

City of Fort Lauderdale
UNSAFE STRUCTURES BOARD MINUTES
Thursday, July 15, 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	A
Trey Morgan	A
Tom Jones	P
Jacquelyn Scott	A
Michael Madfis	P

Also in Attendance

Rose Reed, Code Supervisor
Nadine Blue, Board Clerk
Asst. City Attorney, City of Fort Lauderdale
Robert Pignataro, Building Inspector
Wayne Strawn, Building Inspector
Lisa Edmondson, Recording Clerk

The regular meeting of the Unsafe Structures Board convened at 3:00 p.m. on Thursday, July 15, 2004, at the City Commission Meeting Room, City Hall, 100 North Andrews Avenue, Ft. Lauderdale, Florida.

<u>CASE</u>	<u>INDEX</u>	<u>PAGES</u>
1.	CE03051368 Case Address: 1225 NW 16 Street Owner: Fletcher-Allen, Shirley M.; Hills, Vernon C.; Hills, Delbert; Hills, James Inspector: Wayne Strawn Disposition: Motion for demolition, unanimously approved.	3-6
2.	CE03121109 Case Address: 1115 NW 3 Avenue Owner: Morgan, Gene & Vice, Cindy Edwards Inspector: Robert Pignataro Disposition: Motion for 30 day continuance, unanimously approved.	

3. CE04031526
Case Address: 801 NW 19 Avenue
Owner: Black Diamond Properties,
Samantha Johnson, as Registered Agent
Inspector: Robert Pignataro
Disposition: Motion for 60 day extension, with
the stipulation that property owner at the next meeting
provide a copy of a legally binding signed contract
with his general contractor and a showing
that the plans have been submitted to the City for
review and approval. Unanimously approved. 11-16

CHAIR SCHNEIDER: Has everyone present that's going to give testimony been sworn in yet? If not, please rise and take the oath.

[Thereupon, Ms. Reed swore in the witnesses.]

CHAIR SCHNEIDER: When you approach, please state your name and address for the record, thank you.

MS. REED: Good afternoon, Board, Rose Reed, Community Inspections Supervisor. Our first case is an old case that was heard on June 17th. They were extended a thirty day continuance. It's Case CE03051368, 1225 Northwest 16th Street. Shirley Fletcher is here. It was Doug Kurtrock's case. Wayne Strawn is handling it.

CHAIR SCHNEIDER: Did we get Shirley a name tag yet?

MS. FLETCHER: My name is Shirley Fletcher. I'm one of the owners of 1225 Northwest 16th Street. I don't know where to start. I checked with a contractor and he couldn't get to me within two weeks because he won't be doing any work down here in Fort Lauderdale. So, I contacted another contractor. I – he just gave me –

CHAIR SCHNEIDER: Shirley, let me interrupt you for a minute. Last month when you were here, we were pretty firm in our position. Now, this Board has worked with you now –

MS. FLETCHER: Yes, you have.

CHAIR SCHNEIDER: - for a year and two months. Just to be very frank and honest with you, in my personal opinion, and this is not the opinion of the Board, but mine personally. When I see a situation like you're in right now, you have a piece of property that's encumbered legally with your siblings. It almost makes me believe that you're having difficulty getting the financing that you need and hiring the proper people. And I want to say that in the kindest, gentlest way I know how to say it because what you need to recognize is that this Board is comprised of not only real estate people who are familiar with real estate transactions in the community as well as other people in the legal aspect and attorneys, but you're also involved with master plumbers, electrical contractors, and licensed general contractors. With all due respect, we know how long it takes to get things done and to get them done in a reasonable amount of time and if I had to second guess, and I want you to level with me, are you having trouble getting finances for this thing?

MS. FLETCHER: Well, kind of. I – as far as getting finances, they want to charge me a whole lot for closing costs and a percentage rate. I want to be able to afford, you know, what I'm paying for and not continue to work my butt off trying to pay for it and lose the house, because I spoke with my attorney and he also said he don't want me to lose the house, that he would be also looking into the contractors that I would be getting. Now, the City development, they have got involved in and they said they would give me assistance. The construction with Mr. Tapple [phonetic], I think that's his name, what had happened, I got a

– he requested a copy of the original – a copy of the contract that is – I’m sorry, a copy of the plans that is – that has been approved that is down there at the building code department. And the architect had made a copy of that – of his original – and given it to the City development. So, he has that in his possession and yesterday he did come out. He said he was able to come out yesterday and see the property.

CHAIR SCHNEIDER: So, you’ve applied to the City of Fort Lauderdale, their Urban Redevelopment, for financial assistance?

MS. FLETCHER: Yes, they said they will give – they will help me and give me assistance. But he also stated that, which I didn’t know, about they had contractors with the City that they work with. I didn’t know that. I could have went with them if I had a list of those names.

CHAIR SCHNEIDER: So, where do you stand right now? You don’t have a contractor and you don’t have financing to do the work, is that where you’re at?

MS. FLETCHER: Well, I don’t have the financing approved. I do have – I called the VA and they also just –

MR. RAMPE: Excuse me, Shirley. Mr. Chairman, with all due respect, in the amount of time that we have invested in this case all the leniency we have given you, I don’t see how we can continue to go on. We only have two questions today, Shirley, and I would like a yes or no answer. I’m not interested in any other extemporaneous material. Last time, when you were here, we agreed either you would have a contractor with a signed contract or you would have the permit pulled. You do not have a contractor; is that correct?

MS. FLETCHER: I have a – I have a contractor.

MR. RAMPE: Do you have a signed contract with the contractor?

MS. FLETCHER: He gave it to me yesterday around six. He had another meeting at seven. I didn’t get with him –

MR. RAMPE: Yes or no.

MS. FLETCHER: It is not signed by him.

MR. RAMPE: Okay, excuse me, thank you. That’s all I need to hear, Shirley. We’ve heard more than enough. Now, the other question, is the permit pulled? Yes or no? That’s all I want to hear.

MS. FLETCHER: No, it isn’t.

MR. RAMPE: Okay, you have not met the criteria. We made it very clear at the last

meeting that the – either of these criteria had to be met. If they were not met, we made it very clear to you that this Board is going to issue an order to demolish the property. I don't – and under the circumstances, I would like to make a motion, Mr. Chairman, that we do so order the – I make a motion that the order for demolition be given based on the failure to meet the very explicit and very clear criteria that were laid out the last time and also, due to the fact that this case has been going on over a year now and this house poses a threat to the community and we have discussed all that – I'm not going to go through it again, but I think we have given all the leniency that we possibly can. Therefore, under the circumstances, I would make a motion that we issue the order to demolish the property.

CHAIR SCHNEIDER: We have a motion on the floor. Do we have a second?

MR. TOZZER: Second.

CHAIR SCHNEIDER: Discussion on the motion? Any discussion on the motion? All in favor of the motion, signify by saying aye.

BOARD MEMBERS: Aye [unanimously].

CHAIR SCHNEIDER: All opposed, same sign. Motion's issued. Shirley, I would suggest that within about the next thirty days paint or get off the ladder. It's coming down. Sorry.

ACA: [redacted] Can I just have a clarification? Is there a time frame for that motion and then –

CHAIR SCHNEIDER: Don't you issue the motion – after we make the motion, don't you issue the order and then the order has to go before the City Commission and it's about a thirty day deal?

ACA: No, the way that it works is that this Board, and I think it's what you just did, you ordered the property owner to demolish the property, but what I've asked in the past is that the order states that the property owner demolish the property within thirty days or forty five days or then on the 31st or 46th day, the City has to demolish the property. When we go to the City Commission with these cases, that's only to ask for the money to pay for the demolition.

CHAIR SCHNEIDER: Alright.

ACA: So, you are the – your order is the order. You're the neutral body ordering the – hearing the evidence and making the finding of fact that these violations exist as alleged, and that the property owner has failed to correct the problem or comply with the criteria that you ask. So, as a result of those things, you have just issued an order to demolish the property, but the order is sort of that the City's Unsafe Structure Board orders the property owner to demolish the property within, you know, pick the time, or the City – or the City has to demolish it after that time.

CHAIR SCHNEIDER: I think the maker of the motion – the original maker of the motion wants to amend that motion.

MR. RAMPE: Thank you for that information. In light of this administrative information that the Board now understands, I would like to amend the motion – make a second motion amended that we order the property to be demolished - and this is not part of the amendment – Shirley, we'll bend over backwards for you – within sixty days. That's two more months you have to straighten this out. If it's not down within sixty days or your problems aren't solved, i.e., if you got your permits approved, that would stop all of this. You need to get a contractor. You need to get your financing, you need to get your permit approved, and then that'll stop the order of demolition. Is that correct?

ACA: Correct.

MR. RAMPE: Okay, so, I'm bending over backwards here. You've got sixty days to straighten this out, and therefore, again, to clarify my motion that I am making that we give an order – that I make a motion for an order of demolition in sixty days.

ACA: And if the property owner doesn't demolish it within sixty days, then the City must –

MR. RAMPE: Correct. Yes, I did – do I need to state that in the motion? Yeah, that's understood in the administrative procedure.

ACA: Okay.

MR. RAMPE: Okay.

CHAIR SCHNEIDER: There's a revised motion on the floor. Do we have a second?

MR. TOZZER: Second.

CHAIR SCHNEIDER: Any questions? Discussion? On the revised motion, those in favor signify by saying aye.

BOARD MEMBERS: Aye [unanimously].

CHAIR SCHNEIDER: Opposed, same sound. Motion carries.

MS. FLETCHER: Thank you very much, but I'd like to know, the sixty days [inaudible] as of today, as of – what exactly – what the time frame would be? Normally, it would be thirty – normally, it would be two days after bulk trash day. This time we meet a week early. Is that sixty days – is there any reason – any date that I can –

CHAIR SCHNEIDER: Sixty days from today, Shirley. Start counting. Today is not one, tomorrow is one.

MS. FLETCHER: Okay, thank you.

CHAIR SCHNEIDER: Get your contractor, get your financing, and get your permit.

MS. FLETCHER: I have this here. I mean, which is the contract and this –

CHAIR SCHNEIDER: This will stop it all. Okay? That's what we told you last month, but we've been going on now fourteen months.

MS. FLETCHER: He drew up a plan with the demolish – well, to demolish the property –

CHAIR SCHNEIDER: Right now, it's up to you. If you can't get financing and you can't get your contract and you can't get your ducks in a row to do that, however you get the structure torn down and hauled away is up to you. And, by the way, he needs a permit to tear it down, too. Your demolition contractor will need a permit to tear it down as well.

MS. FLETCHER: Right, he wrote that up.

CHAIR SCHNEIDER: So, it's time to paint or get off the ladder.

MS. FLETCHER: Okay, thank you.

MR. RAMPE: Shirley, best of luck.

MS. FLETCHER: Thank you for your time.

MR. RAMPE: The Board wishes you good luck. We really want you to succeed, but we, you know, we have to stop at some point. But we wish you the best. Thank you.

MS. REED: Next case on the agenda is page one, it's CE030121109, 1115 Northwest 3rd Avenue. It was first - or heard last on June 17th. You gave a thirty day continuance. Terrence Vice is here today and Bob Pignataro is the inspector.

RESPONDENT: My name is Terrence Vice. I'm the husband of Cynthia Vice, a co-owner of the property in question. Gentlemen, at our last meeting I realize that I was given an ultimatum to get a permit pulled for the back house on the lot and I am extremely close to doing so. Unfortunately, despite a last ditch effort, I do not have the permit pulled. However, I do have to present a fax letter from David King of King Contracting, who states in this letter that he is ready to effect repairs and bring the property into compliance as soon as the permit is approved and funding is in place. I also have a fax copy from Annette Sweet, owner of A Sweet Mortgage Company. I was in contact with her promptly after our last meeting to get the financing end of this going, and it states in here that she believes it is likely that - obtaining a loan is likely to effect repairs, and that her appraiser is going to be stopping by tomorrow at the property at 5:00. Additionally, I have signed and sealed drawings of the property including all aspects of structural, roofing, electrical –

CHAIR SCHNEIDER: Have they been submitted to the City of Fort Lauderdale Building Department?

RESPONDENT: Pardon?

CHAIR SCHNEIDER: Have those been submitted to the City of Fort Lauderdale Building Department for plan review process?

RESPONDENT: I attempted to do so yesterday. Mr. Pignataro was there and I spoke with him. I tried to get in touch with my contractor. He is extremely busy. I explained to him the urgency of the problem and I even tried to pull a permit myself under owner/builder and was informed that was not possible because –

CHAIR SCHNEIDER: There's too much structural.

RESPONDENT: Right. But I have everything in place. It's – I just have to get with my contractor to have a permit pulled.

BOARD MEMBER: Excuse me, I believe you can actually submit those plans without the contractor, but you would need to have the contractor sign the application in order to pull the permit.

RESPONDENT: Right, Mr. Pignataro informed me of that. I have the permits in hand. I just – you know, I've been on the phone repeatedly with my contractor. I've left numerous messages. He was able to fax a letter –

CHAIR SCHNEIDER: Would you submit your plans to this fellow on the end please? Would you take a look at them and see if they're in order, ready to go?

[speaking at the same time]

BOARD MEMBER: One moment please.

CHAIR SCHNEIDER: Sure.

BOARD MEMBER: Bob, have you had a chance to look at any of this yet? You happy with it?

MR. PIGNATARO: It just doesn't have a signed application by a contractor.

CHAIR SCHNEIDER: Your contractor is a King Contractor?

RESPONDENT: David King of King of King Contracting and –

CHAIR SCHNEIDER: Where's he out of?

RESPONDENT: He is out of Boca, I believe. He has been working in the Fort Lauderdale area.

CHAIR SCHNEIDER: I suggest you find him and you take that application to him and get it signed PDQ.

RESPONDENT: I have been trying with the greatest earnest to do that.

MR. RAMPE: Can we see the plans please? If you could submit them to our architect on the Board please.

BOARD MEMBER: You have the application?

CHAIR SCHNEIDER: See, with all due respect, I don't understand, and I'll be very honest and frank with you.

RESPONDENT: Sure.

CHAIR SCHNEIDER: Since I saw you last, I've had two loans approved.

[speaking at the same time]

CHAIR SCHNEIDER: If there's value in the house and in the property, right now these people will jump on a mortgage like a blue jay on a june bug. They are not playing right now on mortgages. They'll take them right now, but there has to be value equity in the property to do that.

RESPONDENT: Well, there is equity in the property. The problem is, is that my wife and I have had some financial difficulties in the past and that was –

CHAIR SCHNEIDER: You ought to be an electrical contractor, you want to talk about financial difficulties.

BOARD MEMBER: Are you the owner?

[inaudible]

BOARD MEMBER: Are they available to sign this?

RESPONDENT: Yes, but they're not here.

BOARD MEMBER: Where are they?

RESPONDENT: My wife [inaudible] –

BOARD MEMBER: They're here in Fort Lauderdale? I'm under the impression that you

can – as the owner sign this application, pay fifty percent of your permit fee and submit this. When the permit has been reviewed, in order to get your permit, you would then need to have the contractor come in and sign at this point. He can sign in advance, and that would save him coming in later, but if you can't get a hold of him and you want to expedite this now, you need to have this signed and notarized by the owner. They'll accept this with the proper amount of payment, then when the contract – when the permit is ready, the contractor can come in and sign on the application and pull the permit.

[inaudible]

CHAIR SCHNEIDER: Is that the fact, Bob? Can he –

MR. PIGNATARO: Negative.

CHAIR SCHNEIDER: Negative? What is the process?

MR. PIGNATARO: This is an after-the-fact permit.

CHAIR SCHNEIDER: Oh, I'm sorry.

MR. PIGNATARO: This is not like you're building an addition on your house, which he could do that, if he was doing that. This is an after-the-fact, so –

[speaking at the same time]

MR. PIGNATARO: He needs to sign the application.

CHAIR SCHNEIDER: This is a compliance issue?

MR. PIGNATARO: Yeah.

CHAIR SCHNEIDER: More than a –

MR. PIGNATARO: Right. He needs to sign the application, by the contractor and him also and then they can submit.

CHAIR SCHNEIDER: Here's what I suggest you do –

MR. PIGNATARO: And he needs all his applications together at the same time.

CHAIR SCHNEIDER: Electrical –

MR. PIGNATARO: Yes.

CHAIR SCHNEIDER: - plumbing, and all that together? Has everybody signed them, all your contractors?

RESPONDENT: No.

CHAIR SCHNEIDER: Alright, here's what – just listen. I've been doing this stuff for 35 years. If I can walk in there and get a permit, you can too. They don't treat me any different than they do you. But just listen. Tomorrow get the cell phone numbers of every one of those monkeys that you've got working for you, including your general contractor, find them, go get it signed. If you need a notary, go find one, go get one. Get it notarized. Get it submitted. Once you submit it and they go through that process and you have that, it stops this action at this level, okay? So, call them on the phone. Where are you? I'll come to you. Get it signed. Walk in there and get it submitted. You can submit it once it's signed. Okay?

RESPONDENT: I would be happy to do so.

CHAIR SCHNEIDER: Make sure they have – make sure you have a copy of their license. Make sure you have a copy of their certificates of insurance for general liability and workmen's compensation, period. Have a nice day.

MR. RAMPE: Mr. Chairman? If I may, I would like to make a motion at this time in light of the obvious effort made by the owners to try and comply with our request that these plans be submitted by today even though they are not, but they obviously appear to be in order and ready to be submitted in short order. And, as Bob Pignataro has stated, that he's happy with the way the paperwork is looking and since we have a real good faith effort apparently here even though we did draw a line in the sand, excuse me, I would like to make a motion under the circumstance that we do give the property owners one more time, thirty days, but this is the absolute last time for an additional thirty days.

CHAIR SCHNEIDER: Do we have a second to that motion?

BOARD MEMBER: Second that.

CHAIR SCHNEIDER: Any discussion? Being none, on the question, all those in favor signify by saying aye.

BOARD MEMBERS: Aye [unanimously].

CHAIR SCHNEIDER: All those opposed? Motion carries. Next

RESPONDENT: Thank you for your patience gentlemen.

BOARD MEMBER: Good luck.

MS. REED: The last case appears on page two. It's CE04031526. Address 801 Northwest 19th Ave., Thomas Reich. It was heard last month on June 17th. You have a 30 day extension. Thomas Reich is here. He's the new owner that appeared last month before you. Bob Pignataro is the inspector

RESPONDENT: Good afternoon, I'm Tom Reich, the owner of 801 Northwest 19th Avenue. I pass by the building, of course, probably three times a week to make sure it's secure, which it is. The windows and doors are boarded up properly. In the meantime, I ordered a survey, which they're probably doing as we speak. It's dated – they're coming out to the jobsite on the 7th – July 17th. I also hired a contractor.

MR. RAMPE: Excuse me, do you have a signed copy of that contract with you as we requested?

RESPONDENT: Yes.

MR. RAMPE: May I see it please?

RESPONDENT: There's three different items here.

MR. RAMPE: Well, the one I'm interested in as we had requested you last month was to bring back a signed copy of a contract with a general contractor. Okay? That's what the Board is really interested in. Okay, what was the last item you had?

[inaudible]

MR. RAMPE: Yes. Okay.

CHAIR SCHNEIDER: Just repeat that for the record, please.

RESPONDENT: Yes, I'm making an effort to move forward and expedite this. It's a little bit time consuming because it seems like contractors and surveyors don't jump when I say here's the money.

CHAIR SCHNEIDER: They don't tell you that when you watch HGTV.

RESPONDENT: Exactly.

CHAIR SCHNEIDER: That's why we're in business.

RESPONDENT: But I did retain their services and I am moving forward and I am watching the property to make sure –

CHAIR SCHNEIDER: Can we have a motion regarding this issue?

MR. RAMPE: Well, Mr. Chairman, if I may. This document that Mr. Reich has submitted – I'm sorry, am I pronouncing that properly -

RESPONDENT: Yes.

MR. RAMPE: - has submitted – is not a legally binding contract. It is, at best, an offer or a proposal to make a contract. It is only signed by the contractor. It is not signed by yourself. You're not obligated to anything here. This is nothing but a written proposal. This really was not what we were asking for.

RESPONDENT: The reason I'm having a little more difficulty in finalizing that and signing and giving a retainer to the contractor is the survey is what I need.

CHAIR SCHNEIDER: Well, the architect needs a survey because the survey has to be placed on the plans for improvement, then you're going to have to get an improvement survey towards the end of it, and it all works part and parcel. And –

RESPONDENT: The GC, the general contractor, actually needs to see a survey. That's what his instructions are.

CHAIR SCHNEIDER: He needs to see not only the survey, but he's going to need to see the plans to give you a price.

MR. RAMPE: Excuse me, Mr. Chairman, Rose, could I ask – do we have the photographs? I can't quite recall this one. I would like to see the photographs please. Do you remember this Brent? You were here last month, weren't you?

MR. TOZZER: Yeah, [inaudible] but, yeah.

MR. RAMPE: Mr. Reich, what's the status of the board-up? I apologize. I know you said something at the beginning about that.

RESPONDENT: Just that it's boarded up securely and we also painted the boards so it doesn't look at unattractive.

MR. RAMPE: But it is secure?

RESPONDENT: Yes.

MR. RAMPE: Okay.

CHAIR SCHNEIDER: And I recall that we did ask that the electric be disconnected if it wasn't.

RESPONDENT: Yes, it is. It's disconnected.

MR. RAMPE: Mr. Chairman, if I may again, I guess I'm the motion man today –

CHAIR SCHNEIDER: You're the heavy today.

MR. RAMPE: It's another situation where we didn't quite get what we asked for, but

obviously Mr. Reich has made, again, a good faith effort here. We have written documentation from a contractor signed for a proposal, even though it's not a legally binding contract. I'll pass those down if anybody wants to see them. But we again, as I say, have a good faith effort here and in light of the above, as I understand what Mr. Reich is asking for and please clarify if I'm wrong – you think you need about 60 days to get the survey done, to get committed to a contract?

RESPONDENT: Sixty days would be perfect if you would allow me that.

MR. RAMPE: And you're convinced within 60 days you could have a signed contract with the contractor and ready to start getting plans to the City and moving forward?

RESPONDENT: I'm certain of that, yes.

MR. RAMPE: Mr. Reich, would you say that you will have plans submitted to the City within 60 days?

RESPONDENT: I'll have a signed contract. I'll have preliminary plans, let's call it, and hopefully, it will be in order where it – okay, when I have the plans, I'll submit it through - by the

MR. RAMPE: Okay, but you are certain you can get a signed contract –

RESPONDENT: Yes.

MR. RAMPE: - but as I understand it, your problem with getting a signed contract is you need to get this survey first so the architect can draw up a specific proposal that the contractor can bid on; is that where we're at?

RESPONDENT: Yes, that's correct.

MR. RAMPE: Okay, I just want to clarify it.

BOARD MEMBER: What I would suggest, Mr. Reich, is you go to the Yellow Pages and there's a whole list of surveyors, land surveyors, and civil engineers. Call five. I've done this many times myself. Get a quote for your basic topo survey and get – and also a time frame.

[speaking at the same time]

BOARD MEMBER: They'll give you a time frame when they will be on the job and you write the – you place an order for that survey and write them a check tomorrow and they will say it will be two weeks or three weeks or three weeks and it will be done.

RESPONDENT: Okay.

CHAIR SCHNEIDER: I think he's got the guys out there surveying it today?

RESPONDENT: Yes. I paid for it last week, as a matter of fact.

MR. RAMPE: Okay, good.

RESPONDENT: [inaudible] notation, that I did pay for it.

CHAIR SCHNEIDER: One thing I wanted to point out to you and make sure that you note this, this document that you have is strictly a price for planning and processing.

RESPONDENT: Yeah, that's correct.

CHAIR SCHNEIDER: It's not for any physical repairs to the structure. That can't be effected until you have that planning process accomplished. Okay?

RESPONDENT: Uh-huh [affirmative].

CHAIR SCHNEIDER: Just wanted to make sure you were aware of that.

MR. RAMPE: Bob, if I could ask you a question? Would you – have you been by lately? Is it definitely boarded up and secure to your –

MR. PIGNATARO: [inaudible]

MR. RAMPE: You haven't been by lately? Okay. Would you be comfortable with another 60 days based on the condition of this property? I mean, you have seen it; I have not. I've only seen photographs. Presuming it is safely boarded up – safely boarded, would you be comfortable with another 60 days at this point?

MR. PIGNATARO: Yeah, I guess. I just would like to give you some history on this property. This is one of those old Kratzenstein [phonetic] properties and it seems like every time we get very close to the unsafe structures, it gets flipped. I don't know if this gentleman is going to rehab it. If he is, he should have had some plans drawn. The survey that he's in question about – when he bought the property, he should have gotten a survey in the deal. He could have used that with that to go and get the plans drawn. So, I don't know where this is going. Sixty days – I think you ought to – if you're going to give him 60 days, you ought to ask something that you want done in that 60 days besides a signed contract.

MR. RAMPE: Thank you, Bob. Mr. Chairman, if I may, in light of this very interesting and vital historical information that Mr. Pignataro just provided us, I think we should do something very definitive here other than just a signed contract which really doesn't get the ball rolling, so to speak. I think we should ask for the plans to be submitted to the City within 60 days and that way we know for sure that we're going to be moving forward and getting this problem taken care of and this property restored and that it will, you know, no longer

present the hazard that it currently does to the community. Therefore, I would like to move that the – we provide a 60 day extension with the clear understanding to the property owner that the – that at the next meeting, he provide us with a copy of a legally binding signed contract with his general contractor and that the plans – we have documentation that the plans have been submitted to the City for review and approval.

CHAIR SCHNEIDER: There's a motion on the floor. Do we have a second?

BOARD MEMBER: I'll second that.

CHAIR SCHNEIDER: Any discussion? Being no discussion on the question, all those in favor signify by saying aye.

BOARD MEMBERS: Aye [unanimously].

CHAIR SCHNEIDER: All those opposed, like sign. The motion's carried. Thank you very much.

MR. RAMPE: Mr. Reich, you understand clearly what we need?

RESPONDENT: Yes. Plans submitted to the City, of course.

MR. RAMPE: And the signed contract.

RESPONDENT: Right, with the general contractor.

MR. RAMPE: Okay, thank you.

RESPONDENT: And a structural engineer I think also, but – nevertheless, I'll take care of that.

MR. RAMPE: Okay, thank you, sir.

CHAIR SCHNEIDER: Here's your paperwork back, too. Do we have any board up orders? Meeting's adjourned.

[Thereupon the meeting concluded at 3:40 p.m.]

CERTIFICATION

I hereby certify that I have recorded and transcribed the City of Fort Lauderdale Unsafe Structures Board meeting held on July 15, 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 July, 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 July, 2004.

NOTARY PUBLIC
State of Florida at Large

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