

City of Fort Lauderdale
UNSAFE STRUCTURES BOARD MINUTES
Thursday, January 20, 2005, 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
Patrick Kerney	P
Tom Jones	P
Michael Madfis	P
John Carroll	P
Charlie Minor	P

Also in Attendance

Eve Bazer, Community Inspections
Nadine Blue, Board Clerk
Wayne Strawn, Building Inspector
Lisa Edmondson, Recording Clerk

The regular meeting of the Unsafe Structures Board convened at 3:15 p.m. on Thursday, January 20, 2005, at the City Commission Meeting Room, City Hall, 100 North Andrews Avenue, Ft. Lauderdale, Florida.

<u>CASE</u>	<u>INDEX</u>	<u>PAGES</u>
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CHAIR SCHNEIDER: - for January the 20th, 2005. Happy New Year to everybody. Before we get started and swear everybody, I'd like to have a minute to have the new board members introduce themselves and just go around and have everybody introduce themselves starting down on our left.

MR. CARROLL: Hi, my name is John Carroll. I'm a structural engineer in the City of Fort Lauderdale.

MR. MINOR: Charlie Minor, real estate appraiser here in the City of Fort Lauderdale.

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

MR. RAMPE: Jim Rampe. I fill the attorney's chair on the board.

CHAIR SCHNEIDER: Good afternoon, Charles Schneider. I'm the electrical contractor.

MR. JONES: Good afternoon, Tom Jones. Certified general contractor.

MR. MADFIS: Local architect.

CHAIR SCHNEIDER: Welcome. Good afternoon. Happy New Year again. Would you please swear everybody in that's going to be testifying before the board please?

[Swearing in of witness by Ms. Bazer.]

CHAIR SCHNEIDER: First case.

MS. BAZER: The first case is the first one on page one of your agenda and Wayne Strawn is the inspector for that. That's case CE03051368 at 1225 Northwest 16th Street. The owners are Shirley Fletcher-Allen, Vernon C. Hills, Delbert Hills, and James Hills. Last permit issued on this building was 10/5/78 for an enclosed carport for the den. This was last heard on November 18th, 2004 with a sixty day continuance granted. Certified mail was sent to Shirley Fletcher-Allen, signed Charlie Fletcher-Allen; no date on the card. To J.I. Kislak Mortgage Corporation, returned forwarding expired on that; and also to Christie Rodriguez, the signature was illegible. That was signed 12/8/04.

CHAIR SCHNEIDER: Thank you. Wayne, this has been here before countless times, so you want to just give – you and Shirley give us an update and let us know where we're at?

MR. STRAWN: Wayne Strawn, City Building Inspector. The building is secure at the time, I am advised. I haven't been by there myself, but I was advised by the owner that it is secure. And she's appealing for more time to get her plans approved. She put the plans back in after corrections were made with the last review. The plans went back in yesterday and there are two more disciplines to review the plans, review the corrections; that is building

and fire. And if those two approve, then the permit will be issued.

MR. RAMPE: Wayne, do you have a recommendation about what we might do?

MR. STRAWN: Well, if it only takes another month to get these approved, then the permit will be issued.

MR. KERNEY: Mr. Chairman, if I'm not mistaken, the last time this was in front of us, we had granted a sixty day extension and what we had decided was that she had to turn back in for a permit. It didn't have to be approved. So, if it's going through the process, I would make a motion that we give another thirty day extension.

MR. STRAWN: Shirley, did you want to say something?

MR. MADFIS: I'll second that motion.

CHAIR SCHNEIDER: Point of order. We have an open motion. Do we have a second on that?

MR. MADFIS: I'll second that.

CHAIR SCHNEIDER: Thank you. Any discussion? Shirley?

MS. FLETCHER: My name is Shirley Fletcher. I'm the owner of the property, 1225 Northwest 16th Street. The last time I was here it was - two other departments needed to be approved of the plans. One of those departments did approve it and passed, and the structure portion failed it. And I had notice that they also added another department to review the plans, which is fire. So, that's another two departments – two departments that need to review the plans again. And I did sign it out back to the architect. He made the corrections and called me the day before yesterday and I submitted them yesterday. If I could – I would like to request another sixty days. I appreciate it.

CHAIR SCHNEIDER: Alright, Shirley. One moment please. Someone that can enlighten me to the new process in the City of Fort Lauderdale? Is this something new that's going on with a new Code cycle or – because I was under the impression that your plans were already approved one time and they were sitting there shelved and it kept rolling and rolling and rolling and then the City purged the system of your plans and your permit application.

MS. FLETCHER: Correct.

CHAIR SCHNEIDER: So, someone with a little bit more knowledge than me about the plan review process – is this something new? Something – the Code change that would require structural to review it again and then not approve it and then add on a fire review or is this something out of the ordinary.

MR. STRAWN: I'm sorry – Wayne Strawn, City Building Inspector. I can't enlighten you on what's going on as far as that plan review process.

MR. KERNEY: Actually, Mr. Chairman, I can answer to that because I've been through this. If you lose the plans or they lose the plans – in this case I think we determined it was the City's fault – it still has to go back through a complete review. You can't just turn in another set of plans. Everybody's got to look at it again. This is going through the system. I don't – unless somebody else is inclined to extend it to sixty days, I don't see – it might be done in thirty days.

CHAIR SCHNEIDER: I guess my question really revolves around the fact that Shirley submitted the same plans that were previously approved, that had been approved, and now it appears that they've added yet one more principal fire review and structural's probably had a change of heart.

MR. KERNEY: Have you ever noticed the door coming out of the building department where it's indented from people banging their head on it?

MR. MADFIS: Excuse me, are there any plan review comments available from the building department?

CHAIR SCHNEIDER: Shirley, do you have the comments from the building department?

MS. FLETCHER: You mean as far as did they pass it or –

MR. MADFIS: The rejection comments where they would tell you what's left to be done or what's needed.

MS. FLETCHER: I believe I do.

CHAIR SCHNEIDER: You can look at those and then enlighten me. It just sounds odd that it wouldn't be kind of like a walk-thru.

MS. FLETCHER: I did speak to the architect and the architect said that additional rules or restrictions that they have added since my plans have gone through.

CHAIR SCHNEIDER: It's a different Code cycle then.

MS. FLETCHER: He did mention that. He says more for them to –

CHAIR SCHNEIDER: That's my answer then.

MR. KERNEY: If the board would be more comfortable with it, I would be inclined to amend my motion to sixty days.

MR. RAMPE: I would second that.

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

BOARD MEMBERS: Aye [unanimously].

CHAIR SCHNEIDER: Like sign, those opposed? Motion carries. See you in sixty days, Shirley.

MS. FLETCHER: Thank you board.

MR. RAMPE: Hopefully not.

CHAIR SCHNEIDER: Chances are though – Shirley, we've got to get you a name tag made.

MS. FLETCHER: I still have my contractor; that's the main thing.

MR. RAMPE: Hang onto him.

CHAIR SCHNEIDER: Thank you very much.

MR. KERNEY: Realizing that we are being taped, I might want to amend what I just said about this building department. Actually, the City of Fort Lauderdale is actually pretty good, if you've ever done business down in Miami or Dade.

CHAIR SCHNEIDER: I thought it had to be respectful to a Code cycle change. That's kind of what I thought.

MR. KERNEY: If you could imagine as contractors, we actually understand it. Can you imagine being a homeowner and trying to go through that?

CHAIR SCHNEIDER: Okay, next.

MS. BAZER: Next case, same inspector Wayne Strawn. The case number is CE04050369 at 607 Northeast 2nd Avenue, Keystone Hall, Inc. is the owner. This was last heard on November 18th, 2004. There was a 60-day continuance granted. Certified mail sent to First Regional Bank, signature illegible, signed 12/8/04; certified mail sent to Norman A. Levin for Trustee for Norman Levin Revocable Trust, signature illegible, signed 12/8/04; certified mail to John R. Malek, registered agent for Keystone Halls, returned with no date on it; registered certified mail to Keystone Halls signed by Malek on 12/9/04; and also certified mail to Mortgage Electronic Registration System, the signature was illegible and there was no date on the card. Respondent is not here.

CHAIR SCHNEIDER: Thank you. Is this the first time, Wayne?

MR. STRAWN: The first time that we've had continuances before, but I haven't read the case into the record. Wayne Strawn, City Building Inspector, 607 Northeast 2nd Avenue. Florida Building Code 111.1.2, building permit number 02042124 to rebuild and remedy structural deficiencies has expired without any progress. The job is abandoned. The south wall has been undermined leaving it without support and structural alterations contrary to the Florida Building Code remain uncorrected. The attic conversion to upstairs bedroom and the bedroom addition on the west side of the building exist as work without permits. Florida Building Code 111.2.1.2.3, the building is partially destroyed by an aborted repair attempt and remodeling without permits. Bearing walls were removed and replaced by posts and beams and the foundation on the south wall has been removed. Florida Building Code 111.1.1, the single family dwelling has been substantially damaged by the elements and an aborted repair attempt. Major structural, plumbing, and electrical alterations have been performed without obtaining permits. The building is a fire hazard and does not meet the requirements of the Minimum Housing Code of the City of Fort Lauderdale. Florida Building Code 111.2.1.2.1, siding, plumbing, pipes, electrical conduit, door and window frames, the south wall is loose, hanging loose, have failed, or are no longer supported. Florida Building Code 111.2.1.3.1, the building has been extensively altered without obtaining permits. The work without permits encompasses structural, electrical, and plumbing alterations. Support walls have been compromised. The electrical system has been replaced completely. Two bathrooms and water heaters have been installed. The rear porch has been enclosed, and a bedroom addition constructed on the west. The attic has been converted to bedrooms and a stairway constructed. The permit to remodel the building and correct all Code violations has expired without execution. No certificate of occupancy has been issued. Florida Building Code 111.2.1.2.2, deteriorated structural elements of the building have been removed leaving areas of the building walls unsupported. Florida Building Code 111.2.1.2.4, the electrical system has been altered, enlarged, or replaced without permits or inspections. No evidence of the original system remains. The system presents a hazard and is presumed unsafe by the Florida Building Code.

I would like to give the board a little background on the building. I am familiar with the building approximately four years. The building permit which I cited to begin with, 02042124, was a building permit obtained after an action or a hearing by this board. The owner of the property came back to the board for approximately five or six times. The board was patient. The board cautioned him that perhaps it was not economically wise to try to repair this building. I also suggested the same thing. After the permit was issued, it was allowed to expire. Then the permit was renewed after I began taking further action against the building. So, it's been a source of frustration to me and all of the efforts of the owners have been fruitless and, unfortunately, they've spent a lot of money for plans and so forth, but none of it was a practical idea and they evidently saw the wisdom of not pursuing it. I'm asking for a motion to demolish.

CHAIR SCHNEIDER: Board, what's your pleasure?

MR. RAMPE: So moved.

CHAIR SCHNEIDER: We have a second?

MR. KERNEY: Second.

CHAIR SCHNEIDER: Any discussion? Wayne, is the structure currently boarded up and safe?

MR. STRAWN: Yes, it's been secured.

CHAIR SCHNEIDER: Has the electrical been disconnected by Florida Power and Light?

MR. STRAWN: I don't know. I'd better look into that.

CHAIR SCHNEIDER: I'd like to ask the maker of the motion until we can get it demolished to have the electrical disconnected. Looking at the photographs, there's some pretty serious electrical violations and for life safety and in that case alone, I'd like to see that Florida Power disconnects the drop and takes it back to the pole. Any further discussion?

MR. CARROLL: I took a look at this building on the way over here and it is really in bad, bad shape. I mean, as an engineer, there's no way you can rebuild that building in any way, shape, or form. So, I mean, I would recommend to demolish it.

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

BOARD MEMBERS: Aye [unanimously].

CHAIR SCHNEIDER: Those opposed, like sign. Motion carries. We have any further business to come before this board? Any board-ups? There being none, I will entertain a motion for adjournment.

MR. RAMPE: So moved.

CHAIR SCHNEIDER: Next meeting date.

MS. BAZER: February 17th.

CHAIR SCHNEIDER: Thank you all. See you then.

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

EVE BAZER, BOARD CLERK

CHARLES SCHNEIDER, BOARD CHAIR

CERTIFICATION

I hereby certify that I have recorded and transcribed the City of Fort Lauderdale Unsafe Structures Board meeting held January 20, 2005, 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 January, 2005.

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 January, 2005.

NOTARY PUBLIC
State of Florida at Large

Notarial Seal: