

**City of Fort Lauderdale**  
**UNSAFE STRUCTURES BOARD MINUTES**  
**Thursday, March 17, 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	A
Patrick Kerney	P
Tom Jones	A
Michael Madfis	P
John Carroll	A
Charlie Minor	P
Jon Albee	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 3:05 p.m. on Thursday, March 17, 2005, at the City Commission Meeting Room, City Hall, 100 North Andrews Avenue, Ft. Lauderdale, Florida.

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<u>CASE</u>	<u>INDEX</u>	<u>PAGES</u>
1.	CE04041728 Case Address: 1600 NW 11 Ct. Owner: Zaniello, Gregory J. Inspector: Wayne Strawn Disposition: Motion for 30 day extension unanimously approved with stipulation that building be immediately secured.	
2.	CE03051368 Case Address: 1225 NW 16 Street Owner: Fletcher-Allen, Shirley M.; Hills, Vernon, Delbert & James Inspector: Wayne Strawn	

CHAIR SCHNEIDER: Good afternoon, ladies and gentlemen, particularly ladies. Happy St. Patrick's Day and welcome to the City of Fort Lauderdale Unsafe Structures Board for March 17<sup>th</sup>. Has everyone that's going to give testimony this afternoon been sworn? If not, please swear them.

[Swear-in by Ms. Bazer.]

CHAIR SCHNEIDER: First case.

MS. BAZER: Page one of your agenda, Wayne Strawn is the inspector. This is case CE04041728 at 1600 Northwest 11<sup>th</sup> Court. Gregory J. Zaniello is the owner. Last permit issued on this property was November 10<sup>th</sup>, 2004, to put in a septic tank and connection to the sewer. This was last heard on February 17<sup>th</sup>, 2005. There was a thirty-day continuance granted. Certified mail sent to Gregory Zaniello, signed by S. Aurora, no date on the card; Bankers Trust Company signed by J. Drake on 2/20/05; CT Corporation System, registered agent for Bankers Trust Company signed by Michael Kepwis on 2/25/05; Argent Mortgage Company LLC, signature illegible, signed 3/01/05, NRAI Services, Inc., registered agent for Argent Mortgage Company LLC signed by Ed Hand it looks like on 2/18/05.

MR. STRAWN: Wayne Strawn, City Building Inspector. We have to ask for more time. We have the architect of record and also a contractor to speak to the Board.

CHAIR SCHNEIDER: Is that your recommendation as well, Wayne?

MR. STRAWN: Yes, we're very close to having a permit issued.

MR. EVANS: I'm John Evans, the architect, and we got the drawings back from the Building Department a couple of weeks ago and we were asked for more details on restoring the carport to its original shape and size. We have no problem with that. We agree a hundred percent. The trouble is until we get the contractor in there and demolish some of those walls, we don't know how to restore it to its original state, and so I put this drawing in with the drawings to send it through asking for consideration; the fact that if we can get the permit to do this minor demolition, and I will have within ten working days after I got the info to get drawings to the building department to satisfy them. At the same time, the contractor is working on the electrical. The electrical service was beat up quite badly on the outside so we'll come up with that. That's in progress right now. But we would like to get this extra time to get the contractor on the job. He can't do minor demo work without a permit and they haven't given us the permit yet and this is what we're trying to do. Is there any questions?

CHAIR SCHNEIDER: Thank you. Yes, sir. How are you today?

MR. EVANS: I'm fine.

CHAIR SCHNEIDER: Is the City amiable to issuing you that demolition permit?

MR. EVANS: It's in the hopper. I think it is. I think the only thing – I was told the only thing that's left is electrical, so I think they've agreed to the structural. The building is signed off. Electrical is still –

CHAIR SCHNEIDER: How much additional time are you requesting?

MR. EVANS: After we get the permit, I just want ten working days and I'll have the drawings back.

MR. ARORA: Within thirty days, we expect the electrical permits to come through and then eventually John –

CHAIR SCHNEIDER: You want to state your name, sir?

MR. ARORA: My name is Sanjay Arora. I'm a representative for Greg Zaniello.

CHAIR SCHNEIDER: Alright. Wayne?

MR. STRAWN: What's happened is, is the permit includes a partial demolition. It's impossible to provide a reconstruction detail until we tear some of the walls down and find out if the supporting walls have been altered or still maintain their integrity as original. So, that's what Mr. Evans is talking about. Let's go forward. If I have to provide you a detail for rebuilding the support structure, then I will, but I may not. It may be original. However, Jack Gardner right now – it says show some electrical with regard to the project.

CHAIR SCHNEIDER: That he want a service riser and a calculation and some average normal floor plan detail?

MR. STRAWN: Exactly because the power has been cut to the building. So, once we get that, Jack Gardner will sign off and the permit will be issued.

CHAIR SCHNEIDER: Board, what's your pleasure? Any questions?

MR. KERNEY: Mr. Chairman, I'm inclined to make a motion for a 60 day extension.

CHAIR SCHNEIDER: Do we have any – do we have a second?

MR. MADFIS: I have a question, but I'll wait until the second.

CHAIR SCHNEIDER: I need a second.

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MR. MINOR: I second.

CHAIR SCHNEIDER: Discussion?

MR. MADFIS: One question, the electrical plans that Jack Gardner is looking for, are they being prepared by the architect or the electrical contractor?

MR. ARORA: By the electrical contractor.

CHAIR SCHNEIDER: State your name, sir.

MR. LASKY: Sure, it's Scott Lasky, Planart Associates, General Contractors. Yes, we employed an electrical engineer. We're just trying to have the engineer communicate with Jack Gardner as to exactly what he's looking for. You say we're assuming – I want to eliminate the assumption and find out exactly from him what he's looking for and then knock that out.

CHAIR SCHNEIDER: As the electrical representative on the Board, I can promise you that's exactly what he's looking for.

MR. MADFIS: Yes, as I say, if there's not too much question, just follow the Code prescription for plans.

MR. LASKY: I'm sorry?

MR. MADFIS: It's really just follow the Code prescription for a set of electrical plans that show the load on the service and that the service is sized sufficiently for that load and properly grounded.

MR. LASKY: Obviously for a new project that would hold true – it relates to doing the reconstruct of what was there.

MR. MADFIS: That's what we're just trying to isolate. You'll check with him then, I guess.

MR. LASKY: Yes. That's what we're doing.

CHAIR SCHNEIDER: Any other questions? Comments? On the motion, all in favor, signify by saying aye.

MR. MINOR; MR. KERNEY, CHAIR SCHNEIDER, MR. MADFIS: Aye.

CHAIR SCHNEIDER: All opposed, same sign.

MR. ALBEE: No.

CHAIR SCHNEIDER: One dissenting vote. Motion carries.

MS. BAZER: Please turn to page two of your agenda. Wayne Strawn is also the inspector on this case. It is case CE03051368 at 1225 Northwest 16<sup>th</sup> Street. Shirley Fletcher-Allen is the owner, as well as Vernon Hills, Delbert and James Hills as well. Last permit issued was October 5<sup>th</sup>, 1978 to enclose a carport for a den. This was last heard on January 20<sup>th</sup>, 2005. There was a 60 day continuance granted. We did not get service to our certified mail; however, the inspector has been touch with Ms. Fletcher and he would like to report to you.

MR. STRAWN: Wayne Strawn, City Building Inspector. I spent considerable time with Ms. Fletcher yesterday. She right now is attending a meeting at the Value Adjustment Board at the County, which unfortunately was scheduled the same day as this hearing. The permit would have been issued yesterday. She was there with her contractor. However, there was a mistake on the fee schedule and I brought her in to see Nancy Butler who handles that sort of thing and she couldn't iron it out in one day. We agreed that it's wrong and so rather than paying a wrong amount, the permit didn't get issued, and now they're going to straighten out the fee schedule and then the permit will be issued. So, I would – it may be somewhat unusual for me to ask for a continuance in behalf of Ms. Fletcher, but it wouldn't be – I wouldn't think it would be unjust to just provide enough time so they can get this permit, especially since the Building Department is the one that messed up the fee schedule.

CHAIR SCHNEIDER: It seems like the City Building Department has a track history on this particular case of messing up.

MR. STRAWN: It's one of those – if it was a car, it'd be a lemon.

CHAIR SCHNEIDER: Yeah. And since it's a big car, it'd be a Ponderosa lemon. Board, what's your pleasure?

MR. MADFIS: I'll make a motion for 30 days.

MR. ALBEE: Second.

CHAIR SCHNEIDER: Any further discussion? Discussion? On the motion, yeas?

BOARD MEMBERS: Aye [unanimously].

CHAIR SCHNEIDER: Nays? Motion carries. Any board-ups? Any other issues to come before this Board? Then I'll entertain a motion for adjournment. Next meeting date.

[Thereupon the meeting concluded at 3:15 p.m.]

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EVE BAZER, BOARD CLERK

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CHARLES SCHNEIDER, BOARD CHAIR

CERTIFICATION

I hereby certify that I have recorded and transcribed the City of Fort Lauderdale Unsafe Structures Board meeting held March 17, 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 March, 2005.

ProtoTYPE, INC.

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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 March, 2005.

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NOTARY PUBLIC  
State of Florida at Large

Notarial Seal: