

**City of Fort Lauderdale
UNSAFE STRUCTURES BOARD
Thursday, May 18, 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	4	1
Patrick Kerney	P	4	1
Olivia Charlton	P	4	1
John Carroll	A	4	1
Hector Haguaburo	P	4	1
Charles Minor	P	3	2
Michael Madfis	P	4	1
John Scherer	P	5	0
Chris Bellissimo	A	3	1

City Staff

Farida Mohammed, Community Inspections
Yvette Ketor, Board Secretary
Assistant City Attorney
Wayne Strawn, City Building Inspector
Nadine Blue, Community Inspections
Jamie Opperee, Recording Clerk

Guests

CE05120354: Palmer Goodwin, Doris Goodwin, owner
CE06030947: Robert Summey, owner; Frank Cox, landlord
CE05011052: Abraham Tuchman

The regular meeting of the Unsafe Structures Board convened at 3:02 p.m. on Thursday, May 18, 2006, at the City Commission Meeting Room, City Hall, 100 North Andrews Avenue, Ft. Lauderdale, Florida and concluded at 3:40 p.m.

INDEX

	<u>CASE</u>	<u>PAGE</u>
1.	CASE NO: CE05120354 CASE ADDRESS: 1611 NW 6 PL OWNER: GOODWIN, P. H. & GOODWIN, D. INSPECTOR: WAYNE STRAWN DISPOSITION: Thirty-day continuance. Approved unanimously.	<u>2</u>

- | | <u>CASE</u> | <u>PAGE</u> |
|----|--|---------------------------|
| 2. | CASE NO: CE06030947
CASE ADDRESS: 150 NW 68 ST
SITE ADDRESS: 185 NW 69 ST
OWNER: PAN AMERICAN CORP
INSPECTOR: WAYNE STRAWN
DISPOSITION: Thirty-day extension. Approved 6 - 1. | <u>8</u> |
| 3. | CASE NO: CE05011052
CASE ADDRESS: 723 NW 6 AVE
OWNER: LUMA PROPERTIES INC
INSPECTOR: WAYNE STRAWN
DISPOSITION: Sixty-day extension. Unanimously approved. | <u>16</u> |
| 4. | CASE NO: CE06030045
CASE ADDRESS: 2101 NW 7 CT
OWNER: SUNRISE RECYCLING LLC
INSPECTOR: WAYNE STRAWN
DISPOSITION: The Unsafe Structures Board ordered the property owner to demolish the property within 30 days. Failing that, the City is ordered to demolish the property after the thirtieth day. Unanimously approved. | <u>17</u> |
| 5. | CASE NO: CE05111611
CASE ADDRESS: 2124 NW 8 ST
OWNER: E C E DEVELOPMENT INC
INSPECTOR: WAYNE STRAWN
DISPOSITION: This case was withdrawn by the City due to lack of service. | <u>18</u> |

CHAIR SCHNEIDER: Good afternoon ladies and gentlemen and welcome to the Unsafe Structures Board meeting for the City of Fort Lauderdale for May 18, 2006. Are all parties that are here that are about to give testimony, have they been sworn? If not, please rise and take the oath.

[Swearing in]

CHAIR SCHNIEDER: Thank you. First case.

[Case 1. CE05120354]

MS. BLUE: Good afternoon Board. The first case is on page four of your agenda. Case number CE05120354, property address: 1611 Northwest 6th Place. Owners: P.H. Goodwin and D. Goodwin. Inspector Wayne Strawn. The last permit was issued on 5/8/2006 for sewer cap. Certified mail was sent to Palmer A. Goodwin and Doris Irene Goodwin, and also Pamela Macy Goodwin. The certified mail was returned and signed dated 3/25/06 by

Doris Goodwin.

INSPECTOR STRAWN: Good afternoon Board. Wayne Strawn, City Building Inspector speaking. With regard to 1611 Northwest 6th Place, the violations exist as follows:

FBC 117.1.1

THE BUILDING HAS BEEN SUBSTANTIALLY DAMAGED BY HURRICANE WILMA. THE BUILDING EXISTS AS A RUIN WITH ONLY THE WALLS LEFT STANDING. THE BUILDING DOES NOT COMPLY WITH THE REQUIREMENTS FOR MINIMUM HOUSING AS PROVIDED BY MUNICIPAL ORDINANCE.

FBC 117.1.2

THE BUILDING HAS BEEN ALTERED BY THE ENCLOSURE OF THE FRONT PORCH, THE CONSTRUCTION OF AN ADDITION ON THE NORTH, THE REPLACEMENT OF WINDOW AND DOOR UNITS, INSTALLATION OF BURGLAR BARS AND THE RE-WIRING OF THE BUILDING. ALL WORK DONE WITHOUT PERMITS IS PRESUMED AND "DEEMED" BY THE CODE TO BE UNSAFE.

FBC 117.2.1.2.1

THE ROOF STRUCTURE ALONG WITH THE CEILING MATERIAL HAVE FAILED DURING THE STORM AND NO LONGER ARE THERE.

FBC 117.2.1.2.2

THE CONNECTIONS OF THE ROOF STRUCTURE TO THE TIE BEAM FAILED DURING THE STORM. THE RAFTERS ARE GONE AND THE TIE BEAM IS SPALLING AND DETERIORATED.

FBC 117.2.1.2.3

THE BUILDING IS PARTIALLY DESTROYED BY THE RECENT HURRICANE.

FBC 117.2.1.2.4

THE SERVICE RISER FOR THE F.P.& L. CONNECTION HAS BEEN TORN OFF THE BUILDING. THE POWER HAS BEEN DISCONNECTED THEREFORE MITIGATING THE ELECTRICAL HAZARD.

FBC 117.2.1.3.1

BUILDING ALTERATIONS HAVE BEEN DONE WITHOUT PERMITS. THE ALTERATIONS INCLUDE BUT MAY NOT BE LIMITED TO: CONSTRUCTION OF AN ADDITION ON THE NORTH END OF THE BUILDING, ENCLOSURE OF THE FRONT PORCH, THE CHANGE OUT OF THE WINDOWS AND DOORS,

INSTALLATION OF BURGLAR BARS AND THE RE-WIRE OF THE BUILDING. ALL WORK DONE WITHOUT PERMITS IS PRESUMED AND "DEEMED" BY THE CODE TO BE UNSAFE.

FBC 117.2.1.3.2

THE BUILDING DOES NOT COMPLY WITH THE MINIMUM REQUIREMENTS FOR HOUSING AS PROVIDED BY CITY ORDINANCE.

FBC 117.2.2.1

THE COST TO REPAIR OR REPLACE THE BUILDING EXCEEDS 50% OF THE VALUE OF THE BUILDING.

FBC 117.2.2.2

THE COST TO STRUCTURALLY REPAIR OR REPLACE THE BUILDING EXCEEDS 33% OF THE STRUCTURAL VALUE OF THE BUILDING.

INSPECTOR STRAWN: The FBC 117.2.2.4 is the exceptions to the percentage rules. It gives a whole list is provided for the property owner that these rules are excepted if they provide with all these other conditions, that they can still rebuild the property. I inspected the property today and find the burglar bars seem to be gone and the windows are gone, so the one added code section I would say that as it exists today, it's open and abandoned. The City's asking for a motion to demolish.

CHAIR SCHNEIDER: Do we have a respondent here?

MS. GOODWIN: Yes.

CHAIR SCHNEIDER: State your name please.

MS. GOODWIN: Good afternoon, my name is Doris Goodwin, I'm his wife. The hurricane damaged our house and we had our house insured and they sent us seventeen thousand dollars and we were going to fix our own house and we took off the roof, we paid to take off the roof, and we paid to take off the inside maybe we could rebuild our house back. And he came in with the police and he condemned the house. So we gave a guy ten thousand dollars about seven weeks ago, six weeks ago to take it down and we just got the sewage did yesterday. And this was six weeks ago, we gave him our money to take the house down, we can have it rebuilt because we got all our insurance money.

CHAIR SCHNEIDER: Well Ma'am, with all due respect, ten thousand dollars isn't going to rebuild this house.

MS. GOODWIN: No, I didn't say, that's just for the guy to take the house down and –

CHAIR SCHNEIDER: You mean demolish it?

MS. GOODWIN: Yes.

CHAIR SCHNEIDER: Have you found this guy?

MS. GOODWIN: This is our contract.

CHAIR SCHNEIDER: Have you found this man, Sir?

MR. GOODWIN: Yes Sir, I found him, I told him, but what seem [inaudible] he's just dragging his feet. Only thing he did was cap the [inaudible] cap the sewage off and covered it up, that's it.

MS. GOODWIN: He had our money for six weeks –

CHAIR SCHNEIDER: Is he a licensed contractor?

MR. GOODWIN: Yes Sir, yes Sir, he's a licensed -

CHAIR SCHNEIDER: I suggest you get in touch with the City of Fort Lauderdale Police Department and tell them that you feel like you're being frauded out of your money because we're really not here to address that issue. We're here to address the issue of the unsafe nature of your property. And I realize you may have contacted this individual and it clearly is your intent to demolish the property, is that correct?

MS. GOODWIN: Yes.

MR. GOODWIN: Yes Sir, take it down.

MS. GOODWIN: Six weeks ago we give him then thousand dollars to take, do all of that and he there all yesterday, all he did was dig the sewage yesterday, that's all he did. Six weeks have passed.

CHAIR SCHNEIDER: Well, again –

MR. SCHERER: Do we know if he's hired – if he has applied for a demolition permit?

CHAIR SCHNEIDER: Has that been done Wayne?

MS. GOODWIN: He tell us, tell me and him to let him do everything. That's why everything is [inaudible]

MR. SCHERER: If he's cut and capped the utilities, he's probably pulled some type of permit. So that means he's probably in the process of pulling the permit to demo your house.

INSPECTOR STRAWN: Sewer cap 5/8/06.

MR. SCHERER: Okay, so –

CHAIR SCHNEIDER: By permit?

INSPECTOR STRAWN: Yes, permit for sewer cap on the 8th of May.

CHAIR SCHNEIDER: How long does it take to get a demo permit out of the City of Fort Lauderdale these days?

INSPECTOR STRAWN: [inaudible] how backed up they are [inaudible]

MR. SCHERER: Typically, it's a quicker process, but after they cut and cap utilities, it's typically about a week or two after. When did they cut and cap utilities?

MS. GOODWIN: What did you say?

MR. SCHERER: How long ago did they cut your sewer?

MS. GOODWIN: Yesterday, day before yesterday

MR. SCHERER: Yesterday or the day before, so that means –

MS. GOODWIN: Two days ago, and they just cut, cap it off yesterday.

MR. SCHERER: So they'll be out there probably any day, but you'd have to check and see if they had pulled the permit yet, if the permit's been issued.

MS. GOODWIN: He did have the permit. The guy did have it tied on the fence and then when we came back we left it there where the guy could –

MR. GOODWIN: He took it out. He left, he took it out.

MS. CHARLTON: That was the permit to disconnect the sewer, you have to have a permit for that.

CHAIR SCHNEIDER: If there's permits issued, and this is in the process of being permitted for demolition –

MR. GOODWIN: He got two –

CHAIR SCHNEIDER: I'm asking the Board attorney a question sir. [redacted], if they've gotten permits to start the demolition process for this, does that not negate our responsibility to issue an order for demolition?

ACA: [redacted] for the City Attorney's Office. It sounds like the plumbing contractor pulled the permit for the sewer, but there still needs to be a permit applied for by a

demolition contractor.

MR. GOODWIN: He got that.

ACA: He did get that.

MR. GOODWIN: He did, he got the demolition.

ACA: Okay, do we have -

INSPECTOR STRAWN: Our only records show that only the plumbing to cap permit and the sewer cap was issued. We only shown an application, we don't even show - that's right, that's correct - The contractor may be trying to put together his rat letter showing rat extermination, and his letter from FP&L showing discontinued, disconnection of the power and the things that he needs before, so that he has all his paperwork in order before he applies for the demolition permit. That is assuming that he's acting in good faith.

ACA: I have a suggestion, why don't we continue the case for thirty days because by that time, the demo permit, if the contractor's acting good faith, the demo permit will at least be applied for, if it's not issued.

CHAIR SCHNEIDER: And if he's not, by that time, it should be -

ACA: It'll be apparent.

CHAIR SCHNEIDER: - it'll be apparent one way or the other.

ACA: Right.

CHAIR SCHNEIDER: Does any of the Board [inaudible] Does any of the other Board members have anything they wish to add to this?

MR. KERNEY: Well, I guess I'm confused as to extending it to thirty days, what do we gain by that? Their intention is to tear the house down. The city wants the house demolished -

ACA: Right, but they've hired a contractor who's supposed to be - they've hired a contractor with the understanding that the contractor's going to demolish the property. They've agreed on a price I imagine, and they're - they seemed to be, I mean, I don't know what the story with the contractor is, but someone did apply for a plumbing permit and cap the sewer yesterday. So maybe they're just getting off to a slow start. Maybe they're just really busy maybe it's, maybe we're just really busy. So, if we wait thirty days we'll know whether the demo contractor has actually applied for the permit. If a demo contractor has applied for the permit, then we can just let it go a little bit longer because then it's the City's issue of, issuing the permit. If the Board issues the order to demo the property today, then the City will demolish the property, but it's likely be more expensive for the property owner than the

deal that they've made.

MR. KERNEY: Okay.

INSPECTOR STRAWN: In the interim, I would also investigate and call this contractor and find out what's going on here.

CHAIR SCHNEIDER: Who would you recommend –

INSPECTOR STRAWN: He can provide me with the name of the people.

CHAIR SCHNEIDER: So you'll investigate that Wayne?

INSPECTOR STRAWN: Yes, that's correct.

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

MS. GOODWIN: Thank you very much.

MR. KERNEY: I'll make a motion for thirty-day continuance.

CHAIR SCHNEIDER: Do I have a second?

MR. HEGUABURO: I second.

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

BOARD MEMBERS: Aye [unanimously].

CHAIR SCHNEIDER: Opposed, like motion. Motion carries. Next case.

[Case 2. CE06030947]

MS. BLUE: Next case, page five of your agenda. Case number CE6030947. Property address 150 Northwest 68th Street. Site address 185 Northwest 69th Street. The owner of the mobile home park is Pan-American Corp. The owner of the mobile home is Robert Doss Summey. Inspector Wayne Strawn. The last thing that was issued to Pan-American Court on October 14, 2004 the permit was to replace two garage doors. No permit issued for site address. Certified mail was sent to Robert Doss Summey at the site address; certified mail returned and signed dated April 8, 2006 signature illegible. Certified mail sent to Robert Doss Summey, at his Jacksonville address; certified mail returned and signed dated April 10, 2006 signature illegible. Certified mail sent to Pan-American Corp; certified mail returned and signed, not dated, signature illegible. Certified mail sent to Southeastern Mobile Homes; certified mail returned and signed not dated signature illegible. Certified mail sent to Frank W. Cox; certified mail returned and signed, not dated signature was illegible.

INSPECTOR STRAWN: Wayne Strawn, City Building Inspector with regard to Pan-American Estates Mobile Home Park, site number 185 NW 69th Street. The violations exist as:

FBC 117.1.1:

THE DOUBLE WIDE MOBILE HOME DWELLING HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS, A RECENT FIRE AND BY REPAIR ATTEMPTS OVER THE YEARS. THE DWELLING IS A WINDSTORM AND FIRE HAZARD AND DOES NOT COMPLY WITH THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 117.1.2:

THE DWELLING HAS BEEN ALTERED REPEATEDLY BY REPAIR ATTEMPTS WITHOUT OBTAINING PERMITS. THE ALTERATIONS INVOLVE THE USE OF MATERIALS NOT APPROVED FOR USE IN MOBILE HOME REPAIR AND ELECTRICAL SYSTEM ALTERATIONS. A PORCH ROOF AND DECK STRUCTURE HAS BEEN ADDED TO THE SOUTH OF THE DWELLING WITHOUT OBTAINING A PERMIT.

FBC 117.2.1.1.1:

THE DWELLING DOES NOT HAVE ALL PERIMETER WALLS IN PLACE AND CANNOT BE SECURED.

That was the situation when I did my inspection, the date of the inspection is on the photographs.

FBC 117.2.1.2.1:

EXTENSIVE AREAS OF THE BUILDING EXIST WHERE ALL BUILDING PARTS HAVE FAILED ARE FAILING OR ARE LOOSE OR LOOSENING. THE BUILDING PARTS INCLUDE, BUT MAY NOT BE LIMITED TO: CEILINGS, WALLS, FLOOR SYSTEM, ELECTRICAL SYSTEM, EXTERIOR WALL COVERING, AND ROOF SYSTEM.

FBC 117.2.1.2.2:

THE PERIMETER SILL AND FLOOR DECKING ALONG WITH THE LOWER PORTION OF THE EXTERIOR WALLS ARE DETERIORATED BY ROT AND TERMITES. A LARGE AREA OF THE EAST WALL HAS BEEN DAMAGED BY A FIRE. THE ROOF SUPPORT SYSTEM HAS BEEN COMPROMISED BY THE FIRE AND ALL TRUSSES ARE NOT COMPLETE WITH END MISSING.

FBC 117.2.1.2.3:

THE DWELLING IS PARTIALLY DESTROYED BY FIRE, REPAIR ATTEMPTS AND DETERIORATION.

FBC 117.2.1.2.4:

THE PORCH ROOF ATTACHED TO THE SOUTH OF THE DWELLING IS SAGGING AND LEANING BECAUSE OF DESIGN DEFICIENCIES. AN OVERSTRESSED CONDITION EXISTS.

FBC 117.2.1.2.5:

THE ELECTRICAL SYSTEM HAS BEEN COMPROMISED DUE TO ALTERATIONS.

FBC 117.2.1.3.1:

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITHOUT OBTAINING PERMITS. ROMEX WIRING IS IN EVIDENCE UNDER THE HOME TO PROVIDE POWER TO ADDED CIRCUITS. THE FLOORING AND DOOR REPLACEMENTS ALONG WITH A.C. INSTALLATIONS ARE ALL PRESUMED AND DEEMED TO BE UNSAFE BECAUSE PERMITS AND INSPECTIONS WERE NOT OBTAINED.

FBC 117.2.1.3.2:

THE DWELLING DOES NOT COMPLY WITH THE REQUIREMENTS OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE. ALL DWELLING PARTS ARE REQUIRED TO BE MAINTAINED IN A SAFE CONDITION AND IN "REASONABLY GOOD REPAIR" (SEE M.O. 9-280(b)).

The, I drove by the property today, and the work was completed, I think the photographs I show where they had the wall completely, were being rebuilt, and I asked them to stop, but I didn't prevent them from securing the open condition to prevent theft of possessions inside the home. However the job is complete now, and it falls under the category of work without permits, which is deemed by the code to be unsafe. The City of Fort Lauderdale is asking for a motion to demolish.

CHAIR SCHNEIDER: Do we have a respondent here?

MR. SUMMEY: Yes Sir.

CHAIR SCHNEIDER: Please state your name.

MR. SUMMEY: My name is Robert Summey. I'm the owner of the mobile home. I was in the process of pulling a permit the day that the inspector came out and he told me - and I was down at the - trying to pull a permit and he asked me at that point not to pull a permit, he said he would void any permit that I had pulled. That was his exact words. And so I did not pull a permit, but I said, do you mind if I go ahead and finish putting the walls up, because I've got some valuables in here, I don't want the valuables being stolen. So I finished putting the walls up. I used new lumber, new flooring, replaced any joists that were in compromise, and as far as electrical work, I've done no electrical work to that house. I cut

the burned wires. I was going to pull a permit to rewire it. And Wayne had told me not to pull a permit, he said he would void any permit that I pulled on this house

CHAIR SCHNEIDER: Wayne?

INSPECTOR STRAWN: Yes, I did have a conversation similar to that. But without a set of plans and engineered drawings, you can't get a permit. You could get some kind of a permit that would have been issued in error. The reason I said I would void it is because the only way it could have been issued was, it was issued in error. I was adamant that this not happen. And he would have been wasting his money pulling a permit. So the only option he has is to provide an engineered plan, which would show, and the engineer would have to certify, that this mobile home is rebuilt as safe as it was and to the same standard that it was originally. And then an electrician would have to also, an electrical contractor or engineer would have to also examine the property and see that the circuits and everything were safe. But it's just not the same situation as it is when you're rebuilding a home. 15C of the state statutes, the state administrative code is very clear. It says that "repair or remodeling of a mobile manufactured home shall require the use of material and design equivalent to the original construction. Structure shall include, but not be limited to: a roof system, walls, floor system, windows and exterior doors of the mobile manufactured home." The only way we can be assured that we have equivalency of strength is through a design professional, since all of these, the way these are built are strictly by an engineered plan.

CHAIR SCHNEIDER: Well, with regard to that, he's absolutely correct. You would have been throwing good money after bad. First of all, you have to have an engineered set of documents that indicate how you're going to build it and to what standard, and then it can be inspected.

MR. SUMMEY: Yes Sir. What I had done is, I was going to replace all the two-by-twos, which most mobile homes are made with, with two-by-fours, and I was going to use treated wood –

CHAIR SCHNEIDER: Sir, I understand that, but you need to understand that in order for you to obtain a permit, you have to have an engineered set of documents, and in this case, it has to be in concurrence with Florida standards for mobile homes. Now you didn't have that. So when you made the statement that Wayne told you he would void the permit, while it was a true statement, and it was only half the truth. The reason he told you he would void it is because he's trying to lead you down the right path to A: Get a set of engineered documents to these standards so that when you do apply for your permit, the permit is issued correctly. Now, then, you've gone ahead and done the work without a permit –

MR. SUMMEY: No Sir, let me –

CHAIR SCHNEIDER: Okay.

MR. SUMMEY: The only thing I did, and Wayne was aware of that, is I put the wall back up. I didn't do any electrical work, there has been no electrical work done in that house. There's been no other structural stuff other than putting the wall up, for I could secure all of the items.

CHAIR SCHNEIDER: Right. So what would you like us to do for you today?

MR. SUMMEY: I want an extension on this and I want permission to go ahead and get all of the permits that I need to do, because I was told that I couldn't get any permits and he said that he would void them so I just stopped everything I was doing once I got the wall up. That's the only thing that's been put up on that is the wall.

CHAIR SCHNEIDER: Well, I think what you were told is that, I don't think you were told in the context that you couldn't get a permit. I think what you were told was that if you were given a permit, it would, it had a strong possibility of being issued in error.

MR. SUMMEY: Yes Sir. I understand that but my understanding of what I –

CHAIR SCHNEIDER: Do you understand that in order for you to obtain a permit to do this, A: you need to employ a state-licensed engineer, and B: he needs to prepare a set of documents for you in accordance with the standards that govern mobile homes. Do you understand that?

MR. SUMMEY: Yes Sir.

CHAIR SCHNEIDER: Alright. If you'll do those things, then you can, and you'll get the documents, then you can apply for that permit. And once that permit is issued under that context, then it'll be issued correctly. So, your request is for a continuance so you can obtain these proper documents. What's the Board's, any comments from the Board? Questions?

MR. HEGUABURO: I have a suggestion. Can you get the original plans for this mobile home?

MR. SUMMEY: Probably not; it's an older mobile home. I can draw it out myself using Autocad, but then I would have to get an engineer to okay it. And then get an approval showing that it would be stronger than the original because they use two-by-twos and they use soft wood. Anything I put back in there include the flooring, would be marine plywood. And I didn't want – I took all of – once we had the fire and we had a small fire, and damaged two rooms. And then the Fire Department came in and cut the ceiling to make sure the fire hadn't spread. And I don't have a problem with that; that's their job. What I want to do is, I just want to have the opportunity to rebuild the home and I don't want to have to go pay ten thousand dollars for a set of plans. I think I could show on a set of plans replacing two-by-twos with two-by-fours pressure treated or whatever, and put them in the same spacing for the walls. And that's the only thing that got damaged, is that wall and the flooring. And I

put marine plywood down on the floor and I put the two-by-fours up and nailed the new siding on, and I replaced it with fireproof siding.

CHAIR SCHNEIDER: Now then, let's address another issue: the electrical work. When you have, or if you get any electrical work done, it has to be by a licensed electrical contractor –

MR. SUMMEY: I understand that and I'll comply that.

CHAIR SCHNEIDER: As far as anybody not doing any electrical work, did you buy this home used?

MR. SUMMEY: Yes Sir.

CHAIR SCHNEIDER: Somebody's done some.

MR. SUMMEY: Well there's –

CHAIR SCHNEIDER: Somewhere, at some point in time. And I'll tell you why I know that. That's what I do for a living; I'm an electrical contractor, and one of these photographs I'm looking at, is showing all kinds of Romax laying on the ground underneath the trailer.

MR. SUMMEY: There's none of that, as far as I know, hooked up any plug. There's not an additional plug added to that house.

CHAIR SCHNEIDER: Again, I can only go by what I see in these photographs.

MR. SUMMEY: Yes Sir, I understand that.

CHAIR SCHNEIDER: Does any other Board member have any more questions, comments or concerns?

MR. MADFIS: Do we want to make a motion before we have further discussion?

CHAIR SCHNEIDER: We can. Motion is in order.

MR. MADFIS: I'm ready to make a motion to have this mobile home demolished.

CHAIR SCHNEIDER: We have a motion to demolish on the floor, do we have a second? Again, we have a motion on the floor to demolish, do we have a second? Motion dies for lack of a second. Do we have another motion?

MR. KERNEY: Mr. Chairman, the reason I didn't second that motion is, I do believe as a Board, we've given everybody else that's come in front of us an opportunity to comply and I just don't feel comfortable making that motion when we haven't given this gentleman a

chance. I'm not a hundred percent sure this gentleman understands that regardless of what an engineer is going to charge him, he's going to have to pay it. There's no way the City's going to accept a set of plans, no matter how good they are, from you, because you're not a licensed architect or a licensed engineer. What I am willing to do is give you a thirty-day extension and in that thirty days, you have to bring back some proof that you have employed or retained a licensed architect or engineer. If you do that at that time, I would consider giving you a further extension to get your permitting done and the place rebuilt.

INSPECTOR STRAWN: Mr. Chairman?

CHAIR SCHNEIDER: One moment please, we have a motion on the floor. Do we have a second?

MR. HEGUABURO: I second.

CHAIR SCHNEIDER: Discussion. Wayne.

INSPECTOR STRAWN: Just for the purpose – is the trailer occupied now?

MR. SUMMEY: Yes.

INSPECTOR STRAWN: Do you live there?

MR. SUMMEY: No.

INSPECTOR STRAWN: So it's rental property.

MR. SUMMEY: No, it's not rental property, my niece is. I've had cancer, and I've had to go up to Georgia to take treatments. I've been taking chemotherapy and I've had to spend most of my time up at the VA clinic in Dublin, Georgia.

INSPECTOR STRAWN: And how long have you owned the trailer?

MR. SUMMEY: I've had it, I was diagnosed with cancer October, it'll be two years ago. And I took my treatments, I took the radiation, I'm taking my chemo and I've got to go back for a checkup this coming week.

INSPECTOR STRAWN: How long have you owned the trailer Sir?

MR. SUMMEY: Since ninety-two, I'm sorry. I mean, I'm sorry, two thousand and two.

INSPECTOR STRAWN: Two thousand and two?

MR. SUMMEY: Yes Sir.

CHAIR SCHNEIDER: Any more discussion?

MR. MADFIS: Well, my concerns are that the trailer is beyond repair. That's why I obviously decided to make a motion to have it demolished. Prior to even beginning plans to remodel or to reconstruct the damage, I think a report needs to be done to determine if it's worth saving and if the integrity can be re-established because it's not just cosmetic. It's seriously structural; it's seriously electrical. These units are a cohesive system, and the way they work is not just by putting one part on top of another part. It's really by sort of systematizing all that stuff together and having all sort of equal stresses evenly distributed throughout the whole system as a frame. And when you go ahead and you disrupt that system, as light and delicate as it may seem, it really destroys the whole integrity of this design. I took some time a few months ago and I read the documents that Wayne has that describe the standards by which this needs to be built, and I'm not sure a Building Department official can actually review that to determine that it meets any kind of these codes. It's really an odd situation. I think you'd have to make special arrangements with the Building official to get a consulting engineer to step in between there to –

CHAIR SCHNEIDER: Do what they call "threshold inspections."

MR. MADFIS: I think this will be very special here, and I think you can't just say you're going to put this thing back together. That's my opinion.

MR. KERNEY: I'm inclined to agree with everything you said and I think that this gentleman's going to find it's cost-prohibitive to go ahead and fix the mobile home. But month after month, we have people come in and wanting to rebuild places that I wouldn't dump the money into. It's cheaper to tear it down and start over again. But I believe this gentleman deserves at least that opportunity.

CHAIR SCHNEIDER: To discover that.

MR. MADFIS: I'm also just concerned with the season coming up. We're in the middle of the rainy season, let alone the coming hurricane season and it's tough to do the work at this time. If he's delayed because of all the permitting and all the inspections and everything that's going to have to be done, this is going to become a hazard to other people in the area.

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

MR. KERNEY, MS. CHARLTON, MR. HEGUABURO, MR. MINOR, MR. SCHERER,
CHAIR SCHNEIDER: Aye.

CHAIR SCHNEIDER: All those opposed, like sign.

MR. MADFIS: No.

CHAIR SCHNEIDER: One dissenting vote. Motion carries. See you in thirty days Sir.

[Case 3. CE05011052]

MS. BLUE: Next case, page one of your agenda. Old business. Case number CE05011052. Property address: 723 Northwest 6th Avenue. Owner: Luma Properties Inc. Inspector: Wayne Strawn. This case was first heard on September 15th 2005. At that hearing, the Board granted a sixty-day extension and offered a stipulation that there be no automobiles stored or spray-painting in the warehouse during that sixty-day period. The case came before the Unsafe Structures Board again on January 19th 2006. The Board granted a sixty-day extension of time. Finally, the Unsafe Structures Board heard the case on March 16th, 2006. At that hearing, the Board granted a sixty-day extension to allow the architect time to obtain building permits, which were under review at the time.

MR. TUCHMAN: My name is Abraham Tuchman, I represent Luma Properties. At this time, we're just waiting for the permits to be issued. Plans have been made and we actually need a little extra time just to get the permits done to do the work.

CHAIR SCHNEIDER: So it's still under plan review?

INSPECTOR STRAWN: Yes. Wayne Strawn, City of Fort Lauderdale. It seems as though that we're part of the problem with resolving these issues. Mr. Sanchez has some plans and he's had another, an engineer look at some of the other, to put in some engineering details. He didn't want to pull the plans back and put the engineering details in because he didn't want to slow down the process in any way. So, as soon as this thing passes, he's going to put in some, I don't know, what would you call that, revisions, engineering revisions on the plan. But I have to support whatever Mr. Tuchman is asking for because his efforts have been sincere and ongoing.

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

MR. KERNEY: I have a question for Wayne. Is he still in compliance with not storing vehicles as we've asked?

INSPECTOR STRAWN: I was unable to inspect the property this week. Mr. Tuchman? There's no, are there vehicles on the property?

MR. TUCHMAN: On the outside only, not the inside.

INSPECTOR STRAWN: Okay.

CHAIR SCHNEIDER: Any other question? What's your pleasure?

MR. MADFIS: I'll make a motion to give him another sixty days because I know how long it's taking to get permits out of the Building Department; it's crazy.

CHAIR SCHNEIDER: Do we have a second?

MR. KERNEY: Second.

CHAIR SCHNEIDER: On the motion, all in favor, signify by saying aye.

BOARD MEMBERS: Aye [unanimously].

CHAIR SCHNEIDER: Those opposed, like sign. Motion carries. Thank you Sir.

MR. TUCHMAN: Thank you.

[Case 4. CE06030045]

MS. BLUE: Next case, page three of your agenda. Case number CE06030045. Property address, 2101 Northwest 7th Court. The owner is Sunrise Recycling LLC. The inspector is Wayne Strawn. The last permit was issued on May 3rd 1989 to raise the height of the CBS wall. Certified mail was sent to Randolph Weil, certified mail returned and signed, dated March 24th 2006 and it was signed by M. Smiley. Certified mail sent to Bayview Loan Servicing LLC, certified mail returned and signed dated March 24th 2006, the signature was illegible. Certified mail sent to Brian E. Bomstein, registered agent for Bayview Loan Servicing, certified mail returned and signed dated March 24th 2006, the signature was illegible. Certified mail sent to Sunrise Recycling, certified mail returned and signed by Ken Williams, dated March 24th 2006. Certified mail sent to Sunrise Recycling in Boca Raton, certified mail returned and signed by M. Smiley, dated March 24th 2006. Certified mail sent to John D. Blakesburg, registered agent for Sunrise Recycling, certified mail was signed and returned dated March 24th 2006 and it was signed by M. Smiley. And I do not believe we have any respondents here today.

CHAIR SCHNEIDER: Thank you. Is this the first time this case has been heard?

INSPECTOR STRAWN: Yes it is. Wayne Strawn, City Building Inspector with regard to 2101 Northwest 7th Court, Sunrise Recycling LLC. The violations that exist are:

FBC 117.2.1.2.2

THE MASONRY WALL HAS DETERIORATED STRUCTURALLY DUE
TO SUBSTANDARD CONSTRUCTION METHODS.

FBC 117.2.1.2.3

SECTIONS OF THE MASONRY WALL HAVE COLLAPSED.

FBC 117.2.1.2.4

THE WALL IS LEANING SUBSTANTIALLY TO THE NORTH.
THE WALL WAS OVERSTRESSED BY THE WIND PRESSURE.
THE DESIGN OF THE WALL WAS INADEQUATE FOR THE
LOADS IMPOSED.

FBC 117.1.1

THE TWELVE FOOT HIGH MASONRY WALL ON THE SOUTHWEST
PERIMETER OF THE PROPERTY HAS BEEN DAMAGED
SUBSTANTIALY BY WINDSTORM.

The City is asking for a motion to demolish.

CHAIR SCHNEIDER: Being no respondent, what's your pleasure Board?

MR. KERNEY: I'd like to make a motion that we order the owner to demolish the property
and if not, the City within thirty days.

MR. HEGUABURO: I second.

CHAIR SCHNEIDER: Do we have a second?

MR. HEGUABURO: I second.

CHAIR SCHNEIDER: On the motion, any discussion? Being none, all those in favor,
signify by saying aye.

BOARD MEMBERS: Aye [unanimously].

CHAIR SCHNEIDER: Those opposed, like sign. Motion carries.

[Case 5. CE05111611]

MS. BLUE: The last case, on page two of your agenda, the City is withdrawing this case
pending service. Case number CE05111611.

CHAIR SCHNEIDER: Was that the recommendation of counsel?

MS. BLUE: Yes it was.

CHAIR SCHNEIDER: Thank you. Are there any orders for board-ups or anything like that?

MS. BLUE: No board-ups.

CHAIR SCHNEIDER: Motion to adjourn.

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

FARIDA MOHAMMED, BOARD CLERK

CHARLES SCHNEIDER, CHAIR

Unsafe Structures Board Meeting
Thursday, May 18, 2006
Page 20 of 20

CERTIFICATION

I hereby certify that I have recorded and transcribed the City of Fort Lauderdale Unsafe Structures Board meeting held May 18, 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 May, 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 May 2006.

NOTARY PUBLIC
State of Florida at Large

Notarial Seal: