

City of Fort Lauderdale
UNSAFE STRUCTURES BOARD
Thursday, June 15, 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	5	1
Patrick Kerney	P	5	1
Olivia Charlton	A	4	2
John Carroll	A	4	2
Hector Haguaburo	A	4	2
Charles Minor	P	4	2
Michael Madfis	P	5	1
John Scherer	P	6	0
Chris Bellissimo	P	4	1

City Staff

Eve Bazer, Community Inspections
Yvette Ketor, Board Secretary
Assistant City Attorney
Wayne Strawn, City Building Inspector
Jamie Opperee, Recording Clerk

Guests

CE05110130: Eloise Taylor
CE05111769: Vernon Hills
CE06040145: Vincent Sacco, homeowner; Frank Cox, Park owner

The regular meeting of the Unsafe Structures Board convened at 3:00 p.m. on Thursday, June 15, 2006, at the City Commission Meeting Room, City Hall, 100 North Andrews Avenue, Ft. Lauderdale, Florida.

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CASE

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1. Case CE06040145
Case Address: 150 Northwest 68th Street
Site Address: 24 Northwest 69th Street
Owner: Pan American Corp
Home owner: Vincent Sacco
Inspector: Wayne Strawn

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DISPOSITION: Thirty days to hire an engineer and return to the Board with the engineer's contract. Unanimously approved.

2. Case CE05111769 [11](#)

Address: 1225 Northwest 16th Street

Owner: Fletcher-Allen, Shirley M. and

Hills, Vernon C. and Hills, Delbert and Hills, James

Inspector: Wayne Strawn

DISPOSITION: Thirty-day continuance. Approved unanimously.

3. Case CE05110130 [13](#)

Address: 1601 Northwest 6th Place

Owner: Taylor, Eloise and Moreland, Mattie Lue

Inspector: Wayne Strawn

DISPOSITION: Thirty days to demolish the property or the City will demolish. Approved unanimously.

CHAIR SCHNEIDER: Is everyone that's here who's about to give testimony been sworn? If not, please rise and swear in.

[Swearing in]

CHAIR SCHNIEDER: First case.

[Case 1. CE06040145]

MS. BAZER: This is a new case, page three of your agenda. This is case CE06040145 at 150 Northwest 68th Street; the site address is 24 Northwest 69th Street; the owner is Pan American Corporation; the homeowner is Vincent Sacco; the inspector is Wayne Strawn. The last permit on this address was issued on 10/14/04, which was to replace two garage doors. Certified mail was sent to Pan American Corporation, certified mail returned and signed by Sally O. Bates, dated 4/27/06. Certified mail sent to Frank W. Cox, registered agent for Pan American Corporation, returned signed by S. Bates on dated 4/27/06. Certified mail to Vincent Sacco, and that was returned and signed by Vincent Sacco dated 5/5/06. Certified mail sent to Southeastern Mobile Homes Inc. and that was returned signed by a S.O. Bates, dated 4/27/06.

CHAIR SCHNEIDER: Wayne?

INSPECTOR STRAWN: Wayne Strawn, City Building Inspector, with regard to 24 Northwest 69th Street. The violations exist as, I'll read them into the record.

VIOLATIONS: FBC 117.1.1

THE MOBILE HOME IS A FIRE AND WINDSTORM HAZARD.
IT HAS BEEN SUBSTANTIALLY DAMAGED BY A FALLING
TREE AND DOES NOT MEET THE REQUIREMENTS OF THE

MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 117.1.2

THE MOBILE HOME HAS BEEN STRUCTURALLY REPAIRED, MODIFIED ELECTRICALLY AND HAS HAD AN AIR CONDITIONING SYSTEM INSTALLED WITHOUT OBTAINING THE REQUIRED PERMITS. ALL ALTERATIONS, MODIFICATIONS AND INSTALLATIONS PERFORMED WITHOUT PERMITS ARE "DEEMED" BY THE CODE TO BE UNSAFE.

FBC 117.2.1.2.1

THE REAR PORTION OF THE MOBILE HOME HAS BUILDING PARTS WHICH ARE LOOSE, LOOSENING, HANGING LOOSE OR HAVE FAILED. THE DWELLING PARTS INCLUDE, BUT MAY NOT BE LIMITED TO: WALL FRAMING, SIDING, ROOF COVERING, FLOORS, ROOF TRUSSES, ELECTRICAL PANEL, TIE DOWN STRAPS AND AIR CONDITIONING EQUIPMENT.

FBC 117.2.1.2.2

THE PERIMETER FRAMING MEMBERS FOR THE FLOOR DECK ARE DETERIORATED.

FBC 117.2.1.2.3

THE DWELLING IS PARTIALLY DESTROYED BY IMPACT FROM A FALLING TREE.

FBC 117.2.1.2.5

THE ELECTRICAL AND MECHANICAL SYSTEMS PRESENT A HAZARD DUE TO THE ALTERATIONS AND INSTALLATIONS DONE WITHOUT OBTAINING PERMITS. THE SYSTEMS ARE "PRESUMED AND DEEMED" BY THE CODE TO BE UNSAFE.

FBC 117.2.1.2.8

THE AIR CONDITIONING SYSTEM AND THE ELECTRICAL SYSTEM DO NOT COMPLY WITH THE REQUIREMENTS OF THE CODE.

FBC 117.2.1.3.1

THE ELECTRICAL AND MECHANICAL SYSTEMS OF THE DWELLING HAVE BEEN ALTERED OR INSTALLED WITHOUT OBTAINING THE REQUIRED PERMITS. THE ALTERATIONS ARE "DEEMED" BY THE CODE TO BE UNSAFE.

FBC 117.2.1.3.2

THE DWELLING DOES NOT COMPLY WITH THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

INSPECTOR STRAWN: The violations that I just recited were the result of an inspection at the same time as I took the photographs. So, some repair work has been done but as I've explained, it hasn't been done with a permit, so it appears differently than what the photographs show you. The photographs give you an idea of the scope of

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the work involved to repair the mobile home. The City is asking for motion to demolish. Thank you.

CHAIR SCHNEIDER: Do we have a respondent here?

MR. SACCO: Yes.

CHAIR SCHNEIDER: Please approach and state your full name.

MR. SACCO: My name is Vincent Sacco, the owner of 24 Northwest 69th Street. Wayne has, wrote some stuff down here on this piece of paper against me and my property, and I have done repair work to it. I haven't done any restructuring or there hasn't been no structural damage, it was all superficial. I haven't replaced any trusses, I replaced some wood, very minute, I took pictures of it if you'd like to take a look at it. And he told me that I have to get an engineer, and I went in search of an engineer, and I talked to a couple other inspectors in the Broward area, and they told me I could repair - I haven't spent more than \$400 to repair the property, that I have. There is a picture my neighbors. He's coming after me. I'm showing you stuff, what I have, here is the roof a branch fell on it.

CHAIR SCHNEIDER: You want to address us and not the secretary.

MR. SACCO: Pardon me?

CHAIR SCHNEIDER: Please address us and not the secretary.

MR. SACCO: I'm sorry. I apologize.

CHAIR SCHNEIDER: Secondly, I'm sitting here looking at some photographs that Wayne took. You stated that there was no structural work on it?

MR. SACCO: No structural work. [inaudible] replaced a couple of one-by-twos.

CHAIR SCHNEIDER: What about the structural wood members in the side, of this entire side that's missing and open with the skin peeled back?

MR. SACCO: I had some water damage to one window frame, so I replaced the window, which is like about forty dollars for the window wood.

CHAIR SCHNEIDER: What about the damage to the roof where the tree fell on it, and it's bowed down and the trusses and the outside skirting plate is missing and needs to be replaced? All those issues constitute structural.

MR. SACCO: Okay. What you're constituting as structural I have not replaced. I have not replaced any seating on the roof –

CHAIR SCHNEIDER: But the point is that it needs repair, and it needs to be done with a permit and needs to be done under the standards that regulate mobile homes, and the code, and that hasn't been done.

MR. SACCO: Well, when I registered at the DMV, it's a mobile home, it's not a structure, it's a mobile home. Therefore I thought that I could fix it myself. It's like collision work –

CHAIR SCHNEIDER: I think you can, but I still think you need to have a permit to do it.

MR. SACCO: To repair my own property?

CHAIR SCHNEIDER: Absolutely.

MR. SACCO: Under five hundred dollars? I never heard of such a thing. I asked Wayne and he said I have to get an engineer. And then the park owner, he had told me that I could fix my own property. I could replace my own window without a permit, right? I can replace the window without a permit correct? Can I or can I not?

CHAIR SCHNEIDER: You cannot.

MR. SACCO: You can mow your grass without permit, right?

MR. MADFIS: You can do work –

MR. SACCO: I didn't do anything to change or alter anything.

MR. MADFIS: I understand that. You can do a certain amount of work up to a dollar value in the code, but that work is limited to work outside of certain disciplines and components. So I believe, I don't have the code in front of me, but things like windows and doors, structural components, electrical components, to a certain amount. You can paint, you can mow your lawn, you can adjust certain landscape, you can maybe replace a doorknob, certain levels of components under a dollar value but other components have to be permitted regardless of the price. I don't have the exact components, but I'm sure Wayne had addressed them in his report.

MR. SACCO: I didn't think I was disrespecting the Building Department to repair my own property instead of having a blue tarp on there for ever and ever. I called a roofer, and I was going to have him fix it because all it was was a branch, after the hurricane damage, when I had cut some on trees down, and one of the trees, the branch, it was like a two-inch branch, and it hit it, and it smashed, it cut into the corner of the top. And I have straightened it out and took it off with the screws and put it on a piece of plywood and straightened it out with a rubber mallet, and I put it back on there.

MR. MADFIS: I believe that's beyond the scope that a homeowner without a permit is allowed to do. If you have a structural component like that it needs to be engineered.

MR. SACCO: Can you tell me where I can obtain a permit to replace my window and straightened the metal out on my trailer?

CHAIR SCHNEIDER: City of Fort Lauderdale.

MR. SACCO: Can you tell me where to get a permit for that?

CHAIR SCHNEIDER: City of Fort Lauderdale, right over at the Building Department. All you have to do is go in and apply for it, for miscellaneous repairs.

MR. SACCO: He told me I couldn't get one. That's what Wayne told me.

CHAIR SCHNEIDER: I've been pulling electrical permits for miscellaneous repairs for thirty years.

MR. SACCO: [inaudible] electrical repairs. The air-conditioning unit that was on there was on there before I bought the property.

CHAIR SCHNEIDER: You know what? It's really irrelevant to me -

MR. SACCO: It's not irrelevant to me.

CHAIR SCHNEIDER: - whether the air conditioner was there or not. The fact of the matter is, under the law when you buy a piece of property, if there is discrepancies and you didn't catch them at the time you bought the property, you inherit them. I had the same problem with my own home. And I believe the real estate laws since I bought my home some twenty some years ago has been changed and there are certain recourse that you have. But for the most part, you inherit those problems, and if they're not code worthy you have to bring it up to code. The issue is not that you're trying to repair your home. That's not a problem. The problem is that you're repairing it without a permit.

MR. SACCO: Do you have anybody else that's an inspector in that area besides Wayne that could come out and take a look and see if I did anything against code?

MR. MADFIS: I can from the pictures this is beyond the scope -

MR. SACCO: I don't understand it you know? You want me to get a permit to replace a window and to straighten some sheet metal out, and then he's telling me about the AC unit, okay, that was there. He installed it and eight years ago.

MR. BELLISIMO: Is that a window opening [inaudible] putting a new window in?

MR. SACCO: It's a piece of metal and that's where I put the window. And I put [inaudible] framing-

CHAIR SCHNEIDER: Looks to me like it was a sliding glass door.

MR. MADFIS: Looks like it was a wall with a window in it, and you're replacing a portion of the wall and putting the window back in. That is -

CHAIR SCHNEIDER: You want to leave those photos with us? We'll look at them.

MR. MADFIS: What the conclusion is here, is that the work you've done is the structural envelope of the building.

MR. KERNEY: The issue here is not whether or not what you did was not to code. The issue is that the City of Fort Lauderdale requires you to pull a permit for the work that you are doing and want to do, plain and simple. You have to pull a permit, and you're not going to get a permit unless you have an engineer do a drawing and submit it. They'll hand a right back to you and say I need an engineer's approval. I understand it's your own home, I'm the plumbing contractor, I can't replace my hot water heater without going to the City and pulling a permit, that's just the way it is. So, what we need to know from you is what are your intentions? Are you going to go get an engineer, are going to have this designed structurally and are you going to fix it by pulling a permit?

MR. SACCO: I'm going to fix the structure, I'm not doing anything electrical, because there's no electrical problems. I'm sorry, excuse me for one second. The AC unit? I'm going to remove it. Do I have to have a permit for that, to remove the AC unit? Do I have to have a - Wayne told me that I [inaudible]

MR. KERNEY: Let me back up, this is the Unsafe Structures Board. The reason you're in front of us is because the City has deemed that your structure is unsafe and poses a hazard to the community around you. As a Board member, in order for me to make a decision on whether or not I'm going to make a motion to demo your home or not, is, what are your intentions, are you going to get an engineer and are you going to pull permit and have this fixed?

MR. SACCO: Yes, I am.

MR. KERNEY: And how long do you think that will take, for you to acquire the services of an engineer?

MR. SACCO: I haven't been able to find one. He told me I have to get one from the company that built the trailer. If your house is like fifty years old, and the guy dies, you cannot find the person -

MR. MADFIS: There's probably a manufacturer of the trailer, and they can get the standards from which that trailer was built. A local engineer may be able to take those standards and design to them. Basically, what Wayne saying is that they need a little direction on these products because they are not standard code-prescribed construction. Each manufacturer meets a overall certificate kind of acceptance they may have a little slightly different method, but that information doesn't die with the guy who originally engineered it. It's probably still with the manufacture and could be retrieved, and you would need a professional to guide you through this. And that's what we're saying. And then once you accomplish good documentation, it could be used to achieve a permit for whatever scope of work is needed.

MR. SACCO: If there's a way and I could find it, I'll do it. I could do what I had to do. I don't want to have a blue tarp on my place forever. And I took pictures every step of the way. And I didn't do anything electrical. I've been a union carpenter for twenty years and I've been around everything around in this city here, and if you guys can find me an engineer or you have a City engineer that could come out and inspect it. Wayne is just an inspector, he's not an engineer, is he?

MR. MADFIS: No, he doesn't claim to be.

MR. SACCO: Is he an engineer?

MR. MADFIS: I don't think he claims to be. I think you can go to the Yellow Pages or other directories and find the type of engineer your looking for, if one can't help you ask them you to refer you, they know better who's in their industry. But the real issue is that you need to do this in a timely fashion. There was a grace period initially right after the hurricane, thirty or sixty days, that he could have done this work without a permit and had an inspection and then followed up with some of the documentation later, or gotten a permit maybe without documentation and followed up with it later. But, maybe you didn't know about that, but that's passed. Now we are really behind the eight ball and in the middle of the hurricane season, we need a timeline from you that you're going to go ahead and contact some professional to guide you through this within a very short period of time in then report back to us what you found out.

MR. SACCO: Can I ask you this, the Board here, is there anyway to, if somebody, if you find something on your property that's been there from the previous owner, how would I go about removing it or, go back to the position like the electrical problem, that's the only thing with the electrical, is the AC unit, somebody had put a without a permit, and it's supposed to have shut off right there, I'm not an electrical –

MR. SCHERER: These are questions that the City can answer, the Building Department. So what you need to do is go ask your questions at the City Building Department, we're here to decide whether or not your house is safe or not safe, and right now, it's not.

CHAIR SCHNEIDER: Quite frankly, the engineer that you should hire would be the person that will answer those questions for you. Yes, you can probably repair whatever deficiencies are there, but it needs to be done and noted on a plan with a permit.

MR. SACCO: Okay, how many more days, if you're saying, can you give me some more time where I can go over to your Building Department and find out where and how I can do my repairs. I mean, Wayne's, he's doing an assessment on my property –

CHAIR SCHNEIDER: First of all, with all due respect, if you're carpenter, particularly a union carpenter, this ain't your first rodeo, you know what's required. I'm a union electrical contractor, I've been a union man for thirty-seven years. So you know what's required. I suggest you hire an engineer as Mr. Madfis suggested to you. You have him process a set of plans, research the manufacturer and the standards that that home was built under, have him draw you a set of plans, make application for permit to the City of Fort Lauderdale, and this goes away.

MR. SACCO: Okay. But Wayne was telling me, he come there with a woman with a gun on her, she like this, like Annie Oakley, and I ain't never seen neither one of them to boot, they come over here and she's holding on to her gun, this girl, right? And I said, you don't need to hold onto your gun like you're expecting something –

MR. KERNEY: All irrelevant to this proceeding. What I'm going to do is, I'm going to make a motion –

MR. SACCO: You could give me some time –

MR. KERNEY: I'm going to give you thirty days, you need to come back with a contract from an engineer stating that you have him under contract to proceed with this work. If you don't have that in thirty days, I'll personally make the motion to demolish your property.

MR. SACCO: And I can go to the Building Department -

MR. MADFIS: I'll second that.

MR. KERNEY: Hold on, there's an open motion –

CHAIR SCHNEIDER: Hang on please. I have a motion is second on the floor.

MR. SACCO: Is there such a thing –

CHAIR SCHNEIDER: Will you excuse us a minute please?

MR. SACCO: Okay.

CHAIR SCHNEIDER: There's a motion and the second on the floor. Is there any further discussion by the Board? All those in favor of the motion, signify by saying aye.

BOARD MEMBERS: Aye [unanimously].

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

MR. SACCO: Thank you, appreciate it.

CHAIR SCHNEIDER: Go ahead, state your name Sir.

MR. COX: My name is Frank W. Cox, I own the property where this mobile home is located. Can you tell me where I could find a copy of the City of Fort Lauderdale Building Code that applies to mobile homes?

CHAIR SCHNEIDER: There is no City of Fort Lauderdale Building code. It's probably ordinances. What you'll find is the state of Florida Building Code.

MR. COX: Where can I get a copy of that?

CHAIR SCHNEIDER: The construction bookstore, you can probably get a copy or excerpt of the pages from the City. Or you can send away to the state construction bookstore for a copy of it.

MR. COX: I contacted the Division of Motor Vehicles and Mobile Homes and they say on Mr. Burgell's advice that a mobile home can be repaired by a dealer. Is that correct?

MR. MADFIS: I would think to a certain extent it could, but if the mobile home is installed somewhere, I think that it would still require permit. Maybe the dealer would probably be the best person to do the work, because they'd be familiar with all the components. But regardless of that, if it falls under the categories in the code that require a permit it should have a permit. Now, the DOT or the Transportation Department does oversee some of these mobile homes and the standards under which they are originally built, but Wayne I believe that once they're installed as a permanent fixture, and they want to be modified, then they have to comply with the codes of the jurisdiction where they're located. And if that jurisdiction has questions as to whether it meets the standards they may refer back to the manufacturer or the DOT requirements. It is a sort of a hybrid of situations.

CHAIR SCHNEIDER: As I understand it, the way mobile homes are governed, the only way I can relate it to is like a piece of electrical equipment that has a UL label. Electrical equipment, when it's approved by UL, it's approved as an entire assembly. That's how it's tested, and that's how the labeling is granted as an entire assembly. Now as I understand it with regard to mobile homes, there's a standard that's been accepted by the state and the Department of Transportation, a certain minimum standards for the entire assembly it,

structurally, and I'm searching for the right word, but, it's integrally supported on itself and the entire structure is part of that testing and certification process. The problem that comes with mobile homes is that when we see photographs of an entire expanse of wall missing, and the roof trusses above, and the supporting elements that support that, all missing, and in turn has to be interlocked and interwoven and help support the rest of the structure, that's when the problem becomes at hand. Now, that doesn't mean it's not repairable. We we're saying is that it has to be repaired under those standards. And in order to do that, once it's placed under the ordinances of the City of Fort Lauderdale, you have to obtain a permit to do it. And part of that process is having the engineered drawings, guaranteeing that the process and the method used to repair it will be similar to the standards or like standards that it was built under originally. That's what we're telling you.

MR. COX: Alright, I understand that. Is it required to change a window?

CHAIR SCHNEIDER: Sir, with all due respect, I don't want to get into an argument here. I'm going to show you a picture of something here, and then I'm going to call this and it's over. When I look at a photograph of this - I was born at night, but it wasn't last night - That's an entire wall, that's not a window.

MR. COX: I hadn't seen that picture.

CHAIR SCHNEIDER: Help yourself. It's an entire wall.

MR. COX: Okay. Thank you.

CHAIR SCHNEIDER: Thank you. Next case.

[Case 2. CE05111769]

MS. BAZER: Page 1 of your agenda, case CE05111769, at 1225 Northwest 16th Street, the owners are Shirley M. Fletcher-Allen, Vernon Hills and Delbert and James Hills. The inspector is Wayne Strawn. The last permit issued on this property was on 5/19/05 and they applied for a demolition permit on 3/31/06 which has yet to be issued. Certified mail sent to James E. Hills, returned unclaimed, certified mail sent to Shirley M. Fletcher-Allen, returned signed by Betty Allen, dated 4/28/06, certified mail sent to Christy Rodriguez, registered agent, mail returned signature illegible, certified mail sent to Shirley Fletcher-Allen and Vernon Hills and Delbert Hills and James Hills, returned signed by Vernon Hills dated 5/4/06. To bring you up-to-date on this case, it was first heard on 1/19/06, where the Board ordered a thirty-day continuance for the property to be secured immediately. On 2/16/06, a thirty-day continuance was ordered and that the respondent return with a signed agreement from all the other owners and with their intent to sell the property to him once the legal problems were resolved. Additionally, he was to submit all plans or retain an architect to draw a new set of plans. On 3/16/06, he was ordered to, ordered the respondent to apply for permit within 30 days of the city will

demolish the property. On 4/20/06, a 30-day continuance was ordered. And that's, we're up to date.

CHAIR SCHNEIDER: Thank you.

MR. HILLS: How are you doing?

CHAIR SCHNEIDER: What's going on?

MR. HILLS: I'm here for a permit.

CHAIR SCHNEIDER: You're in for permitting.

MR. HILLS: It's in for a permit.

CHAIR SCHNEIDER: Well congratulations. State your name.

MR. HILLS: My name is Vernon Hills.

CHAIR SCHNEIDER: Vernon.

MR. HILLS: [inaudible] the permit, and when I went down there to get the permit, one of the building guys told me I needed a plumber to cap things up before I get the permit. So I just found out about that, I had the contract submitted –

CHAIR SCHNEIDER: That'll only take you a couple of days to get done and things will go on down the road.

INSPECTOR STRAWN: I'd like to address the Board. Wayne Strawn, Building Inspector. Actually, the last time this went before the board I was unaware that the review was complete and the only thing holding up the permit was he had to get a plumber in there to get a permit to cap off the existing plumbing fixtures. I was under the idea that we still sent out a letter to the contractor that said your plans are ready for pickup, but we don't do that anymore. So since we don't do that anymore - then I didn't know that the contractor didn't know then Mr. Hill didn't know that that's all he had to do was get his plumbing permit.

CHAIR SCHNEIDER: Well, is everybody in the same page now Wayne?

INSPECTOR STRAWN: Yes. I think [inaudible] thirty days he'll have his, partial demo permit will be issued -

CHAIR SCHNEIDER: Chair will entertain a motion for thirty days.

MR. MADFIS: I'll make a motion for a thirty-day continuation.

CHAIR SCHNEIDER: Do we have a second?

MR. MINOR: Second.

CHAIR SCHNEIDER: Discussion? All in favor signify by saying aye.

BOARD MEMBERS: Aye [unanimously].

CHAIR SCHNEIDER: Opposed, like sign. Motion carries.

[Case 3. CE05110130]

MS. BAZER: Page two of your agenda, this is a new hearing. This is case CE05110130, at 1601 Northwest 6th Place, Eloise Taylor, and Mattie Lue Moreland are the owners, the inspector is Wayne Strawn. Last permit issued for this property was 2/11/1980 for a water heater. Certified mail sent to Eloise Taylor, signed by Eloise Taylor, no date on the card, certified mail sent to Charles Eckert, registered agent for S&S Financial, returned signed, signature illegible, dated 4/28/06, certified mail sent to Mattie Lue Moreland, returned unclaimed, certified mail sent to M&S Realty, certified mail returned, signed by D. Matteo dated 4/28/06, and certified mail sent to S&S Financial Inc., certified mail returned, signature was illegible, dated 4/28/06.

INSPECTOR STRAWN: Wayne Strawn, City Building Inspector, the following violations exist at the property at 1601 Northwest 6th Place:

VIOLATIONS: FBC 117.1.1

THE BUILDING HAS BEEN SUBSTANTIALLY DAMAGED BY HURRICANE WILMA. THE BUILDING EXISTS AS A RUIN WITH AREAS THAT HAVE STANDING WALLS ONLY. LARGE AREAS OF ROOF STRUCTURE ARE NO LONGER PRESENT. THE BUILDING DOES NOT COMPLY WITH ANY OF THE REQUIREMENTS OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 117.1.2

THE BUILDING HAS BEEN ALTERED BY THE ENCLOSURE OF THE FRONT PORCH, THE INSTALLATION OF WINDOWS AND DOORS AND THE ADDITION ON THE WEST SIDE OF THE BUILDING. THE ALTERATIONS NOTED ABOVE HAVE BEEN DONE WITHOUT OBTAINING BUILDING PERMITS. THE WORK IS PRESUMED AND "DEEMED" BY THE CODE TO BE UNSAFE.

FBC 117.2.1.2.1

THE CEILINGS AND ROOF STRUCTURE HAVE FAILED OR ARE LOOSE AND LOOSENING IN LARGE AREAS. SOFFIT AND FACIA BOARDS ARE FALLING OR HAVE FALLEN. THE SERVICE CONNECTION FOR F.P & L HAS FALLEN OFF THE ROOF AND IS HANGING LOOSE.

FBC 117.2.1.2.2

MANY ROOF RAFTERS FAILED DURING THE HURRICANE AND THE CONNECTION TO THE TIE BEAM FAILED. THE TIE

BEAM ITSELF IS SPALLED AND ERODED OVER THE LIFE OF THE BUILDING.

FBC 117.2.1.2.3

THE BUILDING IS PARTIALLY DESTROYED BY HURRICANE WILMA.

FBC 117.2.1.2.5

THE ELECTRICAL SERVICE DROP IS TORN OFF THE BUILDING. THE POWER HAS BEEN CUT TO THE BUILDING THEREFORE MITIGATING THIS UNSAFE CONDITION.

FBC 117.2.1.3.1

BUILDING ALTERATIONS HAVE BEEN DONE WITHOUT OBTAINING PERMITS. THE ALTERATIONS INCLUDE BUT

MAY NOT BE LIMITED TO: AN ADDITION ON THE WEST, THE ENCLOSURE OF THE FRONT PORCH ALONG WITH EXPANSIONS/ALTERATIONS OF THE ELECTRICAL SYSTEM.

FBC 117.2.1.3.2

THE BUILDING DOES NOT COMPLY WITH THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

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 OF STRUCTURAL REPAIR OR STRUCTURAL REPLACEMENT EXCEEDS 33% OF THE STRUCTURAL VALUE OF THE BUILDING.

INSPECTOR STRAWN: Florida Building Code 117.2.2.4 is a list of exceptions that appears on the document, exceptions to the percentage of values. The City is asking for a motion to demolish.

CHAIR SCHNEIDER: Do we have a respondent here? If so, please approach and state your name.

MS. TAYLOR: My name is Eloise Taylor.

CHAIR SCHNEIDER: Hello, how are you today?

MS. TAYLOR: I'm alright.

CHAIR SCHNEIDER: What's your intentions here Ms. Taylor?

MS. TAYLOR: I can afford to fix the house up. I tried, but the insurance company FEMA, and everybody, even the City, nobody wanted to help me fix it up, and I can't afford to fix it up, so I'm trying to sell it.

CHAIR SCHNEIDER: While we appreciate your plight and your circumstances, if you can't afford to fix it up, we have to take some sort of action. If you don't have any specific requests or intentions to repair it, then that clearly delineates which direction we need to go in.

MS. TAYLOR: But I'm in the process of selling it, I need just a little more time to sell it.

CHAIR SCHNEIDER: How much more time?

MS. TAYLOR: Maybe about twenty days.

MR. KERNEY: Do you have a contract on the property now?

MS. TAYLOR: Yes.

MR. KERNEY: You wouldn't happen to have a copy of that contract, would you?

MS. TAYLOR: I didn't bring it. With Ken Thurston.

MR. KERNEY: I'm sorry, say that again?

MS. TAYLOR: Ken Thurston.

MR. KERNEY: That's who's buying the property?

MS. TAYLOR: Um hm. [affirmative]

MR. KERNEY: Do you know what Mr. Thurston's intentions are? Is he going to try to fix the house up or is he going to demolish it?

MS. TAYLOR: He told me that [inaudible] demolish. So he's going to demolish it.

MR. KERNEY: He is going to demolish it.

MS. TAYLOR: Yes.

MR. KERNEY: Okay. All that makes it easy then. If we order a motion for demolition then by the time they got around to the Commission, the deal would be done.

MS. TAYLOR: It should be.

MR. KERNEY: Okay. Well, in that case, and like to make a motion, I move that we find that the violation exists as alleged and that we order the property owner to demolish the structure within thirty days and that we order the City to demolish the structure should property owner fail to timely demolish.

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CHAIR SCHNEIDER: We have a motion on the floor, do we have a second?

MR. SCHERER: Second.

CHAIR SCHNEIDER: We have a second to the motion. Is there any discussion? Again, is there any discussion? Being none, we'll call the question. All those in favor signify by saying aye.

BOARD MEMBERS: Aye [unanimously].

CHAIR SCHNEIDER: All those opposed, like sign. Motion carries. Thank you very much. Do we have any other further business to come before this Board?

MS. BAZER: No further business today.

CHAIR SCHNEIDER: Entertain a motion to adjourn.

MR. MADFIS: So moved.

MR. MINOR: I'll second that.

[Thereupon, the meeting was concluded at 3:34 p.m.]

FARIDA MOHAMMED, BOARD CLERK

CHARLES SCHNEIDER, CHAIR

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CERTIFICATION

I hereby certify that I have recorded and transcribed the City of Fort Lauderdale Unsafe Structures Board meeting held June 15, 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 June, 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 June 2006.

NOTARY PUBLIC

State of Florida at Large

Notarial Seal: