

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

<b>Board Member</b>	<b>Attendance</b>	<b>Cumulative 1/1/06 to 12/31/06</b>	
		<b>Present</b>	<b>Absent</b>
Charles Schneider, Chair	A	5	2
Patrick Kerney	P	6	1
Olivia Charlton	P	5	2
John Carroll	P	5	2
Hector Huguaburo	P	5	2
Charles Minor	A	4	3
Michael Madfis	P	6	1
John Scherer	P	7	0
Chris Bellissimo	P	5	1

**City Staff**

Farida Mohammed, Community Inspections  
Yvette Ketor, Board Secretary  
Assistant City Attorney  
Wayne Strawn, City Building Inspector  
Maurice Murray, Code Inspection Supervisor  
Jamie Opperlee, Recording Clerk

**Guests**

CE06011118: Charlie Crum, owner; Patty Spry, owner's sister  
CE05110170: Mary Grace, owner  
CE05011052: Vivian Tuchman, property manager's wife  
CE05120354: Doris Goodwin, 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.

**INDEX**

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- |  |               |                     |                          |
|--|---------------|---------------------|--------------------------|
| 1.   | Case:         | CE05111611          | <a href="#"><u>3</u></a> |
|  | Case Address: | 2124 NW 8 Street    |                          |
|  | Owner:        | ECE Development Inc |                          |
|  | Inspector:    | Wayne Strawn        |                          |
| DISPOSITION: Thirty days to demolish the property or the City will demolish. Approved unanimously. |               |                     |                          |
| 2.   | Case:         | CE06011118          | <a href="#"><u>5</u></a> |
|  | Case Address: | 731 NW 15 Avenue    |                          |

Unsafe Structures Board

July 20, 2006

Page 2

Owner: Crum, Charles L

Inspector: Wayne Strawn

DISPOSITION: Thirty days to hire an architect and return to the Board with proof. Approved unanimously.

3. Case: CE05110170 [11](#)

Case Address: 1170 SW 27 Avenue

Owner: Harber, Catherine C, Family Limited Partnership

Inspector: Wayne Strawn

DISPOSITION: Ninety days to return with evidence that plans had been submitted for a permit. Approved unanimously.

4. Case: CE05011052 [14](#)

Case Address: 723 NW 6 Avenue

Owner: Luma Properties Inc

Inspector: Wayne Strawn

DISPOSITION: Sixty-day extension. Approved unanimously.

5. Case: CE05120354 [16](#)

Case Address: 1611 NW 6 Place

Owner: Goodwin, P. H. & Goodwin, D

Inspector: Wayne Strawn

DISPOSITION: Ninety-day continuance to obtain a demo permit. Approved unanimously.

6. Case: CE06030947 [19](#)

Case Address: 150 NW 68 Street

Site Address: 185 NW 69 Street

Owner: Pan American Corp.(Landowner), Summey, Robert Doss (Homeowner)

Inspector: Wayne Strawn

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

7. Case: CE06040145 [21](#)

Case Address: 150 NW 68 Street

Site Address: 24 NW 69 Street

Owner: Pan American Corp. (Landowner) and Sacco, Victor (Homeowner)

Inspector: Wayne Strawn

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

8. Case: CE06040877 [23](#)

Case Address: 2632 NW 20 Street

Owner: Coutain, Brenda and Brown, Emmerson and Smith, Jeff

Inspector: Wayne Strawn

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

9. Case: CE05111769 [25](#)  
Case Address: 1225 NW 16 Street  
Owner: Fletcher-Allen, Shirley M., Hills, Vernon, C., Hills, Delbert, and Hills,  
James  
Inspector: Wayne Strawn  
DISPOSITION: Complied.

[Swearing in]

[Board members introduced themselves in turn]

**[Case 1. CE05111611]**

[Index](#)

MS. MOHAMMED: Good afternoon Board. First case, page two of your agenda. It's an old business case. Inspector Wayne Strawn for case number CE05111611, case address: 2124 Northwest 8<sup>th</sup> Street; the owner: ECE Development Inc. Certified mail sent to ECE Development, San Francisco CA, green card returned "attempted, not known." Certified mail sent to Marlon Hill, green card returned "moved left no address." Certified mail sent to Hayden Monseque, green card returned and signed, signature illegible. Certified mail sent to We Buy Real Estate, green card returned and signed by Jorge Ledo. Certified mail sent to H. Elliott Green & Associates, green card returned and signed by Ann Barnes. Certified mail sent to Four Properties Holding LLC, green card returned and signed by J. Pooley. Certified mail sent to the Tim Hagan, green card not returned. Certified mail sent to Winnie Monseque, green card not returned. We do have service by posting on the property and at City Hall. This case was first heard by the Unsafe Structure Board on 1/19/06 at the hearing, there was no respondent present, and the Board ordered demolition of the property. On 2/28/06 Hayden Monseque provided documentation that his mother Winnie Monseque, the owner of the property, was a victim of fraud. On the advice of the City Attorney's office, notices were sent to all interested parties, including Ms. Monseque. At the Unsafe Structure Board on 5/18/06 this case was withdrawn due to lack of service. But we do have service today because we posted property.

MR. CARROLL: Okay. Wayne? Good afternoon.

INSPECTOR STRAWN: Good afternoon Board. Wayne Strawn, City Building Inspector, this case actually goes back a little bit earlier than that because it was first addressed under case CE05011972 and it was presented to the Board in June of '05. The same issues came forth with regard to ownership, proper service to owners. By the time that was all sorted out, the code had changed, and all the Chapter 111 became Chapter 117 so I had to invent a new case to use the proper code sections. The violations that exist today are:

FBC 117.1.1.1

THE SINGLE FAMILY WOOD FRAME BUILDING AT THIS LOCATION IS A FIRE AND WINDSTORM HAZARD. IT HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND BY WINDSTORM AND DOES NOT COMPLY WITH THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE OR THE MAINTENANCE STANDARD OF THE FLORIDA BUILDING CODE.

FBC 117.2.1.2.1

THE CEILINGS, WALLS, ROOF STRUCTURE, SIDING, DOORS AND WINDOWS HAVE FAILED, LOOSENED AND HANG LOOSE IN MANY AREAS.

FBC 117.2.1.2.8

THE ELECTRICAL EQUIPMENT HAS NOT BEEN MAINTAINED IN A DRY CONDITION AS REQUIRED BY THE N.E.C.

FBC 117.2.2.2

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

FBC 117.2.1.1.1

THE BUILDING IS VACANT, UNGUARDED AND OPEN TO CASUAL ENTRY.

FBC 117.2.1.2.2

THE ROOF HAS DETERIORATED TO THE EXTENT THAT THE STRUCTURE HAS BEEN TAKING WATER FOR SOME TIME AND THE ROOF FRAMING NO LONGER SUPPORTS THE LOADS IMPOSED.

FBC 117.2.1.3.2

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

FBC 117.2.1.1.2

THERE IS AN UNWARRANTED ACCUMULATION OF DUST, DEBRIS AND COMBUSTIBLE MATERIAL INSIDE THE BUILDING.

FBC 117.2.1.2.4

THE ROOF STRUCTURE IS SAGGING AND THE ROOF PROJECTION ON THE EAST EXPOSURE HAS FALLEN OFF THE BUILDING.

FBC 117.2.2.1

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

FBC 117.2.2.4 WAS INFORMATIONAL.

FBC 117.2.1.2.3

THE BUILDING HAS BEEN PARTIALLY DESTROYED BY HURRICANE WILMA.

INSPECTOR STRAWN: The City is asking for a motion to demolish.

MR. CARROLL: Do we have a respondent here? Does the Board have any questions of Mr. Strawn?

MR. KERNEY: Mr. Chairman I'd like to make a motion. I move that we find that the violations exist 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 the property owner fail to timely

demolish.

MR. MADFIS: I'll second that.

MR. CARROLL: Any discussion? Hearing none, all in favor?

BOARD MEMBERS: Aye [unanimously].

MR. CARROLL: Opposed? None. Motion passes.

INSPECTOR STRAWN: Thank you Board.

MR. CARROLL: Thank you. Next case.

**[Case 2. CE06011118]**

[Index](#)

MS. MOHAMMED: Next case, page ten, 1-0 of your agenda. It's a new business case, Inspector Wayne Strawn for case number CE06011118. Case address, 731 Northwest Fifteenth Avenue, the owner Charles L. Crum. Last permit issued 8/27/74 for gas permit. Certified mail sent to Bank of America NA green card returned and is signed by Jerry Kumiega. Certified mail sent to Charles L. Crum, certified mail returned unclaimed. Certified mail sent to Edwina L. Crum, certified mail returned unclaimed, but we do have service by posting on the property and at City Hall.

INSPECTOR STRAWN: Wayne Strawn, City building inspector with regard to 731 Northwest Fifteenth Avenue. The violations that exist at the property are:

FBC 117.1.1

THE DUPLEX DWELLING UNIT BUILDING HAS BEEN SUBSTANTIALLY DAMAGED BY FIRE. THE BUILDING IS A FIRE HAZARD AND A WINDSTORM HAZARD. THE BUILDING DOES NOT MEET THE MAINTENANCE STANDARD OF THE FLORIDA BUILDING CODE OR THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 117.2.1.1.1

THE BUILDING IS VACANT, UNGUARDED AND OPEN CASUAL ENTRY.

FBC 117.2.1.2.1

MANY BUILDING PARTS ARE LOOSE, HANGING LOOSE OR HAVE FAILED. THESE CONDITIONS EXIST BECAUSE OF FIRE DAMAGE.

FBC 117.2.1.2.2

THE BLOCK WALLS ARE DAMAGED. CRACKS ARE VISIBLE IN THE MORTAR JOINTS. IN SOME AREAS THE CRACKS HAVE A STAIR STEP PATTERN DEMONSTRATING MOVEMENT OF THE FOUNDATION.

FBC 117.2.1.2.3

THE BUILDING HAS BEEN PARTIALLY DESTROYED BY FIRE.  
THE MAJOR DAMAGE IS ON THE SOUTH PORTION OF THE  
BUILDING. THE ROOF TRUSS SYSTEM IS SCORCHED ON  
BOTH SIDES OF THE BUILDING.

FBC 117.2.1.2.4

THE ROOF HAS COLLAPSED INTO THE BUILDING ON THE  
SOUTH SIDE OF THE DWELLING.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN COMPROMISED BY  
WATER INTRUSION AND WOULD BE HAZARDOUS IF  
ENERGIZED.

FBC 117.2.1.3.2

THE BUILDING DOES NOT COMPLY WITH THE STANDARD FOR  
MAINTENANCE ESTABLISHED BY THE FLORIDA BUILDING  
CODE, OR THE CODE IN EFFECT AT THE TIME OF  
CONSTRUCTION OR THE MINIMUM HOUSING CODE OF THE  
CITY OF FORT LAUDERDALE.

INSPECTOR STRAWN: The City is asking for motion to demolish.

MR. CARROLL: Do we have a respondent? Hello Sir, state your name please.

MR. CRUM: My name is Charlie Crum. I'm the owner of the building. I applied for permit, to redo construction on the building, what's necessary to do the repairs. There was a fire.

MR. CARROLL: You applied for permit for, to repair, repair permit?

MR. CRUM: Yes Sir.

MR. CARROLL: When was that done?

MR. CRUM: I'm waiting for the City to issue the permit.

MR. CARROLL: Okay, when was the permit applied for?

MR. CRUM: It's been in the process ever since, it was actually applied for a week ago.

MR. CARROLL: A week ago.

MR. CRUM: I [inaudible] paperwork because [inaudible] I had to go, when I went to the City before, earlier, they told me I had to go to an architect, and I had to have all the drawings did and I had ordered trusses, re-roofing, brand new roof and everything, the whole system redone.

MR. CARROLL: Who's your architect Sir?

MR. CRUM: The stamp and seal [inaudible]

MR. CARROLL: Those are the truss drawings.

MR. CRUM: Right.

MR. CARROLL: Do you have the construction plans here as well?

MR. CRUM: No I don't.

MR. CARROLL: You do not.

MR. KERNEY: Do you have any paperwork from applying for the permit?

MR. CRUM: Yes.

MR. KERNEY: And your intentions, Sir, are to repair the building?

MR. CRUM: Beg pardon?

MR. KERNEY: Your intentions are to repair the building, put it back together?

MR. CRUM: Yes Sir, as soon as I'm issued a permit I'll start construction.

MR. CARROLL: Is the building open to casual entry currently?

MR. CRUM: Not really, I'd don't know, all the doors are locked.

MR. CARROLL: Okay, how about the windows, boarded up?

MR. CRUM: Except for one window, it's up high, it's probably [inaudible] but otherwise, the Fire Department [inaudible] boarded up and all the windows are boarded up.

MR. CARROLL: And I assume the meter's been pulled?

MR. CRUM: Yes.

MR. KERNEY: You're acting as your own contractor?

MR. CRUM: Yes Sir.

MR. MADFIS: What's the status of the plans? You say you have an architect. I saw these shop drawings here, they must've been prepared from a set of plans. Plans have been prepared by the architect?

MR. CRUM: No. I don't think I'd got all of your question, but –

MR. CARROLL: Repeat it Mike.

MR. MADFIS: You hired an architect is that correct?

MR. CRUM: Well, I had the drawing done, I had someone do the drawing.

MR. MADFIS: Okay, so you had some drawings prepared –

MR. CRUM: Right.

MR. MADFIS: Have they been submitted for a building permit?

MR. CRUM: Yes Sir.

MR. MADFIS: They have?

MR. CRUM: Yes Sir.

MR. MADFIS: And they're in the process of getting permitted now?

MR. CRUM: Yes Sir.

MR. MADFIS: Do you have an application number or process number?

MR. CRUM: Sure.

MR. KERNEY: There's no processing number on there.

MR. HEGUABURO: You already paid for the permit?

MR. CRUM: No Sir.

MR. HEGUABURO: Not yet.

MR. CRUM: I called and checked this morning and it wasn't ready.

MR. CARROLL: Okay, so we have a process number. Any other questions of the respondent? Have any questions of Wayne? Go ahead, I'm sorry.

MR. MADFIS: This application appears to be for –it says right on here - new roof shingle or shingles, and, if these, are these all the plans that you had –

MR. CRUM: No Sir, that's not all of them.

MR. MADFIS: Is there another application form?

MR. CRUM: No, not at this time.

MR. MADFIS: Okay. This seems to be related to doing the roof work only.

MR. CRUM: Right, and the rest will be submitted later.



MR. MADFIS: I think you need a comprehensive set of plans prepared.

MR. CRUM: Beg pardon?

MR. MADFIS: I think you need to do the whole thing.

MR. CRUM: Yes I do. But I can, I can do it, but I needed to get moving, because –

MR. MADFIS: Right, but I think actually, you might be able to do the construction in phases, but I think you need to get your permit for all the work that needs to be done together. This looks like it's a permit just for one portion of the work, which would be to put the roof shingles – and you don't even have the roof trusses on the building.

MR. CRUM: Right, but it's on there.

MR. MADFIS: I see a drawing of a truss profile –

MR. CRUM: They have all that at the City. Where the trusses. I think the trusses and everything is all in the new roof. New roof.

MR. CARROLL: I think what Michael is trying to say is that it's been his experience as the architect on the Board that the City requires, number one, in a fire situation they require a statement from a licensed architect or engineer that the building is able to be rebuilt. That's the first thing they require, and the second thing they require is a set of plans showing what repairs are necessary to the building, including the windows, the doors, the roof, roof trusses, roof sheathing, shingles etc. etc. So that's what he was looking for, just to try and cover that base with you.

MR. CRUM: Okay.

MR. MADFIS: And if you've hired an architect to prepare a set of plans, that should be what you have submitted to the City, not just one little portion here. So you're getting there, but you really need the whole thing together.

MR. CRUM: So I have to submit the whole thing, all the work has to - okay.

MR. MADFIS: I understand your approach, to do the roof, maybe dry in the building, and then start working on the rest but –

MR. CRUM: Right.

MR. MADFIS: But before you go all that way and find out that other things are going to be maybe obstacles you won't be able to get past, you really want to check all that out up front. The drawing and submitting the plans is a lot less expensive than building and finding out you have to take it down again or something.

MR. CARROLL: Well, one of the other issues is, the building, because damage exceeds fifty

percent of the value of the building, you have to bring it up, the entire billing, up the code which requires structural modification. So what Michael's trying to tell you is, don't put those roof trusses on yet because you're going to be opening those walls. That's not why we're here, but it's good advice. Wayne, do you have any other further comments?

INSPECTOR STRAWN: Wayne Strawn, City building inspector. Do you live for Fort Lauderdale?

MR. CRUM: Yes.

INSPECTOR STRAWN: Where do you reside?

MR. CRUM: [inaudible]

INSPECTOR STRAWN: You were living next-door, because it was a duplex. So it'll be possible for him to get an owner/owner builder permit, put himself back for a place to live. My only concern may be that he is required to get a contractor, but since his normal place of residence is 731 Northwest 15<sup>th</sup> Avenue, he'll be able to get the permit himself, provided everything, as they've explained, the department wants a full set of plans that will address all the damage, all the damage.

MR. CRUM: Okay.

MR. CARROLL: Alright. Any other further questions from the Board? Can I entertain a motion?

MR. KERNEY: Mr. Chairman, I find that Mr. Crum is certainly interested in rebuilding his home, got a long road ahead of you, and I don't think that the proper steps have been taken to this point. I would like to make a motion for a thirty-day extension with the stipulation that when you come back in thirty days you have to bring some sort of proof that you've retained an architect, whether it be a contract or a voided check or something, that you've retained an architect so that we know that this is actually going to happen.

MR. CRUM: Okay.

MR. CARROLL: Okay, do I hear a second?

MR. MADFIS: I'll second that.

MR. CARROLL: Any further discussion? Seeing none, all in favor?

BOARD MEMBERS: Aye [unanimously].

MR. CARROLL: Opposed? Okay. Motion passes, you have a thirty-day extension. Please bring a copy of the plans or a contract or something with you so that we – from your architect.

MR. CRUM: Okay.

MR. CARROLL: Because he should be giving you the advice that Michael just gave you.

MR. CARROLL: Next case.

**[Case 3. CE05110170]**

[Index](#)

MS. MOHAMMED: Next case, page eight of your agenda. It's a new business case. Inspector Wayne Strawn for case number CE05110170, case address 1170 Southwest 27<sup>th</sup> Avenue, the owner, Catherine C. Harber Family Limited Partnership. Certified mail sent to Catherine C. Harber, General Partner, green card returned and signed by Thomas H. Harber. Certified mail sent to Mary Catherine Grace, green card returned, no signature. The last permit issued 11/13/91 for electrical sign for business.

INSPECTOR STRAWN: Wayne Strawn, City Building Inspector, with regard to 1170 Southwest 27<sup>th</sup> Avenue. The violations that exist are:

FBC 117.1.1.1

THE ABANDONED BARBER SHOP HAS BEEN SUBSTANTIALLY DAMAGED BY THE RECENT HURRICANE. THE BUILDING HAS NOW BECOME A FIRE AND WINDSTORM HAZARD.

FBC 117.2.1.1.1

THE BUILDING IS UNGUARDED AND OPEN TO CASUAL ENTRY.

FBC 117.2.1.2.1

MANY BUILDING PARTS HAVE FAILED OR ARE LOOSE OR LOOSENING. THE PARTS INCLUDE BUT MAY NOT BE LIMITED TO RAFTERS, CEILINGS, STRUCTURAL SUPPORT MEMBERS, WINDOWS, DOORS AND THE ELECTRICAL SERVICE RISER.

FBC 117.2.1.2.3

THE BUILDING IS PARTIALLY DESTROYED BY THE RECENT HURRICANE AND EXISTS ONLY AS A RUIN. MOST OF THE ROOF STRUCTURE WAS DESTROYED BY THE STORM.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN COMPROMISED BY WATER INTRUSION AND WOULD BE A HAZARD IF ENERGIZED. THE SERVICE RISER HAS BEEN RIPPED OFF THE BUILDING.

FBC 117.2.1.3.1

AN AIR-CONDITIONING SYSTEM HAS BEEN INSTALLED ALONG WITH THE ASSOCIATED ELECTRICAL CIRCUIT EXPANSION WITHOUT OBTAINING A PERMIT. THE WORK IS PRESUMED AND DEEMED BY THE CODE TO BE UNSAFE.

FBC 117.2.1.3.2

THE BUILDING DOES NOT COMPLY WITH THE MAINTENANCE REQUIREMENTS OF THE FLORIDA BUILDING CODE OR THE

CODE IN EFFECT WHEN THE BUILDING WAS BUILT.

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 MAKE STRUCTURAL REPAIRS OR STRUCTURAL  
REPLACEMENTS EXCEED 33% OF THE STRUCTURAL VALUE OF  
THE BUILDING.

FBC 117.2.2.4 IS INFORMATIONAL.

INSPECTOR STRAWN: I had a discussion with architect, local architect Bill Osborne this morning. He has completed a set of plans for the repair, I think the owners are here to request time.

MR. CARROLL: Thank you. Hello.

MS. GRACE: Mary Grace, I'm the daughter of the owner. We have hired an architect, it was Bill Osborne, he has done all the plans. I am in the process now, I've interviewed three contractors trying to get the - see who can do it. We do have to expand the bathrooms and stuff like that. We have closed in the building, the building was open, it is now completely boarded up. There is no entry into the building. And we're asking for time in order to get a permit and have architects, I mean, have the contractors apply for the permit.

MR. CARROLL: Okay, what kind of timeframe are you looking at? You say Mr. Osborne completed the plans already?

MS. GRACE: Yes, these are the plans, right here, I didn't bring - I have the full two sets that need to go to the City. These are the other ones. I just met with a contractor today and I met with another contractor yesterday, and a lot of them are telling me that it's going to take a little time in order to get the permits applied for, so I really don't know how to ask for. I don't know if I should ask for three months, six months, I don't really know.

MR. CARROLL: How close are you to signing on a contractor? That's going to be the determining factor, because you can't do it as owner/builder.

MS. GRACE: I just met with one today, I met with one, what's today, Tuesday. Both of them I've given plans, they said they'll get back to me with a price. I already have a price on doing the roof, it's a complete different contractor.

MR. MADFIS: Has Bill submitted the plans yet for a permit?

MS. GRACE: No, we haven't submitted the plans, because we don't have a contractor. Bill is just the architect.

MR. MADFIS: Right, but you can submit the plans prior to actually having a contractor sign them. The architect can seal the plans and as the owner, you can sign on the application and - I believe -

INSPECTOR STRAWN: To be determined.

MR. MADFIS: Is that right? Exactly. Actually, I was corrected one time by one of the inspectors that in a case like this, they may require the contractor on board as well or -

INSPECTOR STRAWN: Well, since this is an after-the-fact, this is repair work as opposed to after-the-fact, there may be even some confusion among the secretarial staff.

MR. MADFIS: Alright. So she could actually submit - you believe - for a permit at this time to get the ball rolling, and we'd give you time to obviously get the permit and get your contractor in line too. But today, the permits are taking, you know, four or five months sometimes for something like this.

MS. GRACE: I have both sets of plans, I have everything already submitted, they're sealed. I am waiting on a survey, I had to update the survey since they widened 27<sup>th</sup> Avenue.

MR. MADFIS: So, obviously the amount of time that we need to give you is, I think, extensive and -

MS. GRACE: It's five weeks. Accurate Land Surveys are doing the survey. It's going to be five weeks for them to get me my survey so -

MR. MADFIS: And you can't even submit for five weeks then, is that what the City's saying?

MS. GRACE: I have an old survey, and they weren't able to tell me because they did widen Davie Boulevard, I mean 27<sup>th</sup> Avenue quite some time ago, and this does not show the right road setbacks.

MR. MADFIS: Well, you're going to need some time, but I think we need to check on this as it goes along to make sure that you are actually -

MS. GRACE: If you think the City, I mean, if they City will accept the permit, I mean the plans, with this survey, I can put it, I can put it in tomorrow.

MR. MADFIS: I would try it.

MR. CARROLL: No, they're not going to accept that survey. They definitely need a new survey.

MR. MADFIS: It could be many months before you get a permit.

MS. GRACE: Well, seven, I would definitely, maybe you could give me three months, I know it's seven, five to seven weeks for Accurate to give me my new survey.

MR. MADFIS: I'm ready to make a motion to say come back in three months and report and hopefully everything has been progressing, and I would also like to know that you've, if you're telling us five weeks from now to get your survey that you'll show us evidence that you've submitted your plans as soon as you could at that five-week period. I'm not sure if that's too complicated, but basically I think that, the motion should be three months, and at that time come back, show evidence that within five weeks from today that you made your submission and that the plans are in the process. Maybe it'll be done by then miraculously, but hopefully we can at least prove that you've made your effort.

MR. CARROLL: Alright, can you, let's just restate the motion.

MR. MADFIS: The motion is to extend this three months and at that time she'd come back with evidence that the plans have been submitted for permit, and that's it.

MR. CARROLL: Sounds good. Do I have a second?

MR. SCHERER: Second.

MR. CARROLL: Alright, John, second. Any other comments or questions from the Board? Seeing none, all in favor?

BOARD MEMBERS: Aye [unanimously].

MR. CARROLL: Opposed? Okay, you have ninety days. Thank you.

**[Case 4. CE05011052]**

[Index](#)

MS. MOHAMMED: Next case, page one of your agenda. This is an old business case. Inspector Wayne Strawn for case number CE05011052, case address, 723 Northwest Sixth Avenue, the owner Luma Properties Inc. Certified mail sent to Luma Properties, green card returned signed, signature illegible, certified mail sent to Gina K. Tuchman, green card returned unclaimed, certified mail sent to Pedro Acebo, green card returned and signed, signature illegible, certified mail sent to Julian Mesa, green card returned and signed by Espinoles, certified mail sent to Jorge Lerman, green card signed and returned, signed by Alba L., certified mail sent to Acebo Roofing, green card returned, signature illegible, certified mail sent to Salomon Gold, green card returned and signed by Alba, certified mail sent to Sergio Rok, green card returned and signed by Lukert. This case was first heard the by the Unsafe Structure Board on 9/15/05, at that hearing the Board granted a sixty-day extension and stipulated that there be no automobiles stored or spray painting in the warehouse during that sixty-day period. The case came before the Unsafe Structure Board on 1/19/06, the Board granted a sixty-day extension of time. At the 3/16/06 Unsafe Structure Board hearing, the Board granted a sixty-day extension to allow the architect time to obtain building permits which were under review. And finally, the

case came before the Unsafe Structure Board on 5/18/06 and at that hearing, the Board ordered a sixty-day continuance.

MS. TUCHMAN: Good afternoon. My name is Vivian Tuchman, I'm here on behalf of my husband, who's a property manager for Luma Properties. He apologizes he couldn't be here today. He has recurring problems with his retinal attachment, he's at Bascomb Palmer today and he couldn't be here. And Mike Sanchez, who was our architect, also apologizes, he couldn't be in with me today. So I had to step up and I'm here.

MR. CARROLL: That's nice of you.

MS. TUCHMAN: But I did come to inform the Board that we are at the last stages of resubmitting plans that will address all the issues that have been brought up by the Board. Mr. Strawn spoke to the architect about an hour ago and he can tell you the detail better, what stage we're at, and we are acting in good faith, but everything just takes so much longer than we anticipate. So we would respectfully ask the Board to give us a continuance again of ninety days, if possible. There are some issues, they are still working on. Thank you.

MR. CARROLL: Thank you. Wayne, can we get an update from Mike's point of view of what's going on with this permit please?

INSPECTOR STRAWN: Wayne Strawn, City building inspector. I just got off the phone with Mike Sanchez about an hour ago. He has made the corrections, the plans went through one time, he has made the corrections, he intended to submit them today but he's tied up, he couldn't even get here. So next week for sure he's going to be resubmitting the plans with the corrections made and he's hopeful that the permitting process will move along from there. The photographs don't really represent the way the building looks now, because a great deal of improvements have been made. There's no more spray painting, there's no more cars inside the building. They want to add the, plan review says they want to add a few more emergency lights. They have some little exiting and things that they want to be added to the building, but it doesn't represent a real hazard to extend the time till they can get the permit issued.

MR. CARROLL: Is there any zoning issues, is that what's popping up or no, it's just -

INSPECTOR STRAWN: No, I had to meet with Mike at the property because of the structural issues, and they had to analyze a hodgepodge of structural concerns that all had to be addressed. And as I was talking to Mike, he thinks that they've addressed it on the plans but as they start tearing into the building and making these repairs, they may discover more and it may require some revisions in the building process to reinforce the roof structure.

MR. MADFIS: So, they've been through zoning and as far as the plan review goes?

INSPECTOR STRAWN: Yes, usually it goes through zoning first, so they have a full set of structural comments and fire comments, so they've been past zoning.

MR. MADFIS: I'll make a motion for another, I guess I'd like to say sixty days just to keep an eye on it. Does that seem all right, sixty days instead of going the ninety that you requested. I understand, but I hate to make you come back again if you have to, but I just like to, you know, I know just what Wayne's talking about, I went through the same thing about a year ago and you can't even address all these items in the plans because you don't know exactly what's out there and I know how difficult it is.

MS. TUCHMAN: We asked for the ninety days because we live by the falls in Miami, and it's quite a drive to get here.

MR. MADFIS: I understand. At the same time we're in the midst of hurricane season, if these are structural issues, we just don't want them to linger, and I know the parties involved are conscientious, I just, unless someone else objects, I think we should go sixty days. That's my motion.

MR. CARROLL: Alright, do I hear a second?

MR. KERNEY: Second.

MR. CARROLL: Okay, any other questions or discussions from the Board? Seeing none, all in favor of a sixty-day extension, say aye.

BOARD MEMBERS: Aye [unanimously].

MR. CARROLL: Opposed? Okay, motion passes, you have sixty days.

**[Case 5. CE05120354]**

[Index](#)

MS. MOHAMMED: Next case page four of your agenda, it's an old business case. Inspector Wayne Strawn for case number CE05120354, case address 1611 Northwest 6<sup>th</sup> Place, the owner P.H. Goodwin and D. Goodwin, certified mail sent to Palmer A. Goodwin, Doris Irene Goodwin and Pamela Maccie Goodwin, certified mail return unclaimed, and we do have service by posting the property. This case was heard by the Unsafe Structure Board on 5/18/06, at that hearing, the Board granted a thirty-day continuance.

MR. CARROLL: Okay, Wayne.

INSPECTOR STRAWN: Wayne Strawn City building inspector. I think the Board requested for me to investigate, the owners of the building had given ten thousand dollars to a contractor. And I got together with Detective Estelle Abrams of the Police Department and the contractor turned out to be unlicensed. And that's why he hadn't obtained a demolition permit, and the idea was he was going to rebuild, demolish the existing structure and rebuild another one. He has attempted to refund fifty-two hundred dollars to these folks, but then the check bounced. I don't know whether Detective Abrams has at this time obtained a warrant for his arrest or whether she is going to arrest him personally when she gets back from vacation. But anyway, she's going to



pursue the unlicensed contractor criminally. In the meantime, these folks are going to tell you they've got another contractor to build them a new house.

MR. CARROLL: Are there, have been any changes or modifications since these photos were taken in February of '06?

INSPECTOR STRAWN: No, no. They have another contractor applying for a demolition permit, the sewer cap has already been obtained and signed off, so they're well on their way to getting it resolved.

MR. CARROLL: Okay. Thank you. Good afternoon Sir, state your name please.

MR. GOODWIN: Good afternoon, my name is Palmer Goodwin. I'm down here to ask for all the help I can get. I've had it. I can't get a demo permit. It's been six weeks, I put in for demo permit to clean off the property. I can't get it, they're holding me back.

MR. CARROLL: Okay, but you have a demolition contractor that's applying for the permit or did you apply for it as an owner?

MR. GOODWIN: No, he's a licensed contractor, his name is James, James Rawls, he put in for it. I called him this morning and he told me he talked with a guy, and he said they were working on it today. And he would be closer, he might get it today or tomorrow. He might get that permit to clean off the lot, and get set up for having to build me a nice house there so, I hope to see that someday. This guy he come by, he asked me for, he asked me for ten thousand dollars. I give it to him, and he didn't do nothing but give me a run around. Everything he did, the only thing he did was, like this man just said about the sewer cap. That's all he did, and the rest part, I reckon he put it in his pocket, I guess. And I asked him about it he told me, he said he put it in. And he don't do it. So I, he give me five hundred, what much?

MS. GOODWIN: Five thousand, two hundred and eighty-five dollars.

MR. GOODWIN: Five thousand, two hundred and eighty-five dollars. It bounced. And he said, I asked him about my money, and he told me I'll have to get it from the City. What kind of talk is that?

MS. GOODWIN: What he's trying to say is he got sick over this.

MR. CARROLL: Can I have you identify yourself for the record please.

MS. GOODWIN: My name is Doris Goodwin. I'm his wife, and that's my daughter, fourteen years old. And he give this guy ten thousand dollars, and after that he been gone so long, it make him sick. And his heart stopped on the first of June, and he got a pacemaker. The police told me to write up a paper that we can sue him to get our money back. And this is what's keeping us kind of –

MR. GOODWIN: Keeping us down.

MR. CARROLL: Alright, do you, since you have a contractor and he's applied for the demolition permit, are you going to be able to fund the demolition since you aren't going to be able to get the ten thousand dollars back, it appears?

MR. GOODWIN: Well, I guess we -

MS. GOODWIN: We can afford it for right now. But, we're paying rent right now too so - and all this [inaudible] his heart. This is the paper we get where he pulled the paper, but the paper, it ain't got it through yet. I don't know what it's going to take or what [inaudible]

MR. CARROLL: Well, demolition permit should be out in four to six weeks. So I think we're at the end of that line so -

MR. KERNEY: Mr. Chairman, could I make - why don't we make a motion for a ninety-day continuance. I'd like to make that motion to give them time to get their demo permit, and hopefully this guy will end up in jail for a long period of time.

MS. GOODWIN: I got a paper here, signed for [inaudible] cause I could get my money back [inaudible]

MR. CARROLL: We have a motion, do we have a second?

MR. MADFIS: I'll second that.

MR. CARROLL: We're voting on a ninety-day continuance, is there any other questions or comments from the Board?

MR. MADFIS: I just, actually, just to make sure, the building is secure at this time?

MS. GOODWIN: This is on private property, it's fenced in and everything.

MR. GOODWIN: This is a contract that he had -

MS. GOODWIN: No, that's [inaudible] this is the, this is the check, what he bounced, what bounced.

MR. MADFIS: Nothing's going to blow away there? That's all I'm concerned about.

MR. CARROLL: Wayne, can you make a statement into the record? Pardon me Sir, I need to hear from Wayne, one more time.

INSPECTOR STRAWN: Wayne Strawn, building inspector. The roof structure is just bare walls. Basically, it's a shell that's standing there. I think the unlicensed contractor may even

have removed the windows for whatever purposes. It seems to be just the shell exists there now. If the criminal process is successful, many times before the criminal judge we can ask for restitution as part of the issues that are raised. With regard to the demolition permits, there is like thirteen or fourteen different items that are requested, information items on a demolition permit. It seems like it's harder to get than it ever has been before.

MR. CARROLL: Nice. Good news Wayne, thank you. Alright, just to remind you, we have a motion on the floor and a second for a ninety-day extension. All in favor?

BOARD MEMBERS: Aye [unanimously].

MR. CARROLL: Opposed? Okay, passes, ninety days. We'll hopefully not see you back here, hopefully you'll have your permit.

MS. GOODWIN: Thank you.

MR. CARROLL: Next case.

**[Case 6. CE06030947]**

[Index](#)

MS. MOHAMMED: Next case, page six of your agenda, it's an old business case. Wayne Strawn for case number CE06030947, case address 150 Northwest 68<sup>th</sup> Street, the site address of the mobile home is 185 Northwest 69<sup>th</sup> Street, the owner of the mobile home park, Pan American Corp. and the owner of the mobile home is Robert R. Summey. Certified mail sent to Robert R. Summey, green card returned and signed by S.L. Strickland, certified mail sent to Frank W. Cox Jr., green card returned and signed by Sally O. Bates, certified mail sent to Pan American Corporation, green card returned and signed by Sally O. Bates, and certified mail sent to Southeastern Mobile Homes Inc., green card returned and signed by Sally O. Bates. This case was presented to the Unsafe Structure Board on 5/18/06, at that hearing the Board granted a thirty-day continuance with stipulation that the owner returns with proof that he has retained a licensed architect or engineer.

INSPECTOR STRAWN: Wayne Strawn, City building inspector with regard to 185 Northwest 69<sup>th</sup> Street in the Pan American Estates mobile home park.

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.

I will withdraw 117.2.1.1.1 because the perimeter wall has been replaced. However, no permit was issued for the replacement of such.

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 117.2.1.3.2

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)).

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.

INSPECTOR STRAWN: As an added information, I believe the fire report indicated an

electrical short that caused the fire, that caused some of the damage. The building is, the Building Department is asking for, the City is asking for a motion to demolish.

MR. CARROLL: Okay, do we have a respondent here?

MR. KERNEY: Wayne, is this the trailer that half the trailer was missing and he was trying to convince us it was just a repair or something? Am I thinking of the right one?

INSPECTOR STRAWN: The entire wall on the east side, fifty percent of the wall on the east side had been removed, and they were structurally trying to, they had the trusses shored up –

MR. MADFIS: That was the window replacement?

INSPECTOR STRAWN: That was the other one, that's the next one you're going to hear, is the one that was only a window replacement but the whole wall was out, right. Here's some photographs of 185.

MR. KERNEY: Mr. Chairman, I move that we find that the violations exist 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 the property owner fail to timely demolish.

MR. CARROLL: Okay, do I have a second?

MS. CHARLTON: I second.

MR. CARROLL: Okay, any other discussion? All in favor, signify by saying yes.

BOARD MEMBERS: Aye [unanimously].

MR. CARROLL: All opposed? Okay, motion passes.

**[Case 7. CE06040145]**

[Index](#)

MS. MOHAMMED: Next case, page seven of your agenda. Inspector Wayne Strawn for case number CE06040145. Case address 150 Northwest 68<sup>th</sup> Street, the site address of the mobile home 24 Northwest 69<sup>th</sup> Street. The owner off the mobile park, Pan American Corp. and the owner of the mobile home, Victor Sacco. Certified mail sent to Vincent Sacco, green card returned and signed by Vincent Sacco, certified mail sent to Frank W. Cox Jr., green card returned and signed by Frank W. Cox, certified mail sent to Southeastern Mobile Homes Inc., green card returned and signed by Frank W. Cox. Certified mail sent to Pan America Corporation green card returned and signed by Frank W. Cox.

MR. CARROLL: Okay Wayne?

INSPECTOR STRAWN: Wayne Strawn, City building inspector with regard to 24 Northwest 69<sup>th</sup> Street, a mobile home at Pan American Estates mobile home park.

FBC 117.1.1.1

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 117.1.1.2

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.

INSPECTOR STRAWN: Some of these parts have been put back together, but no permit was issued for the work that was done. The hole has been closed in, is what I'm saying.

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.

MS. MOHAMMED: I have one correction, the owner of the mobile home is Vincent Sacco, not Victor, Vincent Sacco.

INSPECTOR STRAWN: The City is asking for a motion to demolish.

MR. CARROLL: Okay, we have no respondent here today? Any questions from the Board for Wayne? Do I hear a motion?

MR. MADFIS: I'll make a motion. I move that we find that the violations exist 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 the property owner fail to do timely demolition, to timely demolish.

MR. CARROLL: Okay, do I have a second?

MR. BELLISIMO: Second.

MR. CARROLL: Any other questions or discussion? All in favor, signify by saying aye.

BOARD MEMBERS: Aye [unanimously].

MR. CARROLL: Opposed? None? Motion passes.

INSPECTOR STRAWN: With the permission of the Chairman, I would like to elaborate on something that happened last month. The trailer park owner was making an argument before the Board that the State had jurisdiction over mobile homes. And the point I want to make to the Board is that the State doesn't have any system to inspect old mobile homes or have inspectors that go out and see how they're put back together. It may not even be possible to find the original plans that were used in the construction of the mobile home. The mobile home may not have even been built in Florida for that matter, so in the absence of any other jurisdiction, we feel the City has jurisdiction over this. It's the citizens of Fort Lauderdale live in these homes, and we believe the City is the authority having jurisdiction.

MR. CARROLL: Okay. Thank you.

**[Case 8. CE06040877]**

[Index](#)

MS. MOHAMMED: Next case, page eleven, it's a new business case. Inspector Wayne Strawn for case number CE06040877. Case address 2632 Northwest 20<sup>th</sup> Street, the owner, Brenda Coutain, Emmerson Brown and Jeffrey Smith. Certified mail sent to Brenda Coutain, green card returned signature illegible, certified mail sent to Emmerson Brown, green card returned signature illegible, certified mail sent to Jeffrey Smith, green card returned, signature illegible, certified mail sent to Thomas C. Zinner and Jacqueline Sayegh, certified mail returned unclaimed, certified mail sent to Elaine Swanson, green card returned and signed by Raphael Estrella, certified mail sent to Broward County Board of Commissioners, green card returned and signed by N. Stoinoff, certified mail sent to James L. and Deora L. Dial, certified mail returned unknown. And we do have service also by posting the notice of violation on the property. The

last permit applied for was a demolition permit applied for 7/6/06.

INSPECTOR STRAWN: Wayne Strawn, City Building inspector with regard to 2632 Northwest 20<sup>th</sup> Street. These are some of the areas that were recently annexed into the city Fort Lauderdale. The violations that exist are:

FBC 117.1.1.1

THE SINGLE STORY RESIDENTIAL STRUCTURE HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND BY FIRE. THE STRUCTURE PRESENTS A WINDSTORM HAZARD AND DOES NOT COMPLY WITH THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE

FBC 117.2.1.2.1

MANY BUILDING PARTS HAVE FAILED, ARE LOOSE, LOOSENING, OR HANGING LOOSE. THE BUILDING PARTS AND MATERIALS INCLUDE, BUT MAY NOT BE LIMITED TO: SOFFITS AND FASCIA, INTERIOR WALLS AND CEILINGS, ELECTRICAL AND PLUMBING FIXTURES ALONG WITH DOORS AND WINDOWS.

FBC 117.2.1.2.2

THE ROOF RAFTERS, ROOF DECK AND SUPPORT WALLS ARE DETERIORATED BY WATER INTRUSION AND/OR DAMAGED BY FIRE

FBC 117.2.1.2.3

THE BUILDING IS SUBSTANTIALLY DESTROYED BY FIRE AND BY NEGLECT OVER THE YEARS.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM OF THE BUILDING IS SUBSTANTIALLY DAMAGED BY WATER INTRUSION. THE SYSTEM WOULD CONSTITUTE A FIRE HAZARD IF ENERGIZED. THE POWER HAS BEEN DISCONNECTED AT THE POLE.

FBC 117.2.1.3.2

THE BUILDING DOES NOT COMPLY WITH THE REQUIREMENTS OF THE FORT LAUDERDALE MINIMUM HOUSING CODE, HAS NOT BEEN MAINTAINED ACCORDING TO THE FLORIDA BUILDING CODE OR THE CODE IN EFFECT AT THE TIME OF CONSTRUCTION.

FBC 117.2.2.1

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

FBC 117.2.2.4 IS INFORMATIONAL.

MR. CARROLL: Thank you Wayne. What's the City would like?

INSPECTOR STRAWN: The City would like a motion to demolish.



MR. CARROLL: Okay. Thank you. All right any questions of Wayne from the Board?

MR. SCHERER: Isn't there a demolition permit right now, they submitted one a week ago?

INSPECTOR STRAWN: It's an application.

MR. SCHERER: They submitted it a week ago?

INSPECTOR STRAWN: Um hmm [affirmative].

MR. CARROLL: Okay, we have no respondent here, so, they applied for a permit. We are going to have to make a motion just in case [inaudible] pushed through.

MR. KERNEY: Mr. Chairman, I'd like to make a motion. I move that we find that the violations exist 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 the property owner fail to timely demolish.

MR. CARROLL: Do I hear a second?

MR. MADFIS: I second.

MR. CARROLL: Any further discussion? Seeing none, all in favor?

BOARD MEMBERS: Aye [unanimously].

MR. CARROLL: Opposed? Okay. Motion passes. Demolition.

INSPECTOR STRAWN: Thank you Board.

**[Case 9. CE05111769]**

[Index](#)

MS. MOHAMMED: Last case, page three of your agenda. Inspector Wayne Strawn for case number CE05111769, case address 1225 Northwest 16<sup>th</sup> Street, the owner Shirley Allen Fletcher, Vernon Hills, Delbert Hills and James Hills. We are pleased to announce that this case is in compliance. That concludes today's agenda.

[Meeting concluded at 3:56]

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FARIDA MOHAMMED, BOARD CLERK

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JOHN CARROLL, VICE CHAIR

CERTIFICATION

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

ProtoTYPE, INC.

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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 July 2006.

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NOTARY PUBLIC

State of Florida at Large

Notarial Seal: