

**City of Fort Lauderdale
UNSAFE STRUCTURES BOARD
Thursday, April 20, 2006 at 3:00 p.m.
City Commission Meeting Room - City Hall**

Board Member		Cumulative 1/1/06 to 12/31/06	
		Present	Absent
Charles Schneider, Chair	P	3	1
Patrick Kerney	P	3	1
Olivia Charlton	A	3	1
John Carroll	P	4	0
Hector Haguaburo	P	3	1
Charles Minor	A	2	2
Michael Madfis	A	3	1
John Scherer	P	4	0
Chris Bellissimo	P	3	0

Also in Attendance

Farida Mohammed, Community Inspections
Yvette Ketor, Board Secretary
Assistant City Attorney
Wayne Strawn, City Building Inspector
Jamie Opperlee, Recording Clerk
Ken Reardon, City Building Inspector

The regular meeting of the Unsafe Structures Board convened at 3:00 p.m. on Thursday, April 20, 2006, at the City Commission Meeting Room, City Hall, 100 North Andrews Avenue, Ft. Lauderdale, Florida and concluded at 3:37 p.m.

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CHAIR SCHNEIDER: Good afternoon ladies and gentlemen. I want to welcome you to the City of Fort Lauderdale Unsafe Structures Board meeting for April the twentieth, two thousand and six. Is everyone here who is about to give testimony been sworn? If not, please rise and do so.

[Swearing in]

CHAIR SCHNIEDER: Very good. First case.

[Case 1. CE05010324]

MS. MOHAMMED: First case, good afternoon, Board. First case, page one of your agenda, it's an old business case. Wayne Strawn is the inspector for case number CE05010324, property address: 809 Northwest 15th Avenue. The owners: Herbert Myers, Albert Myers, Joyce Ann Fernandez, Mary Dashiel and Perry Myers.

This case was first heard before the Unsafe Structures Board on 6/16/05: the Board granted a 30-day continuance and ordered the property to be secured. The case came before the Unsafe Structures Board on 7/21/05: the Board granted a 60-day continuance and ordered the property to be secured again. It came, the case came before the Board on 9/15/05: the Board granted a 90-day continuance and stipulated that the premises be vacated, boarded up and the power cut off. The case came before the Unsafe Structure Board on 1/19/06: the Board granted a 30-day continuance, in which time the owner shall complete a sale of the property, and if the property sale doesn't take place, a motion for the current owners to demolish the property themselves or the City will then demolish. The case came before the Unsafe Structures Board on 2/16/06 and the Board granted a 30-day continuance and ordered a prospective new order to retain an architect and finally, the case came before the Board on 3/16/06 and the Board granted a 30-day continuance until 4/20/06.

CHAIR SCHNEIDER: Wayne.

INSPECTOR STRAWN: Wayne Strawn, City Building Inspector. We have a new owner, present to testify about his plans for the property.

MR. THURSTON: Good afternoon.

CHAIR SCHNEIDER: Good afternoon.

MR. THURSTON: My name is Ken Thurston. After, at our last meeting, we were delayed

because of a disagreement with the, with one of the owners. There was a hearing, that owner signed a contract and it allowed us to be in a position to proceed ahead. At the point that the contract was signed, I immediately employed an architect. The architect is in the process of drawing the necessary plans to make the renovations. The moment the renovations are done, we will be pulling the necessary permits to do the work.

CHAIR SCHNEIDER: Very good. Is there a request at this time?

INSPECTOR STRAWN: I believe this gentleman –

CHAIR SCHNEIDER: Or a recommendation?

INSPECTOR STRAWN: - going to ask for a request for some more time. More information to the Board. I met with Bertram C.A. Lures this afternoon and his plans are coming along very well. His plans are going to involve gutting the building out completely down to a shell and a total re-built. It looks like it's going to be something that we'll be glad to have in our city when they get done. How much time are you going to ask for the Board? I would recommend 60 days at least because the Building Department is so backed up. Mr. Lures isn't done with his plans and if he were done with his plans today, 60 – maybe we'd better ask, maybe this gentleman may ask for 90 days. Because if he gets done with his plans timely, you still have the backup with the Building Department and getting them approved.

CHAIR SCHNEIDER: Is that your request sir?

MR. THURSTON: That is my request for a 90-day extension.

CHAIR SCHNEIDER: Alright. Do we have a motion?

MR. KERNEY: Mr. Chairman, I'll make a motion for a 90-day continuance.

CHAIR SCHNEIDER: Do we have a second?

MR. CARROLL: I'll second. I've also got a question.

CHAIR SCHNEIDER: Discussion, question.

MR. CARROLL: What's the condition of the building at this time? Is it fully boarded up and the meter's all pulled now?

MR. THURSTON: The building is completely boarded up; it's totally secured.

MR. CARROLL: Okay.

CHAIR SCHNEIDER: Is all the services disconnected?

INSPECTOR STRAWN: The service is still hooked up, as far as I know.

MR. THURSTON: But there's no power on.

CHAIR SCHNEIDER: We need to have the service disconnected. Because what'll happen, theoretically, once you start a gut, you need to disconnect the service from it and you need to set a temporary electric service. Pull a permit for that and that's how you'll get your construction power.

MR. THURSTON: Then I will have the power disconnected.

CHAIR SCHNEIDER: Alright. I would ask that the seconder and the maker of the motion so revise their motion to stipulate that the services be disconnected from the property accordingly.

MR. KERNEY: I'll accept that addendum.

MR. CARROLL: I will as well.

CHAIR SCHNEIDER: Any further comments, questions? Being none on the motion, all in favor signify by saying aye.

BOARD MEMBERS: Aye [unanimously].

CHAIR SCHNEIDER: Those opposed? Motion carries. Thank you very much.

MR. THURSTON: Thank you very much; I appreciate your help.

CHAIR SCHNEIDER: Next case.

[Case 2. CE05040942]

MS. MOHAMMED: Next case, page two of your agenda. Inspector Wayne Strawn for Case number CE05040942. Case address: 150 Northwest 68th Street. The site address is 177 Northwest 66th Street. The owner of the mobile park home is Pan American Corp., the property owner of the mobile home, Carlos Gomez, Carlos Tecuatl and Raphaela Mendoza. This case was first heard before the Unsafe Structures Board on 6/16/05 and the Board granted a 60-day continuance. This case came before the Unsafe Structures Board on 1/19/06 and the Board granted a 30-day continuance, within which time the electricity shall be shut off until an electrician can make the necessary repairs to secure the electrical system and within that thirty days, the mechanical system, the light and ventilation shall also be corrected or the owners are to return with evidence of progress made. And finally, the case came before the Unsafe Structures Board on 2/16/06 and the City withdrew the case pending notice to the lien holder of the trailer. We have since sent certified mail to the lien holder, certified mail to Southeast Mobile Home Inc. Green card returned, signed, signature illegible, dated 2/28/06. Certified mail to all the owners, that were also signed, signature illegible, dated 2/24/06.

INSPECTOR STRAWN: Wayne Strawn, City building inspector. I think the violations were already recited at one of the hearings for the record.

CHAIR SCHNEIDER: Yes sir.

INSPECTOR STRAWN: The mobile home is empty as we speak and is open to casual entry. The occupants have moved out. I received word from the occupants that they signed the trailer back over to the lien holder. The lien holder is another corporation also owned by the mobile home park owner, Mr. Frank Cox. He called me and said he couldn't come to this meeting and that we should postpone the meeting or something of this nature. The City's asking for a motion to demolish. I did gain access to the inside today, the wiring alterations are not just on the outside; they're also on the inside. The envelope of the building has been compromised on both sides with the addition of doors, the type of doors you would buy for home remodeling, in some cases even substandard, and chopping holes for air conditioners and so forth. This building is still a windstorm hazard and the City's asking for a motion to demolish.

CHAIR SCHNEIDER: And there is no respondent here? Being none, what's the Board's pleasure?

MR. CARROLL: I make a motion to demolish the structure.

CHAIR SCHNEIDER: Do we have a second?

MR. HEGUABURO: I second it.

CHAIR SCHNEIDER: Any discussion? [redacted]

ACA: Hi, good afternoon everyone. [redacted] from the City Attorney's office. I guess it's time for me to pass out another, a memo with the proper form for the motion because it would be great if the motion could say, "The Unsafe Structures Board orders the property owner to demolish the property within 30 days. Failing that, the City is ordered to demolish the property after the thirtieth day." That way, the City has an order from the Unsafe Structures Board.

CHAIR SCHNEIDER: Didn't we mean that?

ACA: I'm just, I'm making sure. And what I'll do for next time is, I'll write a memo to each of you with that language in it and then you can have it for your file when you come. Sorry.

MR. CARROLL: As soon as I made that motion I knew I was wrong.

CHAIR SCHNEIDER: You knew you were wrong. Would the recording secretary make sure she enters it that way please? Thank you very much. Is there any further discussion? Being none on the motion, all those in favor, signify by saying aye.

BOARD MEMBERS: Aye [unanimously].

CHAIR SCHNEIDER: All those opposed? Motion carries. Next case.

[Case 3. CE05111769]

MS. MOHAMMED: Next case, page three of your agenda. Inspector Wayne Strawn for case number CE05111769. Case address: 1225 Northwest 16th Street. The owner: Shirley Fletcher-Allen, Vernon Hills, Delbert Hills and James Hills. This case was first heard 1/19/06 before the Unsafe Structures Board and the Board ordered a 30-day continuance and for the property to be secured immediately. The case came before the Unsafe Structures Board on 2/16/06 and the Board ordered a 30-day continuance and the respondent returned with a signed, signed agreement from all other owners with their intent to sell the property to him once the legal problems were resolved. Additionally, he was to submit all plans or return an architect to draw a new set of plans. And finally, it came before the Board on 3/16/06 and the Unsafe Structures Board ordered the respondent to apply for a permit within 30 days or the City will demolish the property.

INSPECTOR STRAWN: Wayne Strawn, City building inspector. I'm surprised Mr. Hill isn't here today. There is an application in the Building Department for partial demolition. The same idea of gutting the building, removing the roof, removing the interior walls and gutting it to a shell. Unfortunately, because of the staffing problems, the City has discontinued any walk-through permits and I believe his application is sitting in a pile of applications they haven't gotten to. Now, I coached Mr. Hill on how he could solve this problem. There is a plan that was approved last year, as we remember, Shirley was successful in getting a plan approved in '05. But Mr. Hill wants to, Vernon wants to change and alter that plan. So, I said, all he needs is a demolition permit and we'll stop our process. And while he's demolishing, he can have the other plan approved. But, I think part of the problem comes in with the fact that the Building Department's so backed up that they haven't really reviewed his plan for the demolition.

CHAIR SCHNEIDER: Well, that's not his situation then, is it?

INSPECTOR STRAWN: No, he does not have a permit right now.

CHAIR SCHNEIDER: He does not have a permit at this time?

INSPECTOR STRAWN: That's correct.

CHAIR SCHNEIDER: What is your recommendation then?

INSPECTOR STRAWN: This is a hard call, but under the circumstances, I don't have any alternative but to recommend a motion to demolish and at any time that the demolition permit is issued to Mr. Hill, that would stop our process.

CHAIR SCHNEIDER: [redacted]? If a motion is made with all the proper words -

ACA: Yes?

CHAIR SCHNEIDER: - and it's in compliance, how long would it actually take before the bulldozer showed up?

ACA: I don't know. How does that work?

INSPECTOR STRAWN: We had a meeting with Kate McCaffrey, and there was a discussion about [redacted] recommendations with regard to eliminating going to City Commission, and her question to us was, "Has this been done before?" And the answer was no. So at this time up until the time we change the policy, the policy is up for review and up until the time the commissioners are informed, the last information I have, and I believe Maurice Murray was there at the meeting with me, is that these will go to City Commission. So if they go to City Commission, that involves another month.

[inaudible]

CHAIR SCHNEIDER: So where are we, sixty days?

INSPECTOR STRAWN: Yes.

MR. CARROLL: When did he apply for the demolition permit?

INSPECTOR STRAWN: About two weeks ago.

CHAIR SCHNEIDER: See in my - can I suspend the meeting?

ACA: No.

CHAIR SCHNEIDER: Why not?

ACA: Well, because the meeting-

CHAIR SCHNEIDER: Well, because in my opinion, if he's applied for the permit and the City's backed up, that's not his fault, quite frankly, and I'm just about to entertain a motion for another 30-day continuance because of that.

ACA: How long is it taking to get a demo permit, now that - ?

CHAIR SCHNEIDER: You used to be able to walk them through.

INSPECTOR STRAWN: That's correct. I don't know, I can't testify to that.

MR. SCHERER: Does he have a demolition contractor or is he pulling the permits?

INSPECTOR STRAWN: He has a contractor pulling the permit, and he has asked me if he could bring a dumpster and start tearing stuff out. And since, yes, since the code allows you to work up until the time for your first inspection, he can just about tear out as much as he wants, and that's what I told him: bring in as many dumpsters as you want, start getting some of this in dumpsters to the dump before we get another hurricane.

MR. KERNEY: You know, my thought is, is that he really has done everything we've asked him to do. Well, I mean, to the extent that again, this is a difficult process to go, that building's difficult to navigate over there if you're an experienced contractor. I can't imagine doing it as a layperson, but - I understand that it's a tough decision, but I'm inclined to make a motion for a 30-day continuance if, if he's heading in the right direction.

INSPECTOR STRAWN: My recommendation is based on the fact that I don't have –

CHAIR SCHNEIDER: Time out Wayne.

INSPECTOR STRAWN: I'm Sorry.

CHAIR SCHNEIDER: Time out Wayne. I have a motion on the floor. Do we have a second?

MR. SCHERER: I'll second.

CHAIR SCHNEIDER: Discussion.

INSPECTOR STRAWN: My recommendation is based on the fact that I don't have the luxury of having an opinion. As an advocate for the City, and an advocate for the code the building is unsafe.

CHAIR SCHNEIDER: You know what they say about opinions, don't you? Is there any further discussion, questions, concerns? On the motion, all those in favor signify by saying aye.

BOARD MEMBERS: Aye [unanimously].

CHAIR SCHNEIDER: All those opposed, like sign. Motion carries. Thirty-day continuance. What's the proper words [redacted]? Will you write them down for us?

ACA: I'm sorry, the proper word for what?

CHAIR SCHNEIDER: For this motion.

MR. CARROLL: No, that's only if you're going to tear something down.

CHAIR SCHNEIDER: Only if we tear it down.

ACA: Right. There was a motion for a 30-day continuance and the board voted on it and approved it so the case is continued for 30 days.

CHAIR SCHNEIDER: Thank you. [redacted] could you come up here and help me out with all those words?

ACA: I'm just going to write them down.

CHAIR SCHNEIDER: Just write them down for me.

[Case 4. CE05120917]

MS. MOHAMMED: Next case, page four of your agenda. Wayne Strawn is the Inspector for case number CE05120917. Case address: 1313 Northwest 7th Court. The owner: Nola Robinson. This case came before the Unsafe Structures Board on 3/16/06 and the Board ordered a 30-day continuance, along with the owner's permission for the City to go on the property to make sure that the current standing walls are put in a condition where they wouldn't fall.

INSPECTOR STRAWN: Wayne Strawn City building inspector. The structure no longer exists as far as the structure is concerned. It's kind of like we had the City crew go in, the utilities crew, the service crew, Greg Schlegel. And they went in with a backhoe and just knocked everything so nothing would fall on anyone. So, it's a pile of rubble in the middle of the property, which I'm asking that - we do have a slab there so - we need a motion to demolish the remainder of what exists on the property.

CHAIR SCHNEIDER: No - any respondent here?

MR. ROBINSON: Yes.

CHAIR SCHNEIDER: Has he been sworn?

MR. ROBINSON: No.

[swearing in]

MR. ROBINSON: Good afternoon. I'm Mark Robinson, and I went by and took another look at the property and like he stated, it's just a pile of rubble there and the last time I was here, I gave permission for them to demolish what was there. Now, it just needs to be cleaned off at this point. I believe someone was going to get back regarding the funds that were left over to do a complete demolition of the property, so I'm here for an update on that.

CHAIR SCHNEIDER: I don't know anything about that. Did we ever have a determination on any balance of funds from this public assistance loan?

ACA: Yes. [redacted] from the City Attorney's office. This was a pretty big screwed up

problem, but it appears that what happened is that Mr. Robinson's grandmother owned the property. She qualified for assistance under one of the federal entitlement programs, or maybe it was a state entitlement program. The City runs these programs by entering into an agreement with the property owner. The property owner agrees to participate with the program guidelines. Then the City identifies a contractor for the property owner who's willing to do the work at the price available under the loan, really. The contractor and the property owner sign an agreement that the work can be done, and then the bills are submitted to the City and the City reimburses the contractor. In this case, the contractor went out and started building the house and built it in the wrong place. The city went and got a variance for one of the walls, which was in the wrong place. Apparently, I think, two walls were in wrong places, and I think it violated two setbacks. The City went and got a variance for one. The city made a mistake, I think, in reading the plans for the other one and intended to go back and correct that. In the middle all of this, Mrs. Robinson died and the contractor went out of business. So I can't think of really a worse set of circumstances, this is the perfect screw up. So at this point, the money that's left over from the construction job that was never finished is not available to pay for the demolition because it's federal or state entitlement money and it's only permitted to be spent on very specific things. So if the Unsafe Structures Board does issue a demo order for the slab, and I think Wayne will need to tell you if the slab's an unsafe structure at this point, I'm not sure that it is. And the property owner doesn't comply with the order within 30 days and the City goes out on the 31st day or thereafter and demolishes the slab and hauls away all the debris and puts a lien on the property, then the property will be encumbered by the –

CHAIR SCHNEIDER: Amount.

ACA: - by the demo lien. Certainly, the property is presently encumbered by whatever we've already spent on the contractor for the first, for the mortgage for the entitlement loan. So this is, it's really not a good situation in any way at all.

CHAIR SCHNEIDER: Well, there's your update.

ACA: There's your update.

CHAIR SCHNEIDER: What are we - what is the disposition of the slab?

INSPECTOR STRAWN: The structure, the code says that anything built without a permit or built and the permit is allowed to expire without getting a CO, that the work is presumed and deemed by the code to be unsafe. Therefore, the slab is unsafe, also deemed by the code to be unsafe. The - I had a question for [redacted] about, since the contractor went bankrupt, I'm wondering, there's a stack of trusses there that are now piled, part of their pile of rubble. I'm wondering if there was any material liens placed on the property due to the bankrupt contractor.

ACA: When was the work being done?

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CHAIR SCHNEIDER: You'd have to do a property search, but they'd only be good for one year from the date.

ACA: For a year so -

INSPECTOR STRAWN: That's possible that if they were there were, they've expired.

CHAIR SCHNEIDER: What's your request and recommendation?

INSPECTOR STRAWN: I'm asking for a motion to demolish, please.

CHAIR SCHNEIDER: Thank you. Okay, where do we stand here? We've been asked for a recommendation by the City for motion to demolish. Anything else from the respondent?

MR. ROBINSON: No, I'll get in contact with him.

CHAIR SCHNEIDER: Very well. What's your pleasure Board?

MR. KERNEY: Finding, deeming this structure unsafe and, what was the rest of that wording they wanted?

CHAIR SCHNEIDER: I can't remember.

ACA: You want to order the property owner to demolish the structure within 30 days or the City to - I'll just say it - or the City to demolish it thereafter.

MR. KERNEY: Right. Just like that. I'll make that in the form of a motion.

CHAIR SCHNEIDER: Is there a second?

MR. HEGUABURO: I second.

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

BOARD MEMBERS: Aye [unanimously].

CHAIR SCHNEIDER: All those opposed, like motion, sound. Motion carries. Next case.

[Case 5. CE05120870]

MS. MOHAMMED: Next case, page 5 of your agenda. Inspector Kenneth Reardon for case number CE05120870. Case address: 3108, sorry 3801 Southwest 12th Court, the owner Matt D'Amico. Certified mail to Matt D'Amico signed for on, not dated and signed for by D. Decandis. Certified mail to the owner signed returned "moved." Certified mail sent to Juana Melo and Raul Melo signed, returned "moved." Certified mail sent to the agent for the

mortgage company, LLC Agent Mortgage Co. LLC, signed for 2/27/06, signature eligible. Certified mail sent to Ameriquest Funding Company Inc., signed for, not dated. signature eligible. Certified mail sent to NRAI Services Inc. Green Card returned signed for 2/27/06 by Nadia Piralta. Certified mail to Peter Weintraub, signed for on 2/27, signature eligible.

INSPECTOR REARDON: Hey Board. Ken Reardon for CE05120870. The violations are stated in your agenda:

FBC 117.1.1: THE STRUCTURES HAVE DETERIORATED FROM THE ELEMENTS AND HAVE NOT BEEN MAINTAINED ACCORDING TO THE REQUIREMENTS OF THE FLORIDA BUILDING CODE OR THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE. THIS PROPERTY CONTAINS THREE (3) WOOD FRAME BUILDINGS: A MAIN HOUSE, A SEPARATE WEST BUILDING AND A DETACHED GARAGE.

FBC 117.2.1.2.2: THE MAIN HOUSE FRONT WALL AND SILL PLATE ARE ROTTED AND DETERIORATED. THE WALL STUCCO IS MISSING IN AREAS. THE WEST BUILDING HAS IMPROPER ROOF DECK REPAIRS ON THE EAST SIDE. THE DETACHED GARAGE ROOF AND WALL FRAMING ARE ROTTED AND DETERIORATED.

FBC 117.2.2.1: THE COST TO ALTER OR REPAIR THE BUILDING EXCEEDS 50% OF THE VALUE OF THE BUILDING.

FBC 117.2.1.1.1: THE WEST BUILDING AND THE DETACHED GARAGE BUILDING ARE OPEN AND UNGUARDED.

FBC 117.2.1.2.3: THE MAIN HOUSE ROOF DECK IS PARTIALLY COLLAPSED. THE DETACHED GARAGE BUILDING FRONT WALL AND ROOF FRAMING HAVE PARTIALLY COLLAPSED.

FBC 117.2.2.2: THE COST TO ALTER OR REPAIR THE BUILDING EXCEEDS 50% OF THE VALUE OF THE BUILDING.

FBC 117.2.1.1.2: THE DETACHED GARAGE BUILDING IS FULL OF COMBUSTIBLE MATERIAL AND IS UNSAFE.

FBC 117.2.1.2.4: THE MAIN HOUSE FRONT WALL AND ROOF DECK ARE BOWED. THE WEST BUILDING EAST EXTERIOR WALL IS BOWED. THE DETACHED GARAGE BUILDING ROOF AND WALLS ARE SAGGING. THERE'S UNUSUAL SAGGING AND LEANING OUT OF PLUMB OF THE BUILDINGS OR PARTS OF THE BUILDINGS THAT ARE CAUSED BY DETERIORATION OR OVER-STRESSING.

The pictures, and what I read to you was the conditions there back in December of '05. The building has just been left and has further deteriorated. The garage has almost fully collapsed now. A majority of the windows on one of the buildings are all busted out, it's overgrown, it's full of trash, rubbish and debris. The City would request that you give the owner 30 days to demolish the building, if not then have the City demolish.

CHAIR SCHNEIDER: Is there a respondent here? Being none, Board, what's your pleasure?

MR. KERNEY: I'd like to make a motion to give the owner 30 days to demolish the building, if not that the City demolish the building.

CHAIR SCHNEIDER: Do we have a second?

MR. HEGUABURO: Second.

CHAIR SCHNEIDER: We have a second. Any conversation, discussion on the motion? Being none, all in favor signify by saying aye.

BOARD MEMBERS: Aye [unanimously].

CHAIR SCHNEIDER: Those opposed same sign. Motion carries.

INSPECTOR REARDON: Thank you Board.

[Case 6. CE06010372]

MS. MOHAMMED: Next case, page six of your agenda. New business case also. Inspector Wayne Strawn for case number CE06010372. Case address 150 Northwest 68th Street. The site address is 6600 Northwest 1st Terrace. The owner of the mobile park home is Pan-American Corp. and the owner of the mobile park, Pan-American Corp. and the trailer is Carlos E. Vera. Certified mail sent to Carlos E. Vera signed for on 3/4/06 signature eligible. Certified mail sent to Pan-American Corporation signed 3/6/06 signature eligible. Certified mail sent to Frank W. Cox signed for 3/6/06 signature eligible. And certified mail to South Eastern Mobile Home Inc. signed for 3/6/06 signature illegible.

INSPECTOR STRAWN: Wayne Strawn City building inspector with regard to 6600 Northwest 1st Terrace.

FBC 117.1.1: THE DWELLING IS A FIRE AND WINDSTORM HAZARD AND DOES NOT MEET THE REQUIREMENTS OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 117.1.2: THE DWELLING HAS BEEN EXPANDED IN SIZE BY APPROXIMATELY 100% ON THE NORTH SIDE BY TWO LARGE ADDITIONS

WHICH HAVE BEEN CONSTRUCTED WITHOUT OBTAINING PERMITS. A WINDOW ON THE WEST EXPOSURE OF THE COACH ITSELF HAS ALSO BEEN CHANGED WITHOUT OBTAINING A PERMIT. THE CONSTRUCTION METHODS AND MATERIALS DO NOT MEET THE STANDARD OF THE FLORIDA BUILDING CODE. ALL WORK DONE WITHOUT PERMITS IS PRESUMED AND DEEMED BY THE CODE TO BE UNSAFE.

FBC 117.2.1.1.3: THE MEANS OF EGRESS HAVE BEEN COMPROMISED BY THE ADDITIONS ON THE NORTH

I have to revise that violation. I was there today and the additions have been torn off, so there is no issue with regards to the means of egress at this time.

FBC 117.2.1.2.5: THE ELECTRICAL SYSTEM HAS BEEN COMPROMISED BY ALTERATIONS WITHOUT PERMITS AND BY THE INCREASED LOADING OF ADDED MECHANICAL EQUIPMENT. SEVEN AIR CONDITIONING UNITS HAVE BEEN ADDED TO THE DWELLING.

FBC 117.2.1.2.8: THE DWELLING DOES NOT COMPLY WITH THE MEANS OF EGRESS REQUIREMENTS – I have already explained, that no longer applies - AND REQUIREMENTS FOR MECHANICAL EQUIPMENT AND ELECTRICAL CIRCUITRY FOR A DWELLING UNIT.

FBC 117.2.1.3.1: EXTENSIVE ALTERATION AND EXPANSION OF THE DWELLING ALONG WITH THE ELECTRICAL ALTERATIONS AND MECHANICAL EQUIPMENT INSTALLATIONS HAS BEEN DONE WITHOUT OBTAINING THE REQUIRED PERMITS. ALL THIS WORK IS PRESUMED AND DEEMED BY THE CODE TO BE UNSAFE.

Unfortunately I didn't have my camera with me. About an hour and a half ago I was at the site; I did take some notes about what I found. Where the mobile home additions have been torn off two interior type doors are now providing exterior egress. So these have been cut into the side of the mobile home compromising the envelope. This, if we have a windstorm, it's these hollow core luan doors, which are expected to keep the wind from coming into the mobile home. The exterior envelope is also compromised. I found one more air conditioning hole. So there are eight holes cut out for air-conditioning. I found three more windows above and beyond what I cited that are not original that have been cut into the side of the mobile home. The skin of the trailer is loose on the frame in areas. The tie down cables on the east end are lying on the ground and on the west end are not connected to the anchor. Drywall has been used to remodel the interior of the mobile home. There is bunk beds, and there's evidence of interior alterations. We have electrical wiring lying underneath [inaudible] wiring lying underneath the trailer where there have been alterations over the years. So, the City's asking for motion to demolish. The owner of the trailer, Mr. Berra, called me on the phone, He's been most cooperative. He made an attempt to start tearing

these additions off himself. The east addition had a bathroom in it, so it required the removal of all that plumbing. He gave up and gave the title of the trailer back. He gave it to Mr. Frank Cox of the mobile home park. So the new owner and the title holder of this mobile home now is the same one as was notified as the property owner. Mr. Cox, the same message that he gave me applies to this trailer too, that the issues that he was going to address he wasn't going to be able to make it that the cases should be continued or postponed or something of this nature.

CHAIR SCHNEIDER: And your recommendation is to demolish?

INSPECTOR STRAWN: Yes, it is. Mr. Cox is of the opinion that these mobile homes can be repaired and fixed almost indefinitely. And I have a disagreement with Mr. Cox, that this is not fixable. That the - I didn't bring it with me, but there's a mobile home blue book that's about this thick, you can look up, just like a car blue book, and it'll tell you what this thing is worth. I didn't look it up -

CHAIR SCHNEIDER: Isn't there also is the standard requirement for their structure and proper maintenance?

INSPECTOR STRAWN: The remodeling code for the state is very limited in what it addresses. And there is no provision that the state has for the condemnation of mobile homes which have -

CHAIR SCHNEIDER: I'm talking about the structure, the actual physical building of them and the structural integrity of them.

INSPECTOR STRAWN: Oh yes. There are built with an engineered plan, which is approved by the state. And it could be - I don't know if this mobile home was even manufactured in Florida. It may have been manufactured in Alabama or Georgia - the state approves the plans and then state inspectors inspect the construction. But I'm willing to say without any doubt that after that mobile home was pulled off that assembly line, this is probably the last time that a state inspector looks at this mobile home.

CHAIR SCHNEIDER: Board what's your pleasure on this case?

MR. CARROLL: I'll make a motion to demolish, give the owner 30 days to demolish the structure and after 30 days the City can demolish.

CHAIR SCHNEIDER: Do we have a second?

MR. SCHERER: Second.

CHAIR SCHNEIDER: Discussion.

MR. CARROLL: There's no way they're going to make it structurally sound, as the

structural engineer on the Board, it's impossible. So, I mean, there's no real question there.

CHAIR SCHNEIDER: Being none, on the motion, all those in favor signify by saying aye.

BOARD MEMBERS: Aye [unanimously].

CHAIR SCHNEIDER: All those opposed, like sign. Motion carries.

[Case 7. CE05110130]

MS. MOHAMMED: Last case, page four of your agenda. The City is withdrawing this case at this time. Case number CE05110130. Case address: 1601 Northwest 6th Place. We are withdrawing. And that concludes today's - we have no board ups.

CHAIR SCHNEIDER: Thank you very much. Entertain a motion for adjournment.

MR. KERNEY: So moved.

CHAIR SCHNEIDER: Thank you Board, ladies, inspectors.

[Thereupon, the meeting was concluded at 3:37 p.m.]

FARIDA MOHAMMED, BOARD CLERK

CHARLES SCHNEIDER, CHAIR

CERTIFICATION

I hereby certify that I have recorded and transcribed the City of Fort Lauderdale Unsafe Structures Board meeting held April 20, 2006, 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 April, 2006.

ProtoTYPE, INC.

JAMIE OPPERLEE
Recording Clerk

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

DATED this _____ day of April 2006.

NOTARY PUBLIC
State of Florida at Large

Notarial Seal: