room 2008-A2, 1 N. University Dr., Plantation, FL 33324.

Violation: Deterioration of Structure

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 violations 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. Pursuant to Chapter 116 of the Florida Building Code, you are hereby notified that the Unsafe Structures Board will conduct a hearing for an uncorrected violation of Chapter 116 F.B.C. at the date, time, and location specified above. All parties may be represented by an attorney and shall be given the opportunity to present witnesses and evidence in support of their position and conduct cross examination. Failure to appear at the time and place fixed for the hearing may result in an order(s) being issued adverse to your interest.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Enforcement Administration, 1 North University Drive, Plantation, FL 33324; 954-519-1210 at least 7 days before your scheduled administrative hearing, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

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 in 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 954-765-1715 between 8:00 AM and 3:30 PM, Monday through Friday.

[Signature]
Building Official or Authorized Representative
I HEREBY CERTIFY the above letter was sent via Certified U.S. Mail Return Receipt Requested and via regular U.S. Mail, to the above-named Respondent on the 30 day of July, 2019.

Dean Decker
Name
Environmental Protection and Growth Management Depar
ENVIRONMENTAL AND CONSUMER PROTECTION DIVISION
1 N. University Drive, Box #302
Plantation, FL 33324

Janos Behofsits
2511 Harding St
Hollywood, FL 33020

AUG 15 2019
Broward County, FL

NSNIK: 9332120017
VAC
33324203699 $2006-03059-07-35

NIXIE 331 DE 1 0008/13/19
RETURN TO SENDER VACANT UNABLE TO FORWARD
Janos Behofsits
2511 Harding St
Hollywood, FL 33020
9590 9402 3342 7227 7989 96

2. Article Number (Transfer from service label)
7017 2680 0000 7083 1491

PS Form 3811, July 2015 PSN 7550-02-000-9053
Janos Behofsits
2511 Harding St
Hollywood, FL 33020

Shafritz And Associates, P.A.
601 N Congress Avenue
Suite 424
Delray Beach, FL 33445

CERTIFIED MAIL

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

OFFICIAL USE

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (handcopy) $ ________
Return Receipt (electronic) $ ________
Certified Mail Restricted Delivery $ ________
Adult Signature Required $ ________
Adult Signature Restricted Delivery $ ________
Postage $ ________

Certified Mail Fee $ ________

Shafritz And Associates, P.A.
601 N Congress Avenue
Suite 424
Delray Beach, FL 33445

PS Form 3811, July 2015 PSN 7530-02-000-0053
Domestic Return Receipt
AFFIDAVIT OF POSTING

RE: Notice of Hearing
OWNER: BEHOFSTSITS, JANOS
VIOLATION ADDRESS: 2511 Harding St
                   Hollywood, FL 33020
FOLIO #: 1209-06-1130
CASE #: 19-1108

STATE OF FLORIDA 
COUNTY OF BROWARD 

BEFORE ME, the undersigned authority duly authorized to administer oaths, this day personally appeared, as a Florida Building Code Inspector for the City of Hollywood Building 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 Hearing 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 July 30, 2019, s/he posted a Notice of Violation on the property in violation to appear before the Broward County Unsafe Structures Board Hearing.

2a. A Notice of Violation was posted at the location mentioned above.

______________________________
CITY OF HOLLYWOOD BUILDING INSPECTOR

Alberto Gutierrez
PRINT INSPECTOR'S NAME

Sworn to and subscribed before me this 30 day of July 2019 by 
Lissette Dominguez, who is personally known to me.

______________________________
NOTARY PUBLIC

Lissette Dominguez
Notary Public - State of Florida
Commission # GJ 199100
My Comm. Expires Mar 21, 2022
UNSAFE BUILDING

This building or structure is in actual or immediate danger of failure or collapse, and/or has been found to be a health, windstorm or fire hazard. This building SHALL BE VACATED and SHALL NOT BE OCCUPIED. For instructions regarding the required repair or demolition of this building, contact the phone number listed below. THIS NOTICE SHALL NOT BE REMOVED WITHOUT THE AUTHORIZATION OF THE BUILDING OFFICIAL. Florida Building Code, Section 116.2.1. 2.3 Physical Criteria: Building partially destroyed

BUILDING OFFICIAL

Phone Number (954) 921-3335

PROPERTY ADDRESS: 2511 Harding

Date: 5-24-19

(Rev. 05/19)
UNSAFE BUILDING

The building or structure is in such a state of disrepair or lack of maintenance that it is unsafe or unsafe for human habitation. The building or structure has been determined to be unsafe and unsafe for human habitation. The building or structure has been determined to be unsafe and unsafe for human habitation. The building or structure has been determined to be unsafe and unsafe for human habitation.

For instructions regarding the required repair of the building, contact the phone number on the notice. The notice shall not be removed without the authorization of the owner or authorized representative of the owner. The notice shall not be removed without the authorization of the owner or authorized representative of the owner.

[Signature]
[Name]
[Date]
Cost Analysis: For 2511 Harding St. Hollywood, FL 33020

Year Built 1951
Market Value $193,670.00
Land Value $40,400.00
Building Improvements $153,270.00
Total Sq. Ft. 1,240
Living Area 1240
Demo/ Roof Sq. Ft. 0
Wall Sq. Ft. 0
Property Fire N/A

Reconstruction Cost: Per RSMEANS data 2019 Per Sq. Ft. Living Area

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost Per Sq. Ft.</th>
<th>Total Cost</th>
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</thead>
<tbody>
<tr>
<td>Demo Roof (Sq. Ft.)</td>
<td>$1.75</td>
<td>$0.00</td>
</tr>
<tr>
<td>Demo Wall (Sq. Ft.)</td>
<td>$4.51</td>
<td>$0.00</td>
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<tr>
<td>Debris Removal</td>
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<td>$1,897.20</td>
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<tr>
<td>Site Preparation</td>
<td>$1.06</td>
<td>$1,314.40</td>
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<tr>
<td>Foundation</td>
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<td>$12,995.20</td>
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<td>Framing</td>
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<td>$21,439.60</td>
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<tr>
<td>Exterior Walls</td>
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<td>$19,530.00</td>
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<td>Roofing Flat</td>
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<td>$7,960.80</td>
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<td>Interior</td>
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<td>Specialties</td>
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<td>Mechanical</td>
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<tr>
<td>Overhead</td>
<td>$21.25</td>
<td>$26,350.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$129.03</strong></td>
<td><strong>$159,997.20</strong></td>
</tr>
</tbody>
</table>

Total Remodel Cost $159,997.20
Existing Building Value $153,270.00