

**CODE ENFORCEMENT
SPECIAL MAGISTRATE HEARING
260 ORANGE TREE DRIVE
ATLANTIS, FLORIDA
February 25, 2014
9:30 A.M.
AGENDA**

A. Fine Reduction:

1. Case 13-38

Name: Salit Zelekovitz
Address: 104 Windsor Court

VIOLATION: Minimum Property Standards 4-61. Section 4-61(a) (6) (a) (b) (c) (d) or (e) Landscaping healthy, neat and orderly in appearance; all dead vegetation and debris needs to be removed.

Section 4-61(a) (6) (a) hedges trimmed below the maximum height of eight feet. Sections 4-62 (1) (a) (b) (c) (e) (g) and (h) Pool is green and is mosquito infested (Health risk). Roof is in disrepair Section 4-61 (a) (1)

B. Status/fine:

1. Case No. 14-09

Name: Quest IRA
Address: 401 North Country Club Drive

VIOLATION: Home is below Minimum Property Standards Sections 4-61 (a) (1) (3) Roof is Dirty and Driveway is Dirty.

2. Case No. 14-19

Name: Heather Wells
Address: 214 Orange Tree Drive

VIOLATION: Home is below Minimum Property Standards Sections 4-61 (a) (1) (3) Roof is Dirty and Driveway is Dirty.

C. Violations

1. Case No. 14-46

Name: Neal T. McDyer Estate
Address: 261 Gleneagles Drive

Violation: Section 105. 1. Of the Florida Building Code as adopted by Section 4-22 of the Code of Ordinances of the City of Atlantis. Work done without permit. Installation of satellite dish or satellite television antenna and/or pole without a permit.

Section 15-10 (c) (1) Work done without permit. Installation of satellite dish or satellite television antenna and/or pole without a permit.

Section 15-10 (c) (2) Work done without Architectural Committee Review. Installation of satellite dish or satellite antenna and/or pole without approval of the Architectural Review Committee.

Section 15-6 (h) Satellite dish or satellite television antenna installed without permit and without Architectural Committee Review. Installation of satellite dish or satellite antenna and/or pole without approval of the Architectural Review Committee.

2. Case No. 14-47

Name: Elaine H. Gunnoe
Address: 115 Driftwood Circle.

Violation: Section 105. 1. Of the Florida Building Code as adopted by Section 4-22 of the Code of Ordinances of the City of Atlantis. Work done without permit. Removal of gray vertical rough-hewn cedar panels from the exterior of the residence without permit and painting of stucco gray.

Section 15-10 (c) (1) Work done without permit. Removal of gray vertical rough-hewn cedar panels from the exterior of the residence without permit and painting of stucco gray.

Section 15-10 (c) (2) Work done without Architectural Committee Review. Removal of gray vertical rough-hewn cedar panels from the exterior of the residence without approval of the Architectural Review Committee and painting of stucco gray.

Section 15-10 (e)(4)(a)(iii) Work done not in harmony with the development. Removal of gray vertical rough-hewn cedar panels from the exterior of the residence rendering structure in disharmony of the development and painting of stucco gray.

3. Case No. 14-48

Name: CSI Special Care
Address: 111 B John F Kennedy Drive
Atlantis, Florida 33462

VIOLATION(S):

- 1) **Section 105. 1. Of the Florida Building Code as adopted by Section 4-22 of the Code of Ordinances of the City of Atlantis. Work done without permit.** Interior remodel including drywall done without permit.
- 2) **Section 15-10 (c) (1). Of the Code of Ordinances of the City of Atlantis. Work done without permit.** Interior remodel including drywall work done without permit.
- 3) **Sections 7-26 and 7-30. Of the Code of Ordinances of the City of Atlantis. Review of plans. Work done without permit.** Interior remodel including drywall work done without permit.
- 4) **Section 16.1.7.1 of the NFPA 101, Life Safety Code, Chapter 16, New Day Care Occupancy. as adopted by Section 7-26 of the Code of Ordinances of the City of Atlantis.** Maximum occupant load exceeded in some areas/rooms. A minimum of 35 sfpp is required for each area/room.
- 5) **Section 16.2.11.1 of the NFPA 101, Life Safety Code, Chapter 16, New Day Care Occupancy. as adopted by Section 7-26 of the Code of Ordinances of the City of Atlantis.** Windows for rescue not provided as required. Every room subject to client occupancy (except bathrooms) shall have not less than 1 outside window for emergency rescue.

- 6) **Section 16.3.2.1 (2)) of the NFPA 101, Life Safety Code, Chapter 16, New Day Care Occupancy. as adopted by Section 7-26 of the Code of Ordinances of the City of Atlantis.** Laundry room is not separated from the rest of the facility as required. Laundry rooms shall be separated by a minimum 1 hour rating AND have automatic fire extinguishing system.
- 7) **Section 16.3.4.1 of the NFPA 101, Life Safety Code, Chapter 16, New Day Care Occupancy. as adopted by Section 7-26 of the Code of Ordinances of the City of Atlantis.** Required Fire Alarm System not installed. All Day Care Occupancies, other than those of consisting of 1 room, shall be provided with a fire alarm system.
- 8) **Section 16.3.6 of the NFPA 101, Life Safety Code, Chapter 16, New Day Care Occupancy. as adopted by Section 7-26 of the Code of Ordinances of the City of Atlantis.** Corridor is not protected as required. Every interior corridor shall be constructed of walls having not less than a 1 hour fire rating.
- 9) **Section 16.5.1.2 of the NFPA 101, Life Safety Code, Chapter 16, New Day Care Occupancy. as adopted by Section 7-26 of the Code of Ordinances of the City of Atlantis.** All electrical outlets are not protected as required. Special covers shall be installed on all outlets.

Adjourn

Note: If a person decides to appeal any decision made by the Special Magistrate at the hearing, he/she will need a record of the proceedings for such purpose, he/she may need to insure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. The City of Atlantis does not supply such a record.