

**City of Fort Lauderdale
 Unsafe Structures Board Minutes
 Thursday, February 19, 2004, at 3:00 p.m.
 City Commission Meeting Room - City Hall**

<u>MEMBER</u>	<u>PRESENT/ABSENT</u>
Charles Schneider, Chair	P
Jim Rampe, Vice Chair	P
Brent Tozzer	P
Patrick Kerney	P
Trey Morgan	P
Tom Jones	A
Jacquelyn Scott	A
Michael Madfis	A

Also in Attendance

Eve Bazer, Community Inspections
 Karen Van Assche, Board Clerk
 Asst. City Attorney, City of Fort Lauderdale
 Kenneth Reardon, Building Inspector
 Douglas Kurtcock, Building Inspector
 Robert Pignataro, Building Inspector
 Lisa Edmondson, Recording Clerk

The regular meeting of the Unsafe Structures Board convened at 3:05 p.m. on Thursday, February 19, 2004, at City Commission Meeting Room City Hall, 100 North Andrews Avenue, Ft. Lauderdale, Florida.

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CHAIR SCHNEIDER: Would you swear the -

[Thereupon, Ms. Bazer swore-in the witnesses.]

CHAIR SCHNEIDER: Good afternoon. I'd like to have the Board introduce themselves. I'd like to wish everybody happy new years. Okay, we're waiting for a tape change. Technical dilemma. You know how these technical things are. Alright, please start.

MR. TOZZER: I'm Brent Tozzer. I'm the appraiser on the Board.

CHAIR SCHNEIDER: I'm Charles Schneider. I'm an electrical contractor, State certified.

MR. KERNEY: Patrick Kerney, I'm the plumbing contractor on the Board.

MR. RAMPE: James Rampe, I fill the attorney's chair on the Board.

MR. MORGAN: I'm Trey Morgan. I'm the citizen on the Board.

CHAIR SCHNEIDER: Alright, can we hear the first case?

MS. BAZER: Okay, the first case is on page three of your agenda. It's case number CE03102473 at 2531 Northwest 16th Street. The owner is Dorothy A. Watkins. The inspector is Doug Kurtock. Service was on 1/22/04 signed by A. Burnstein. It was also advertised in the *Daily Business Review* on January 30th and February 6th. This is a new case.

CHAIR SCHNEIDER: Mr. Kurtock.

MR. KURTOCK: Good afternoon, Board. Doug Kurtock, Building Inspector for the City of Fort Lauderdale for case number CE03102473, single family home located at 2531 Northwest 16th Street. The violations are as noted in your agenda. To date, we have received from ALC Building Consultants of Florida, an architectural firm –

CHAIR SCHNEIDER: Doug, is this the first time this case has been read?

MR. KURTOCK: Yes. I'm going to read the violations to you. Violations are as stated. Florida Building Code 111.1.1, the residential single-story concrete masonry structure has deteriorated from the elements and has not been maintained according to the requirements of the Florida Building Code or the Minimum Housing Code of the City of Fort Lauderdale. Florida Building Code 111.2.1.1.1., the structure is vacant, unguarded, and open doors and windows. Florida Building Code 111.2.1.1.2., there is an unwarranted accumulation of dust, debris, and other combustible materials therein. Florida Building Code 111.2.1.1.3., the building condition creates hazards with respect to the means of egress and fire protection as provided herein for the particular occupancy. As I previous stated, Board, we've received a letter from ALC Building Consultants of Florida, an architectural firm, by which the property was inspected by Ronald I. Koll, President and architect, and his assessment of the property was that although there had been several damaged areas inside, he didn't see any structural or

major damage that would warrant the structure to be torn down. Unfortunately, due to the nature of the interior of the property, we have some life safety issues with fire separation from the garage and the residential living area. Also, there is about six places in the roof that are open that water continues to interface itself with the wood structure above the ceiling. There's been several areas where the drywall has been torn down, delaminated, or removed by vandalism, and there's exposed electrical wiring throughout.

CHAIR SCHNEIDER: Do we have a second sheet that goes on with this with regard to the violations as per our agendas?

MR. KURTOCK: Oh, yes. I'm sorry, Board. Continuance in regards to the violations, Florida Building Code 111.2.1.2.1., there is a failure, hanging loose, or loosening of siding, block, brick, and other building materials. Florida Building Code 111.2.1.2.2., there is a deterioration of the structure or structural parts. Florida Building Code 111.2.1.2.3., the interior of the building is partially destroyed. Section Florida Building Code 111.2.1.2.5., the electrical or mechanical installations or systems create a hazardous condition in violation with the standards of the Code. Florida Building Code 111.2.1.2.6., an unsanitary condition exists by reason of inadequate or malfunctioning sanitary facilities or waste disposal systems. And finally, Florida Building Code 111.2.2.1., the cost of alteration, repair, or replacement of the unsafe structure exceeds 50% of the value of the structure.

CHAIR SCHNEIDER: Very good. Do we have a respondent here? Step forward please and state your name.

RESPONDENT: Good afternoon, Board. My name is Ronald Koll. I'm the architect for ALC Building Consultants.

CHAIR SCHNEIDER: Good afternoon, sir. What is your proposed solution to this and where are we headed with this?

RESPONDENT: Surely. Just so you know, I have been retained by the Watkins to provide final working drawings to resolve some of the issues that Mr. Kurtok just mentioned. I do – and I have sent a letter to him – disagreeing with some of the items that he just read to you. I've been to the site over four times. I have taken about a hundred and forty digital pictures of this structure, both on the roof – I have some here if the Board wants to see some, but anyway, my goal here is – certainly the structure isn't in any shape to be torn down. I think that would be overreacting. I have actual pictures of the trusses. There are some portions of the plywood that have delaminated from the rain. The biggest culprit for the water is, there's a coupler up on top and I actually have two pictures where the flashing is behind the tile, and on one corner, it's totally about a four inch gap and that's the culprit where all the rain is coming in. There's a small section at the front entrance with some two by eights and I would say about three or four of those need to be replaced, but what I would like to do is, again, get permits for all the work that needs to be done. The air-conditioning units are three months old. They're brand new. I have a picture here of the meter and the panel and the two brand new units. Electrically, I have an engineer going there to look at all that. Plumbing, I don't

understand that. I personally used their bathroom while I was over there. I didn't see any problem with the facility. But what we would like to do – oh, and in terms of the damage, I have a letter here from their mortgage company. They have been approved for monies to repair this work. I can give you, again, a copy of that. So, what we would like to do is to go in stages and tear off the roof, all the tile and the felt so I can see what plywood is delaminated and replace, and then put a new roof up there. And that will take care of at least the water leaks. And then go in – there are areas of drywall as Mr. Kurtcock mentioned, that have fallen through from the water that needs to be replaced.

MR. RAMPE: Excuse me, I'm sorry, rather than do a repetition of everything we've heard, if we could kind of cut to the chase –

CHAIR SCHNEIDER: If you have any working drawings –

RESPONDENT: I've got some already here and I would say in two weeks we could submit to the City for a building permit.

MR. RAMPE: Okay. How long would you think you would need in terms of an extension to at least get your drawings approved?

RESPONDENT: Well, I have a letter to Mr. Smith and I'm hoping he'll allow us to get a permit immediately because the bank has approved monies for these repairs; that we do the roof right away with a building permit to do that, and then the other plans will be through the process. I would say if we could have sixty days from today and that we could get the permits out soon enough –

MR. RAMPE: Okay, let me ask you another question. What's been done to secure the structure?

RESPONDENT: There are no open windows and all the windows have those – I don't want to call them bars, but they're metal decorative – so no one can get through any of the windows. The front door was broken in and there is a chain there, but the house is now secured and it is vacant.

MR. RAMPE: Is the electric service to the house live or has it been disconnected?

RESPONDENT: It's disconnected and I even have pictures of the panel here also, but –

MR. RAMPE: That's okay. The important part is it's disconnected. It obviously can't cause any fires if it's disconnected.

RESPONDENT: No, no.

MR. RAMPE: If I could ask Doug, have you been by recently? Have you seen the house secured with this chain on the door?

MR. KURTOCK: Yes I have, Board, and I'm not happy with the condition that it is right now, as far as being totally secure. I was also told that the resident was planning on moving back into the property and he had done some repair work in order to get the bank to give him a proper appraisal of the property for refinancing to do the construction work. I understand that it's the Board's privilege to extend whatever time is needed to get this property done and I'd like to see that happen. I've been working with the owner and the architect here for several months, but prior to you giving them any time, I'd like to find out if they've gone under contract with a general contractor and the subs to do this repair work.

RESPONDENT: If I could respond to that, before I got onboard, they did have a roof contractor that wanted sixty thousand dollars to repair this roof and that's absurd. And that's the problem a homeowner gets involved with when they don't have an architect and a roofer is telling them, oh, it has to be done. So, I told them, look, let's hold off. Let me do the specifications. Let's get bids, apples to apples, and not have them be victims of some unscrupulous contractors out there. Not to say they all are, but they certainly met their match out there, and so I'd like to do this in a professional manner. And, as I said, the drawings will be done in two weeks to get bids. The roof, we can start getting bids immediately.

MR. RAMPE: Do you have any plans to do something with that front door, other than just a chain?

RESPONDENT: Yes. In fact, the doors are going to be replaced and they didn't want to – I told them let's not do that until we get the water leaks stopped, but we could get rid of the chain and put in a real door and lock, a deadlock bolt there.

MR. RAMPE: Even if you took them down and made plywood doors with padlocks –

RESPONDENT: Exactly.

MR. RAMPE: - would probably be more secure from the way these pictures look. The doors are rotting and kind of coming apart.

RESPONDENT: Yes, I agree.

CHAIR SCHNEIDER: My only other concern is also that you've stated that you'd like to do this in phases. Certainly one of the things that needs to be done electrically before this house is re-energized by FP&L is it needs to be brought up Code compliant.

RESPONDENT: Oh, yes.

CHAIR SCHNEIDER: Some of the wiring defects that were evident in the photographs.

RESPONDENT: Yes.

CHAIR SCHNEIDER: So, that's a concern of mine as well.

RESPONDENT: Yes.

CHAIR SCHNEIDER: Any other questions from the Board? We have anything else from either Doug or from the respondent?

RESPONDENT: Just so you know, the owners will not be moving in until all the work is done and a CO is issued.

CHAIR SCHNEIDER: Mr. Kurtock?

MR. KURTOCK: Yes, Board, I just wanted to remind the Board that this structure was originally posted unsafe October the 30th of last year and until such time as today, we still have not seen any drawings or have had any reviews whatsoever in regards to this property or been contacted by any contractors, so I have a little bit of question as to the validity of this.

MR. RAMPE: Doug, is this the first time it's been before us though?

MR. KURTOCK: Yes.

RESPONDENT: We were canceled twice. We were to meet here two other times and they were canceled.

MR. KERNEY: When were you retained, roughly?

RESPONDENT: December – actually the very latter part of November.

MR. RAMPE: If I could make a motion here in light of the fact that the owners have obviously retained an architect and sent him here as their representative, they're in earnest about – they appear to be in earnest about restoring this property to current Code and it has always been our procedure in the past under such circumstances to extend, at least initially – to give at least initially an extension and, in light of the architect's comments, I think 60 days would be appropriate in this case and I would move that we so extend.

CHAIR SCHNEIDER: Do I have a second on that motion?

MR. TOZZER: Second.

CHAIR SCHNEIDER: Any discussion? On the question, all in favor signify by saying aye.

BOARD MEMBERS: Aye (unanimously).

CHAIR SCHNEIDER: Opposed? Motion carries. Thank you very much.

RESPONDENT: Thank you very much.

MR. KURTOCK: Thank you, Board.

CHAIR SCHNEIDER: Next case.

MS. BAZER: The next case is on page two, case CEO3051368. Doug Kurtock is the inspector. This is continued from the December 3rd meeting; December 3rd, '03. Service was signed by Shirley Fletcher on 1/13/04 and on 12/30/03, signed by Christie Rodriguez, registered agent. It went to her – the signature was illegible. It was advertised in the *Daily Business Review* January 30th and February 6th.

MR. KURTOCK: This is a previous case. Want me to read it again?

CHAIR SCHNEIDER: No. I just want to have you bring us up to speed.

MR. KURTOCK: Doug Kurtock, Building Inspector for case number CE03051368, single family home located at 1225 Northwest 16th Street. As of today, Ms. Fletcher has applied for a building permit for the restoration of the property. The plan review process has approved zoning, plumbing, and electrical. There is a slight modification that needs to be made with the mechanical plans and there's some engineering criteria that needs to be issued for the structural plan. After those are obtained, I see no problem with them issuing the permit for this restoration.

MR. KERNEY: I make a motion we extend this case another thirty days to allow the permit process to come to fruition.

CHAIR SCHNEIDER: That work for you?

MS. FLETCHER: I'm hoping that it would. I have not spoken with the architect yet because these plans had failed yesterday - my understanding, after receiving a copy of what Mr. Doug Kurtock just read.

CHAIR SCHNEIDER: This work for you? The thirty days? Would that be enough time to get it in tow?

MR. KERNEY: George Starve is unreasonable, but he's not that unreasonable. You'll get it past George in thirty days.

CHAIR SCHNEIDER: I'm glad you said that. Any more discussion by the Board? Do we have a motion on this?

MR. KURTOCK: Board, I feel thirty days is probably questionable. Forty-five to sixty would be more like it, but in the – it's your privilege.

MR. KERNEY: I'll be more than happy to amend my motion to take it out to sixty days if you think that's necessary.

MR. RAMPE: Second.

CHAIR SCHNEIDER: Alright, any more discussion?

MR. MORGAN: I just have one question. Have you retained a contractor? Once the building permit's ready –

MS. FLETCHER: I'm still getting the bids and one of the contractor have my plans and been having it for about three or four weeks.

CHAIR SCHNEIDER: Any more discussion? Questions? On the motion, yeas?

BOARD MEMBERS: Aye (unanimously).

CHAIR SCHNEIDER: Nays? Motion carries. Thank you very much.

MS. FLETCHER: Thank you, Board.

MR. KURTOCK: Thank you, Board.

MS. BAZER: The next case is on page one. It's case CE03081696 at 2122 Northwest 7th Court. Bob Pignataro is the inspector. There was service on 1/5/04 and 1/13/04. The signatures were illegible. This is continued from the November meeting.

CHAIR SCHNEIDER: Good afternoon.

RESPONDENT: Hello, gentlemen. This is Chris Hosbach. I'm the owner of the property, 2122 Northwest 7th Court, along with my dad; he couldn't be here with me, so I'm going to speak on his behalf as well. Just to get you guys up to speed as of our last meeting, we had all of our drawings and everything ready to be submitted and we were about to get contractor bids. We got basically taken for about six grand. We gave a deposit. I've got two canceled checks from one of the contractors that was going to work with us. We still have seen nothing from him except for the fact that he took my six thousand dollars. We did get a permit application number on the 22nd which was the fruit of his efforts and nothing happened. Back on the 13th of January of this year, I met with Bob to amend the plans and he spent a good forty-five minutes trying to find the plans. They weren't – they were gone. So, we finally tracked down the contractor. He had removed them or pulled them out for whatever reason and basically we had to resubmit everything and I came back on the 20th of January to resubmit the full set of plans with Bob's approval. And, as of today, this morning, it's passed zoning, landscaping, electrical, and it's been sitting, I guess, in the plans room for about a week waiting for whatever comes next. So, tomorrow it will be a month that it's been –

CHAIR SCHNEIDER: Bob, what do you think?

MR. KERNEY: Would sixty days be far enough down the road? I make a motion for a sixty day extension to get through the permitting process.

RESPONDENT: Yes, because as long as we get the permit, I guess that clears us from –

CHAIR SCHNEIDER: Do we have a second on that?

MR. RAMPE: Second.

CHAIR SCHNEIDER: Any discussion? Bob, anything?

MR. PIGNATARO: Nope, that's fine.

CHAIR SCHNEIDER: On the question, all those in favor, signify by saying yea.

BOARD MEMBERS: Aye (unanimously).

CHAIR SCHNEIDER: Opposed? Same sign. Motion carries. Thank you, sir.

MR. KERNEY: It has nothing to do with this Board, but I think I would contact the Construction Industry Licensing Board and report the contractor that stole your money.

CHAIR SCHNEIDER: Absolutely.

RESPONDENT: Yes, because it's two separate checks. The money's gone and I've got nothing to show for it.

MS. BAZER: Page two, case CE03091135 at 1904 Southwest 10th Court. Ken Reardon is the inspector. They're asking for a continuance for sixty days. This is continued from December 3rd, '03.

ACA: Hi, [redacted] for the City of Fort Lauderdale. I think we're actually asking for the continuance for sixty days. This property is in foreclosure. The final judgment of foreclosure was heard today and the foreclose sale was set for thirty-five days from today. So, by that time, there will be a new owner. Their lawyer stopped by today to let me know what happened in court this morning and they're either going to be – we'll need to proceed in sixty days or they will be on their way to getting the problems solved. So, a sixty day continuance please if that's okay.

MR. RAMPE: Ken, is this place boarded and safe?

MR. REARDON: It's secure.

MR. RAMPE: It is secure?

MR. REARDON: There's no broken windows or open doors.

MR. RAMPE: The electric is connected? Disconnected?

MR. REARDON: I'm not sure.

MR. RAMPE: How long has this been going on with us now?

MR. REARDON: This property has been vacant probably for two or three years. I doubt seriously that the electricity is on for no other reason than nobody's been paying the bills on it.

MR. RAMPE: Right. How long has it been before the Board?

MR. REARDON: It's never been heard. We've been bringing it to you –

ACA: Since September.

CHAIR SCHNEIDER: Has it been read into the record?

MR. REARDON: No, I don't think we've ever – we've always been continuing it. We had problems with ownership.

MR. RAMPE: Let's give them the continuance under the circumstances. The City's asking. Do we need to read it into the record since the City asked for the continuance? I don't believe so. Okay.

ACA: Thank you.

MR. RAMPE: I make a motion for sixty days.

CHAIR SCHNEIDER: Do we have a second?

MR. KERNEY: Second.

CHAIR SCHNEIDER: Discussion? All those in favor, signify by saying aye.

BOARD MEMBERS: Aye (unanimously).

CHAIR SCHNEIDER: Opposed? Motion carries. Looks like we have three or four board-ups that need to be handled. I'd like to read those into the record. The first is complaint number CE03090666 for \$267.00, the next is CE03120027 for \$863.00, and the third and final one is CE03101737 for \$1,017.00. Board, what's your pleasure?

MR. RAMPE: I make a motion that we approve the board-ups.

CHAIR SCHNEIDER: Do we have a second?

MR. KERNEY: Second.

CHAIR SCHNEIDER: All those in favor, signify by saying aye.

BOARD MEMBERS: Aye (unanimously).

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CHAIR SCHNEIDER: Opposed? Motion carries. The next meeting date? Board to be advised. I'll entertain a motion for adjournment.

MR. KERNEY: So moved.

MR. RAMPE: Second.

CHAIR SCHNEIDER: Thank you very much.

[Thereupon the meeting concluded at 3:30 p.m.]

CERTIFICATION

I hereby certify that I have recorded and transcribed the City of Fort Lauderdale Unsafe Structures Board meeting held on February 19, 2004, at 3:00 p.m., City Hall, 100 North Andrews Avenue, City Commission Meeting Room, Fort Lauderdale, Florida.

Dated at Ft. Lauderdale, Broward County, Florida, this ____ day of February, 2004

ProtoTYPE, INC.

LISA G. EDMONDSON
Recording Clerk

SWORN TO and SUBSCRIBED before me by LISA G. EDMONDSON who is personally known to me and who signed the foregoing for the purposes therein expressed.

DATED this ____ day of February, 2004.

NOTARY PUBLIC
State of Florida at Large

Notarial Seal: