

City of Fort Lauderdale  
 UNSAFE STRUCTURES BOARD  
 Thursday, June 21, 2007 at 3:00 p.m.  
 City Commission Meeting Room  
 City Hall

Board Member	Attendance	Cumulative Attendance	
		Present	Absent
Chris Bellissimo	P	5	1
Olivia Charlton	P	5	1
Hector Heguaburo	P	4	2
Joe Holland	P	6	0
Thornie Jarrett	P	2	0
Patrick Kerney	A	4	2
Michael Madfis, Chair	P	6	0
Charles Minor	P	4	2
John Scherer	A	4	2

**City Staff**

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

**Guests**

CE07021325: Allan Kozich, engineer, Joseph Chaiban, engineer  
 CE07021325: Hope Calhoun, attorney  
 CE06102667: John Mislow, owner; Cory Canzone, owner  
 CE05110196: Erika Hernandez, representative  
 CE06111478: Clifton Dawkins, owner; Jeff Lewis, designer  
 CE06031441: Bobby Burrows, owner  
 CE06121094: Gloria Burnell, owner  
 CE06091833: Charles Donnelly, owner

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Disposition:	90-day extension, with staff's continued weekly monitoring. Board unanimously approved.	
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Disposition:	30-day extension, owner to provide a	

- status report on July 19. Board unanimously approved.
3. CE05110196 Synergy Property Services [25](#)  
Disposition: 30-day extension, owner to provide status report on July 19, to super-secure the property and verify the integrity of the boarding at least every other day. Board unanimously approved.
  4. CE06111478 Clifton Dawkins [40](#)  
Disposition: 60-day extension. Board unanimously approved.
  5. CE06031441 Bobby & Linda Burrows [46](#)  
Disposition: 30-day extension. Board unanimously approved.
  6. CE06121094 Gloria Burnell [53](#)  
Disposition: 30-day extension, owner to return with plans and proof of their submission to the City for review, and that the owner immediately secure, board up windows and doors. Board unanimously approved.
  7. CE06091833 Charles Donnelly [75](#)  
Disposition: 30-day extension for the owner to apply for a permit. Board unanimously approved.
  8. CE07021662 Steven Ray Decker [90](#)  
Disposition: 30 days to demolish the property or the City will demolish. Board unanimously approved.
  9. CE06081280 Sylvan Eversley [98](#)  
Disposition: Continued to July 19. Board unanimously approved.

The regular meeting of the Unsafe Structures Board convened at 3:03 p.m. on Thursday, May 17, 2007 at the City Commission Meeting Room, City Hall, 100 North Andrews Avenue, Ft. Lauderdale, Florida.

Approval of Minutes

Motion by Mr. Bellisimo, seconded by Mr. Holland, to approve the minutes of the May 17, 2007 meeting. Board unanimously approved.

Board members introduced themselves in turn.

**[Swearing in]**

1. **Case: CE07021325** [INDEX](#)  
**Jungle Queen Inc.**  
**2470 Southwest 21<sup>st</sup> Street**

MS. MOHAMMED: Good afternoon Board. Our first case is on page twelve of your agenda. It's a new business case. Inspector Wayne Strawn for case number CE07021325. Case Address: 2470 Southwest 21<sup>st</sup> Street, the owner: Jungle Queen Inc. Certified mail to Jungle Queen Inc., signed by D. McCarthy, 5/7/07. And we sent certified mail to the registered agent as well as to the other interested parties, and they're all noted on your agenda, so we do have service for this case.

CHAIR MADFIS: Okay, I guess -

MS. CALHOUN: Good afternoon. Hope Calhoun, attorney with Ruden McClosky, our office is 200 East Broward Boulevard, we're here on behalf of the owner, The Jungle Queen.

Basically, we got - our office got involved very recently, but prior to my involvement, The Jungle Queen has been working

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with the City, specifically Allan Kozich, who you will hear from today, so he can give you a little bit of history.

And also, we have our engineer, Joseph Haliban, who I think I just probably massacred his last name. But he is a certified engineer and he can speak to the safety issues, structural issues regarding the property.

Again, we've been working very closely with City staff with regard to this violation and a few other issues. Our request today is going to be for ninety days so that we can actually bring the property into compliance.

You all know this is The Jungle Queen. This property that we're speaking of is where you go - I'm sure most of you have probably been on The Jungle Queen or heard about it - you take the boat from one location, you go to another. You have dinner and entertainment.

It's the entertainment area that we're speaking of. To demolish it and rebuild would probably be the fastest thing to do, but because of our location, we can't do that; if we demolish it we are a nonconforming use, so we wouldn't be able to rebuild: no more Jungle Queen.

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So, I'm going to let Allan and Joseph speak to you about what we've done so far to bring the property into compliance and what we've done to make it as secure as possible until we're able to get all the permits we need to bring the property completely up to compliance. I'm available for any other questions after you hear from them.

CHAIR MADFIS: Great Hope. Just one point of order, do we need to read this item into the record first or can we do that later on in the case?

INSPECTOR STRAWN: Wayne Strawn, City building inspector, no you don't have to, you consider the merits of the criterion for a continuance as opposed to actually considering the violations.

CHAIR MADFIS: I understand. Thank you very much.

MR. KOZICH: Good afternoon Board members. I'm Allan Kozich, I'm an architectural, structural engineer in Fort Lauderdale and basically I've been involved with this project for about four years. And basically the project in the Jungle Queen facility there was built in

the late thirties, and basically it's been utilized, and back then, when the code was with Broward County and subsequently it came into, by annexation, into Fort Lauderdale and then Code Enforcement got involved with it several years back.

We're in the process of right now of correcting the fire code and the building code violations. We've corrected basically all of the building code violations subsequent except for possibly a little bit of low-voltage electrical related to the PA system at three locations and the telephone system, the telephone wires and things like that. All the other electrical things to the best of my knowledge have been taking care of.

Basically the biggest problem that we have out there is the structure itself. It's a big pavilion. Its six thousand, seven thousand square feet with a little kitchen in it. They serve dinner one time a day, and people go into this pavilion, and they have chicken, ribs or whatever it might be. And during that one hour a day, then they go outside and they have a little show that they put on, and they have all the

alligators and the other animals that they have on the area around the pavilion.

Basically, the other problem that we have is the structural portions of the building. It can take the gravity loads, we've done the pole shoring. Joe is writing a weekly reports on it to the City. It goes to Curtis Craig, the building official in Fort Lauderdale, and it also goes to Wayne Strawn, a copy does.

And we have some fire issues that are related to it that we can't do. We can't do the sprinkler system until we get the structure reinforced up because it wouldn't support the water piping for the fire sprinkler system. And also we have to do the fire alarm system and the voice evac system inside the building.

Basically, those are the items that we still have outstanding, then we have some problems with the ramps which don't meet the accessibility requirements, which we've taken care of once we do the remodeling.

And we figure that it's going to take a couple of months to finish up our plans that we have right now for fire and things like that and then a couple more months to get the permit,

because I figure it's going to go in one time, have a review, have some comments. We've got to make, a couple of weeks to make the comment corrections. It goes back in again, a couple more, another month or so for that review.

And so, by the time we get through this whole thing, I figure around five months before we should be able to get the permit. And then I figure around six months, we'd be able to get the actual, finish construction on it and things like that. Does anybody on the Board have any questions of myself?

CHAIR MADFIS: Any questions from the Board members at this time?

MR. HOLLAND: Just opinions from staff, any thoughts or any other comments?

CHAIR MADFIS: Wayne, is there any -

MR. KOZICH: I think Joe was going to give some dialogue in regards to the structural, what he's doing on the structural portion.

MR. CHAIBAN: Good afternoon, my name is Joseph Chaiban, I work for Chaiban Engineering. I'm a licensed structural engineer, I have a degree in structural engineering plus I'm licensed threshold inspector. I've been



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practicing for almost twenty-five years in engineering field.

As far as this project is concerned, we've been doing numerous structural upgrades to the pavilion. We changed the walkways, we did a lot of modifications to the surrounding facility. So we've been doing a lot of temporary structural upgrades to the columns, beams, the roof, the main structure.

So as far as I'm concerned, so far it's been sound and structurally safe as long as we're doing the inspections and the upgrades until we implement the final master plan for the new pavilion.

MR. HOLLAND: You're licensed in the state of Florida, and you're the engineer of record for this [inaudible]

MR. CHAIBAN: Yes.

CHAIR MADFIS: And, at this point, have you prepared any documents, you say you've already worked a little bit on the building?

MR. CHAIBAN: Yes, I have some plans with me, about twenty-two sheets of structural drawings that we did the calculations, hurricane-

CHAIR MADFIS: Have you done an analysis of

the existing condition, written some type of report about it?

MR. CAHIBAN: Yes, I have all these reports.

CHAIR MADFIS: Okay, perfect. As long as - my opinion is that something just should be on record. If you feel comfortable that this thing is going in the right direction, that it's currently secure, you have better eyes than we do on it, you're a licensed professional. If you're willing to make those statements, I think that really puts the responsibility back there. And now we know it's in good hands, that makes me feel a lot more comfortable.

MR. CHAIBAN: Okay.

CHAIR MADFIS: Any other questions or thoughts from the Board members? Okay, so, Wayne, is there anything you want to mention on that?

INSPECTOR STRAWN: Wayne Strawn, City building inspector. Curtis Craig has required that a report be done weekly, because the facility remains open and is being used by the public. And we had grave concerns of course, because, we're familiar with the dock collapse

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that happened a couple of years ago at the facility.

Also Mr. Chaiban drew to our attention that some of the areas, when he was investigating for repair, were absolutely, there was a potential for collapse. So that's why we instigated this procedure.

The repairs that have been made have been allowed by the building official as temporary repairs. However, as you've heard testimony today, it is not in danger of collapse and it is safe for use by the public. But we have not accepted plans for these repairs because the full scope of the work requires an entire rebuild. The only repairs that have been done have been accepted by the building official as temporary reinforcements to make sure the structure is safe.

And that's the Building Department's position right now. So, permits have been issued for electrical repairs, things of this nature, but the structural work, much of it has been directly under the supervision of Mr. Chaiban as temporary repairs to satisfy that the integrity of the structure is there.

CHAIR MADFIS: Okay, Hope, is there something you want to add?

MS. CALHOUN: Just again, that we're requesting a ninety-day continuance so that we can get the plans in and permits issued so that we can make repairs to the building. Thank you.

CHAIR MADFIS: And the technique in which maybe Allan knows some of this, as to the method in which you're going to submit these is going to allow the nonconforming use to continue?

MR. KOZICH: Based upon my discussions with Terry Burgess and Greg Brewton, he would allow the continuing, the use of the nonconforming use. That's one of the reasons why, if we take the building down before we do this, then we go through this process, then we lose it.

So I've got to do it with the building in place, and we're going to actually build over it and in phases. So we've got to, it's a tricky maneuver you've got to do in order to solve this problem.

CHAIR MADFIS: Would you need to cordon off any sections of the building during that time so certain operations won't take place or maybe -

MR. KOZICH: They're going to continue in operation, but we're going to do it in phases. Like, we're going to do the eastern portion of it, let's say the eastern one-third or one-fifth. I'm sorry?

MR. CHAIBAN: Zone one.

MR. KOZICH: Zone one. It goes by zones, but it's on the eastern portion of it. They're going to do that and then gradually move over. The hardest part is naturally the kitchen. We've got to make sure the kitchen is still functional, while we're being able to keep it open for operation at the same time. So it is a - that probably is going to be the trickiest part, the kitchen.

CHAIR MADFIS: It's summertime, so I guess your business will be a little lighter.

MR. KOZICH: Yes.

CHAIR MADFIS: Any other thoughts from our staff, Wayne?

INSPECTOR STRAWN: The City doesn't oppose a ninety-day continuance.

CHAIR MADFIS: So, anyone willing to make a motion for ninety days?

MR. BELLISIMO: Where are you in the

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permit process, again? Are your plans done, ready for submission or -

MR. KOZICH: We're not in the - ready for that right now. We just got the final plans on the structural on how we're going to reinforce it. I'm going to start on the fire sprinkler plans. We've got to do the MEP. We're working with the kitchen layout. And we figure around two months, somewhere around the two-month period we should be able to put all that together and go in for permit. That's why I'm saying about five, in about five months we should be able to have the permit in hand.

CHAIR MADFIS: So you're sort of suggesting that you'll be back in ninety days just to show us where you're at.

MR. KOZICH: Yes. We'll come back in the ninety days and we'll show you where we're at, the progress we're making and we'd like to keep you all informed of exactly what were doing there too.

MR. HOLLAND: I have a question about the interim repairs for Mr. Chaiban. Have you, this is under your direction; you're engineer of record. Is there paper, letters or sealed

drawings, sketches regarding these temporary repairs?

MR. CHAIBAN: Yes, I've prepared, Joe, some drawings, sketches, reports, with regard to, you know, like temporary posts, connections, top and bottom, rafters -

MR. HOLLAND: Okay, and staff has accepted that as an adequate design for the temporary?

MR. CHAIBAN: Yes.

MR. HOLLAND: Okay, thank you. I'm prepared to move the item and recommend the ninety-day extension under the conditions established by staff for the weekly monitoring thereof.

CHAIR MADFIS: Do I hear a second?

MR. JARRETT: I second that.

CHAIR MADFIS: Okay, thank you. Oh, before we vote, I just wanted to make - the two gentlemen who walked in after we all introduced ourselves. Can you state your name and -

MR. JARRETT: Thornie Jarrett.

CHAIR MADFIS: And you represent?

MR. JARRETT: The electrical contractor.

MR. HEGUABURO: I already did it.

CHAIR MADFIS: Oh, you did it? I'm sorry

were you here? I'm sorry. I didn't mean to, didn't want to miss anybody. Alright, all in favor of that motion, say aye.

BOARD MEMBERS: Aye.

CHAIR MADFIS: All opposed? None? Seeing none, the motion passes. We'll see you guys in ninety days. Good luck.

I'm using the education I got a few weeks ago. If it's not spoken, it's not on record, so these guys walk in, nobody knows it. We need to put it on record.

**2. Case: CE06102667**

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**Cory Canzone & John Mislow**

**3729 Southwest 12<sup>th</sup> Court**

MS. MOHAMMED: Okay, next case, page eleven of your agenda. This is a new business case. Inspector Wayne Strawn for case number CE06102667, case address: 3729 Southwest 12<sup>th</sup> Court. The owner: Cory Canzone and John Mislow.

The owners and interested parties were notified via certified mail, the green cards are in the file, and the information is noted on the agenda.

CHAIR MADFIS: Okay, state your name.

MR. MISLOW: This is John Mislow.



MR. CANZONE: Cory Canzone.

CHAIR MADFIS: Okay.

MR. MISLOW: We're here in reference to the 3729 Southwest 12<sup>th</sup> Court property. It's a single-family home. We brought some pictures of the actual facility, can I -

CHAIR MADFIS: You can lay them on that screen right on top of the logo.

[Mr. Mislow used the ELMO to display his photos to the Board]

MR. MISLOW: Here?

CHAIR MADFIS: There. There should be a monitor down below that you can sort of see how they're positioned. And also, when you speak you need to speak into the microphone.

MR. MISLOW: We took these photographs yesterday. The house is unoccupied. We just wanted to show the overall condition of the building, because we really didn't understand really why we were cited. So that's the front of the house.

MR. CANZONE: You're looking at the front of the house right now and then -

MR. MISLOW: That's the side of the house.

MR. CANZONE: Side. Then we have some -

MR. MISLOW: And inside. And that's the kitchen and the bathroom, the living room, the ceilings and so forth.

Anyway, we bought this property about two years ago; it was the condition that it is right now with these photographs. We brought the loan documents with us, the mortgage and so forth. There's about a \$200,000 loan on the property, and that's pretty much it.

CHAIR MADFIS: Okay, did you receive a copy of the citation?

MR. MISLOW: Yes.

CHAIR MADFIS: So you've read all the items that are listed there?

MR. MISLOW: Yes.

CHAIR MADFIS: And what do you think of those?

MR. MISLOW: Well, it had to pass inspection or we wouldn't have got a loan on the property.

CHAIR MADFIS: That's a different type of inspection. That's a, you know, the mortgage company or the insurance company.

MR. MISLOW: Right.

CHAIR MADFIS: They're getting better and

better, but unfortunately, some of them shouldn't be selling insurance to some of these homes. I'm amazed. But I'm glad to hear someone did come out and do an inspection on it, but that's not the same level of inspection we're talking about here.

MR. MISLOW: Okay.

CHAIR MADFIS: That's sort of, when you go to buy health insurance, if you can fog a mirror you can get it. You know, it's sort of the same thing with this house.

MR. MISLOW: Well, we want to do whatever we have to do to be in compliance.

CHAIR MADFIS: Okay, well, to be in compliance, unless you can indicate something otherwise, these items here have to be addressed. It looks like it was at one time a duplex, and now converted to a single-family.

MR. MISLOW: Right.

CHAIR MADFIS: As far as the City's concerned, it's still a duplex and now it's missing a fire separation.

MR. MISLOW: Okay.

CHAIR MADFIS: You may be using it as a single-family home, but that's never been

properly permitted or recorded at least as far as inspections reports are telling us. So there's a few other things, the sagging roof, I'm not sure how serious that is or not, but -

MR. MISLOW: What is the first step to resolve this then? Because actually we had a meeting -

CHAIR MADFIS: The first step to resolve it is, did you meet with the inspector?

MR. MISLOW: Well no, I met with the zoning, and really what we really would like to do is actually remove the building. And he'll put up a duplex. They said it was okay except for there's a problem with three feet on the west side.

So I, there's some kind of chain of deeds or whatnot, which I'm, I paid a company, they haven't gotten me the report back yet, but they're trying to get that resolved and then I can go to the zoning and they can say whether we can do it or not. If we can't do the duplex, then we have to obviously fix the house that's there. And then we'll hire an architect and whatever else that we have to do to bring it up to current code.

CHAIR MADFIS: That's basically what you need to do. And in the meantime, you need to secure it. And I would talk to the inspector to make sure that you have clarity as to exactly what needs to be secured and shored up. But the idea is that if it's unsafe, no one should be occupying it -

MR. MISLOW: Right, it's empty.

CHAIR MADFIS: - the electricity should be shut off or disconnected.

MR. MISLOW: Okay.

CHAIR MADFIS: And it should be properly boarded up. Because if no one's there to maintain it, we don't know if someone's, vagrants are in it or sleeping in it or -

MR. MISLOW: Oh, break-ins.

CHAIR MADFIS: - something like that, or a child could actually go in there and play and get hurt. So it needs to be secured so no one can enter. And it has to look like it's properly secured so when police go by, they understand the state that the building is in and they can observe it appropriately.

MR. MISLOW: Whole house boarded up. Well that's fair enough.

CHAIR MADFIS: Exactly, right. So, from what I can tell, that's basically what you need to do unless something else, Wayne could add?

MR. HEGUABURO: How much time do you need?

MR. MISLOW: Well, the zoning, he said, come in next week when I have this document from the abstract and I said okay. And then he'll, I think it's a seventy-nine dollar something. He puts it in writing whether we can or whether we can't.

So if he says no, there we're just going to go ahead and get an architect and proceed with the repairs, whatever I guess Mr. Strawn said, or the City requires. And if he said yeah, you can build on it, then we're going to try and get drawings made up to build the duplex, you know, and knock the building down. So it's really up to zoning.

CHAIR MADFIS: And you're going to go to administrative review, I guess.

MR. MISLOW: Yes.

CHAIR MADFIS: And so that's going to take a week or two to be reviewed.

MR. MISLOW: I'm hoping. There's a fellow named Don down there, he said to just bring back

the whatever it was, the chain of deeds.

CHAIR MADFIS: So, when will you have that to him?

MR. MISLOW: Hopefully tomorrow or the early part of next week.

CHAIR MADFIS: So it's likely you would have your zoning administrative review within the next thirty days?

MR. MISLOW: I'm hoping -

CHAIR MADFIS: That would make sense.

MR. MISLOW: - than everything would be resolved even before then, so we can move ahead on this. Because I don't want to hire an architect for \$6,000 for duplex plans and then the City says no, you can't build a duplex.

CHAIR MADFIS: Okay. Wayne, any other thoughts on that or comments? Do you want to say anything?

INSPECTOR STRAWN: Wayne Strawn, City building inspector. The property is no stranger to the Unsafe Structures Board. Eight years ago it was presented to the Unsafe Structures Board, and I have photographs from the condition of the building eight years ago.

Two years ago, or three years ago, I put a

stop work order on the property. That was before these gentlemen bought it. And they didn't stop work, and the condition of the building, all of the bad conditions and the rot, and the termite damage etcetera, etcetera, has all been covered up now.

So I just wanted to bring that to the Board's attention, because with regard to the condition of the building, some evidence has already been presented to the Board.

But I have no opposition right now, if they're successful, they intend to destroy the building anyway. So I think they should be given a chance, a continuance granted, with the proviso that it remain empty. I was there the other day, the electric meter is still turning.

CHAIR MADFIS: I see the wires, yes.

INSPECTOR STRAWN: So, but, if we go forward at a later date and see all the evidence I have a great deal to show.

MR. HOLLAND: What's the zoning designation, is it RS-15?

MR. MISLOW: No, no, it's, wait, RMM-25.

CHAIR MADFIS: Any other comments, thoughts from the Board? Okay any motion for a



continuance?

MR. HEGUABURO: I move a motion for a  
thirty-day extension.

CHAIR MADFIS: Okay, do I hear second on  
that?

MS. CHARLTON: I second.

MR. HEGUABURO: Thirty days. July 19th, I  
move a motion to see you guys again July 19<sup>th</sup>.

MR. MISLOW: Sounds great. Thank you very  
much.

CHAIR MADFIS: You're welcome.

MS. CHARLTON: I second.

CHAIR MADFIS: I'm sorry, we've got a  
second. We have to vote on this. I'm sorry,  
it's not that easy. Alright, we have a second on  
it. All in favor, say aye.

BOARD MEMBERS: Aye.

CHAIR MADFIS: All opposed? Hearing none  
motion, passes. Thank you.

**3. Case: CE05110196**

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**Synergy Property Services**

**705 Northwest 2<sup>nd</sup> Street**

MS. MOHAMMED: Next case is on page eight  
of your agenda, Inspector Wayne Strawn for case  
number CE05110196. Case address: 705 Northwest

2nd Street, the owner: Synergy Property Services.

The owners and interested parties were notified via certified mail, the green cards are in the file and the information is noted on the agenda. Additionally, we have posted the property on 6/18/07 and at City Hall 6/11/07, and today's hearing is advertised in the Broward Daily Review

MS. HERNANDEZ: Hi, my name is Erika Hernandez for Synergy Property Services. We are attempting to rehab this building. It had issues since after the hurricane last year. We attempted to secure it and were told about the board-up certificate. We have applied for an after-the-fact board-up certificate which has not been issued yet.

But on top of that, we have applied, we have a general contractor, we have applied for all of our permits. We actually have applied, we applied for our roofing permit back in October of '06, here, and it was held back, they said it couldn't be released because they wanted to tie the exterior of the building to the interior, which we had no problems with.

We submitted our interior plans. We

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submitted plans for the hoist repair. There was fire damage to the roof. We submitted plans for the hoist repair also back in October. Those weren't released because they were tying it to the interior.

Since then, we have applied for the permits for replacement of fixtures, plumbing, electrical, all interior renovations. They have been, we applied for them back in May. Still, nothing has been returned to us, they haven't, either, they haven't denied them, kicked them back or anything. So we've been held up due to the permit process.

We have all intentions of fixing the building. It is a six-unit building; it's not doing us any good vacant. We have intentions to fix it. We've paid deposits to roofers, the GC; they're all waiting to work, but we just have not received the permits back from the City, whether they're incorrect or incomplete. They haven't returned them to us at all for any kind of correction since May. Well, the roof was since October, interior's been since May.

So we have all intentions of fixing the building, we're just kind of at a standstill

right now.

CHAIR MADFIS: When was the first application, you made, you said, for the roof repair?

MS. HERNANDEZ: Yes, October.

CHAIR MADFIS: Okay.

MS. HERNANDEZ: It was October 19<sup>th</sup>, which was for the flat roof and also for the hoist repair.

CHAIR MADFIS: And they told you then, what, that those had to be tied to a -

MS. HERNANDEZ: After we didn't hear back, it was months before they even looked at these plans. When they did kick it back, they said that they were going to tie the interior to the exterior, so we didn't just fix the roof and leave the insides.

CHAIR MADFIS: Okay, so basically, and they told you that a couple months after you made that submission.

MS. HERNANDEZ: Quite a few months after.

CHAIR MADFIS: So at that point, what they're basically saying, if it wasn't clear to you, was that you need to get a full set of plans-

MS. HERNANDEZ: Absolutely, and which we did.

CHAIR MADFIS: So now you do have a full set of plans?

MS. HERNANDEZ: Since May, since May, they were issued in May, we applied in May: replacement of fixtures, plumbing, interior renovations -

CHAIR MADFIS: No, I heard the list of things, but my question was, I didn't quite understand that you had a full set of plans.

MS. HERNANDEZ: Yes, we do have a full set of plans.

CHAIR MADFIS: And the plans show each discipline, and they're bound together as one comprehensive set.

MS. HERNANDEZ: Yes, right, and they were submitted back in May, the only thing is they haven't been kicked back since then. Whether it was approved or denied, they haven't kicked them back at all.

CHAIR MADFIS: Is this in the later part of May or the beginning of May?

MS. HERNANDEZ: May 22<sup>nd</sup>.

CHAIR MADFIS: Okay, so it was just about

three weeks ago, three and a half weeks ago.

MS. HERNANDEZ: At least, yes.

CHAIR MADFIS: That's just about the time when you should be getting something back.

MS. HERNANDEZ: Okay.

CHAIR MADFIS: So what I would do at this point is, you can go online and check to see -

MS. HERNANDEZ: No, that's where got this from this morning.

CHAIR MADFIS: Okay, and so has it shown any review process at all?

MS. HERNANDEZ: None.

CHAIR MADFIS: No comments?

MS. HERNANDEZ: None, none.

CHAIR MADFIS: Okay, so you need to call the plans manager and asked for some response.

MS. HERNANDEZ: Okay, but we do have all intentions of fixing the building.

CHAIR MADFIS: Okay so your plans are in, you're waiting for review, and that's good.

MS. HERNANDEZ: Review, correct.

CHAIR MADFIS: And is the property secured?

MS. HERNANDEZ: The property, it has been boarded up, we have the board-up certificate has

not been issued, because we haven't, I wasn't aware that we had to cap off the sewer. The electric has been turned off since after the hurricane. I wasn't aware that we had to cap off the sewer. I was just, actually it was explained to me this morning, so I have taken, I did call to get that taking care of today and they did give me thirty days to come back.

CHAIR MADFIS: So you've got a plumber who's going to do that.

MS. HERNANDEZ: Yes, yes, but they said I needed to apply for another permit before I got that done, so.

CHAIR MADFIS: So he has to get the inspection and then you can do it.

MS. HERNANDEZ: Correct.

CHAIR MADFIS: Wayne, do you have anything else to add?

MS. HERNANDEZ: No.

CHAIR MADFIS: I'm sorry, I was asking the inspector.

INSPECTOR STRAWN: Wayne Strawn, City building inspector. The property was posted on Monday and George Hruschka, one of our field inspectors, noted that the building was open at

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that time. It was not secured at that time. So, you explained very well how we need a full set of plans, and we need to tie - at first we received just a permit to replace roof framing and a roof deck.

But in the interim, since Katrina, and then Wilma, the entire building, both floors, all the ceilings have collapsed, and it needs an entire repair for the entire address, all issues with regard to the building. So the City's not opposed to a thirty-day continuance.

CHAIR MADFIS: Okay yes, and I think come back - well we'll listen to a motion. Any other comments though, or questions? Okay, then we'll listen for motion.

MR. HEGUABURO: Wayne, you're requesting that the property be boarded up?

INSPECTOR STRAWN: It should be maintained secure in that interim time.

MR. HEGUABURO: Was there a reason why it was open?

MS. HERNANDEZ: The issue is that it's a vacant building and I send property manager there at least every other day, but because of the location, it's hard to keep vagrants out, drug



users out. They're constantly breaking in.

And if I can get the work started, that I at least have workers there during the day to keep an eye on it. There is boards over the windows and doors, but it's hard to keep people out. They constantly break in, and I don't know what else to do about it now.

But they do constantly break in, I send someone there at least every other day to check on it. But at least if I can get some, if I can get the work started and I have workers there during the day, I think it would help a little bit. But we're trying our best to keep it boarded and closed.

MR. HEGUABURO: How do you feel, do feel that anything else needs to be done to the property?

INSPECTOR STRAWN: Well, the plans are going to have to be comprehensive. The balcony railings and the stairway safeguards, all of these things are not up to par. So the plans are going to have to encompass everything and the building is going to have to remain secure up until the time the permits are issued.

If they're having problem with their

contractors and their design professionals as far as getting plans through plans review, they're going to have to get different design professionals, people that can get their plans through plan review. Plan review is not backed up anymore. There's no reason why they won't be able to get these plans approved. If the plans are quality enough to be approved.

MS. CHARLTON: I have one question, did you obtain the permit for the board-up?

MS. HERNANDEZ: We have applied, back in January we, see what happened was, after the hurricane, it was pretty much, we had a lot of vagrants living in there and it was unsafe, so we kind of did board it up very quick without the permits.

Back in January, no, back in September, we applied for an after-the-fact board-up. It was issued, the after-the-fact was issued in January, but not the certificate. I had to go back and paint the boards white, put the three holes in, which has been done.

The only thing that hasn't been done as to why the certificate hasn't been issued was that I didn't get the sewer capped, which was just made,

I was just made aware of that today.

So they did give me thirty days, they said you had to a pull permit for getting the sewer capped. But other than that, the electric has been turned off, the windows and the doors have been boarded, they are painted white, they do have the three holes for ventilation. It's just the sewer was never capped.

MS. CHARLTON: But we still have a problem with the front door being open.

MS. HERNANDEZ: The front, well, they've been boarded, but what happens is they keep getting broken into.

MR. HOLLAND: And what, Mr. Strawn what degree do we have to insist on less breakable boarding up in the interim?

INSPECTOR STRAWN: Well, we will report to the Board. It is the owner's responsibility to keep this property secure. If the owner is unwilling or unable to keep the property secure the Board can take that into consideration the next time they come before the Board.

MR. HOLLAND: Right, my concern is, I guess basically it's a performance kind of thing on the owners part. So we can't say how rigid or

how iron and steel-clad to make the temporary provisions to keep vagrants and drug -

INSPECTOR STRAWN: That's correct. But if they're continually unsuccessful and unable to keep their property secure, that's an important factor, and one of the criteria that the building code says makes an unsafe structure.

MR. HOLLAND: Right. It sounds like we're on the right path from a permitting standpoint in the right direction. My concern is strictly with this interim, based on the experiencing what we're having every other day or night.

INSPECTOR STRAWN: If this is a property, is it a property management company or an investment company?

MS. HERNANDEZ: Investment company.

INSPECTOR STRAWN: And is it for sale, is this property for sale now?

MS. HERNANDEZ: It is on the market but, the property is on the market, we are an investment company and also a real estate company, but we are looking to fix it and rent it. It's easier to sell it, rent it than it is, and really, it's on the market only - We're an investment company, everything we own is on the

market, not necessarily, you know. If someone makes us an offer, everything is for sale, but we're looking to fix it. I've hired, I did research, I hired a general contractor, and I have no problem -

MR. HOLLAND: Understood, but, would you be willing to his super-secure -

MS. HERNANDEZ: Absolutely.

MR. HOLLAND: - the windows and doors and absolutely stop the crime element from staying in that building in this thirty day period?

MS. HERNANDEZ: Absolutely.

CHAIR MADFIS: And also, can I add to that, you'll have someone, as they're doing now, visit at least once a day or every other day -

HERNANDEZ: Absolutely, I have no problem.

CHAIR MADFIS: - in order to verify that it's still in good order in terms of board-up?

MS. HERNANDEZ: Yes.

CHAIR MADFIS: And just one other question, as Wayne was alluding to, you hired the appropriate design professionals to prepare these plans?

MS. HERNANDEZ: I did do some research, and as far as I knew they were licensed, they

worked with the City of Fort Lauderdale before, so I was under the impression that everything would be fine.

CHAIR MADFIS: No that's fine. I think you're about on the right timing. In May you got the plans in; it took you a little while to figure that out, but now you've got them in. About three weeks, three and a half weeks is about the time you should hear some comment.

If you haven't, your design professional should contact the City plan review department and make sure that something didn't get lost or misplaced. Or maybe again, they may not be acceptable, and they may have to come down and add a few things.

MS. HERNANDEZ: Right. I was down at the Building Department last week, and they said that the roof and the hoist repairs were passed, but we couldn't pick them up because they were tied to the interior and the interior hadn't, it wasn't, they weren't ready for it to be released yet. So that's pretty much what we're waiting on.

CHAIR MADFIS: Our biggest concern is helping you get this thing done as quick as

possible, because we don't want to have a hurricane situation where the damaged building gets worse.

MS. HERNANDEZ: Absolutely. I'm worried about the same thing. So as soon as these permits are released, work will get started the same day.

CHAIR MADFIS: Okay. Ready for a motion.

MR. HOLLAND: Okay. Prepared to move the item. Move that we grant a thirty-day extension to the July 19<sup>th</sup> meeting for an update of status of permitting and in the meantime, accept your offer to -

MS. HERNANDEZ: Secure.

MR. HOLLAND: - super secure.

MS. HERNANDEZ: Absolutely.

MR. HOLLAND: And verify at a minimum every other day, the integrity of the boarding.

MS. HERNANDEZ: I'll have someone there every day. Okay.

CHAIR MADFIS: Second on the motion?

MR. HEGUABURO: Second.

CHAIR MADFIS: Any discussion? Hearing none, let's take a vote. All in favor?

BOARD MEMBERS: Aye.

CHAIR MADFIS: All opposed? None, motion passes. Thank you.

**4. Case: CE06111478**

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**Clifton Dawkins**

**2830 Northwest 24<sup>th</sup> Street**

MS. MOHAMMED: Next case, page five of your agenda, it's an old business case.

Inspector Wayne Strawn for case number CE06111478. Case address: 2830 Northwest 24th Street, the owner: Clifton Dawkins.

The owners and interested parties were notified via certified mail, the green cards are in the file, and the information is noted on the agenda.

This case was first heard by the Unsafe Structures Board on 5/17/07. At that hearing, the Board gave a thirty-day extension and stipulated that during this time, their architect must address comments and resubmit the plans to the City. Failing that, their architect must appear with the owner at the next hearing to explain.

CHAIR MADFIS: Okay, so who's here?

MR. LEWIS: My name is Jeff, I'm the designer; this is Mr. Dawkins. And of course the



last meeting I was not here, but the plans were prepared way in advance of Mr. Dawkins' being notified that the structure was unsafe. Then the plans were in. They returned for some minor corrections.

He came to the last meeting, and about two days later - I kept the plans because he told me he was going to this meeting, so I was waiting to hear if there was anything different. Two days later, the plans were resubmitted to the City.

Everything has been granted, everything has been approved except structural is a little bit behind. I spoke to the structural plan reviewer about, on the sixth of June, and he said we're not backed up anymore, everything should be okay, because I told him about this meeting. And he said everything would be fine, and he think he will see it by then. But the last time I checked was Tuesday, and everything has been approved except structural; it has not gotten to him yet.

CHAIR MADFIS: What was the last of the comments that you had from structural review?

MR. LEWIS: The last set of comments from structural was we need a shutter permit application, and we need a roofing permit

application. I'm also a general contractor, so I went, I did the shutter permit application, and that permit was granted, but he has not -

CHAIR MADFIS: So basically, these were the two sort of administrative things, the permit applications, the drawings and the details -

MR. LEWIS: Oh no, the drawings are fine, everything has been approved, he just need a - the reason why it came down to this is because there is a roofing permit in, but it was in for repair. Not that little -

CHAIR MADFIS: Not a re-roof.

MR. LEWIS: Yes. And so that's the issue.

CHAIR MADFIS: Okay. And all the proper product approval and documentation is -

MR. LEWIS: Everything, everything has been approved: electrical, plumbing, mechanical -

CHAIR MADFIS: [inaudible] you have all the proper documentation. Sometimes when you do roofing permits, you have to have certain -

MR. LEWIS: Oh yes. Everything is there, the, yes, the U. L. listing and, product approvals, everything, it is only for him to get a chance to look at it.

MR. HEGUABURO: You already hired a

roofer?

MR. LEWIS: Yes.

CHAIR MADFIS: Wayne, is there anything you need to add?

INSPECTOR STRAWN: Wayne Strawn, City building inspector. Jennifer Lofton in plan review asked me to look at the plans to see if they addressed all the violations cited on our notice of violation, and I found that the carport had been enclosed, and rather crudely, and the plans did not address that. They labeled it as an existing garage, so that's going to hold him up a little bit more.

They failed plan review because of that, and they'll have to make some corrections and show if they can bring the enclosing walls of the carport, where it's being converted into a garage, up to code on the plans.

CHAIR MADFIS: Or remove them.

INSPECTOR STRAWN: Exactly.

MR. LEWIS: That is news to me sir. That must be, that happened yesterday.

INSPECTOR STRAWN: Yes.

MR. LEWIS: Okay. So now he's saying that the carport seems that it was enclosed without a

permit. That probably took place maybe five, ten years ago. So we will produce details for the carport and have it permitted.

CHAIR MADFIS: When you review this work do you go down and pull the original microfilm on the building, or verify any of the previous permits prior to starting your design work?

MR. LEWIS: Sometimes.

CHAIR MADFIS: In these, I'd just suggest in these kind of projects, you want to sort of cover everything at once, and when we look to the design professional, and we hope that they're going to do that thorough level of work to make sure that nothing goes uncovered. I tell you, doing this type of work, it's difficult work I'm sure you know.

MR. LEWIS: It is.

CHAIR MADFIS: I've done plenty of it and I hate it. But the thing is, I often end up in a situation where we are in a quandary because we've researched stuff that we find it's twice what the owner realized was really the problem. And it's important that you take that kind of close look.

MR. LEWIS: Initially, sorry, initially I

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was told it was Broward County -

CHAIR MADFIS: Right, so just finding the plans sometimes can be very difficult, and sometimes they don't exist.

MR. LEWIS: Yes. And Broward County could not help me and City of Fort Lauderdale, some, I was there and they had problems finding anything on record [inaudible]

CHAIR MADFIS: Thank you. Any other comments or thoughts from the Board?

MR. HEGUABURO: Wayne, do you think that, how long of an extension do they need in order to get the plans?

INSPECTOR STRAWN: Perhaps if we gave sixty days. That way in case there's some other unforeseen snag, we wouldn't have to again addresses this next month.

MR. HOLLAND: And we're secure?

INSPECTOR STRAWN: Yes.

CHAIR MADFIS: It's secure? Okay, good. All right we'll listen for motion from the Board.

MR. MINOR: I make a motion that we continue this to the August 16<sup>th</sup> meeting.

CHAIR MADFIS: Alright, a second?

MR. HEGUABURO: Second.

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CHAIR MADFIS: Alright. All in favor?  
Any discussion on that? Okay, all in favor? Oh,  
I'm sorry, do you have something other to say?

MR. LEWIS: Yes. If we get the permits  
within that period do we need to come to the next  
meeting and say we have them?

CHAIR MADFIS: No, as soon as the permit  
is issued we're done.

MR. LEWIS: Thank you sir.

CHAIR MADFIS: Okay. So, any other  
thoughts? We'll take a vote on that. All in  
favor, say aye.

BOARD MEMBERS: Aye.

CHAIR MADFIS: All opposed? None. Motion  
passes. Hopefully we won't see you.

**5. Case: CE06031441**

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**Bobby & Linda Burrows**

**2509 Northwest 20<sup>th</sup> Street**

MS. MOHAMMED: Next case, page one of your  
agenda. It's an old business case. Inspector  
Wayne Strawn for case number CE06031441. Case  
address: 2509 Northwest 20<sup>th</sup> Street, the owner:  
Bobby L. and Linda C. Burrows.

The owners and interested parties were  
notified via certified mail, the green cards are

in the file and the information is noted on the agenda.

This case was first heard by the Unsafe Structures Board on 3/15/07. At that hearing the Board gave a thirty-day extension, the owner to return on May 17<sup>th</sup> with a progress report. At the 5/17/07 Unsafe Structures Board hearing, the Board gave an extension to 6/21/07, the owner to provide an update at that hearing.

MR. BURROWS: Good evening. I'm Bobbie Burrows. The architect was down at structure on yesterday and today and he said that he did a walk-through with a guy named Ken and supposedly they're supposed to meet again on tomorrow. And I should have the permits to do whatever work need to be done at my home.

CHAIR MADFIS: Okay, so they had a meeting with the plan reviewer and reviewed any of the comment issues, and they're going to issue the permit any day now.

MR. BURROWS: What he said happened was, when they resubmitted the plans, the corrections was like, wasn't raised or something like that, and he had to go down with him and go through the plans with him in order to get the permits to do

whatever that need to be done out there.

CHAIR MADFIS: So, what you're telling me is that your design professional met with the plan reviewer to clarify -

MR. BURROWS: Said he met with a guy named Ken at structure.

CHAIR MADFIS: Okay.

MR. BURROWS: This is what he told me on the telephone maybe an hour ago before I came here.

CHAIR MADFIS: There may be some new people down there; I don't recognize the name. But the - I guess what we're trying to figure out is really, are we on track for getting a permit in the next few days?

MR. BURROWS: Supposedly, he said that tomorrow he's going to do another walk-through with this guy, and supposedly he should obtain a permit tomorrow.

CHAIR MADFIS: Well, in this city walk-throughs are not that common. And they do have meetings, you can schedule them usually on a Monday, but you can often make other times. I know, well this is really where we need to get down to the bottom of. So I'm a little



frustrated with the response that I'm hearing because it's hard for me to draw any conclusions.

MR. BURROWS: You know what? I'm frustrated too. I've been homeless from October the 25<sup>th</sup> 2005, and it's like this thing is driving me crazy.

CHAIR MADFIS: I bet, I bet, and I feel bad for you. Well, Wayne, is there anything that you can add maybe to help clarify where we are?

INSPECTOR STRAWN: Wayne Strawn, City building inspector. The records that I accessed show that the plans were picked up for correction last Monday, the eighteenth.

CHAIR MADFIS: Okay, so they did go in and meet with him, I guess.

MR. BURROWS: Either yesterday or today he did the thing with Ken. He did the thing with Ken on today at structure, that's what he told me.

CHAIR MADFIS: And we don't know the kind of comments that we're up against at this point.

INSPECTOR STRAWN: No, I don't remember the -

CHAIR MADFIS: Whether we're close or far away.

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INSPECTOR STRAWN: - the review comments.

CHAIR MADFIS: Okay. Any comments or thoughts or questions from you guys?

MR. HOLLAND: Just a concern about the degree of these comments, as I'm sure you share. We're trying to track this, I think and if we grant another extension to keep the status on this I think it's imperative that you bring those comments with you vis-à-vis whoever's got them and whoever has to get them to you, or else bring that person with you. So we can get an idea just to what degree, if we're anywhere close with these comments or not.

MR. BURROWS: But he said next week that he should have the perm - that -

MR. HOLLAND: Response to all the -

MR. BURROWS: Right.

MR. HOLLAND: That sounds encouraging.

MR. BURROWS: Either tomorrow or Monday or whatever, I don't know exactly.

MR. HOLLAND: I'm prepared to move the item.

CHAIR MADFIS: Okay let's, I'll hear a motion.

MR. HOLLAND: Move to grant a thirty-day

extension to the July 19<sup>th</sup> date for another monthly status check, and of course, well that's the motion.

CHAIR MADFIS: Can we just add to that that he should either bring the design professional or a completed set of comments back at that meeting as well, so there's no question as to the status.

MR. HOLLAND: I accept that amendment.

CHAIR MADFIS: Thank you. And, a second on that?

MR. JARRETT: I'll second.

CHAIR MADFIS: Okay. Any other thoughts? It's important that you follow through on this. I know that you want to be in there, that's great. Hopefully if that all happens you won't be back here next month.

MR. BURROWS: Can I ask you guys a question?

CHAIR MADFIS: Sure, go ahead.

MR. BURROWS: Whom do I see if I feel that I'm being scammed by my contractor?

CHAIR MADFIS: Well, there are state consumer protection services that you can check with.

MR. BURROWS: Would any of you guys have the number?

CHAIR MADFIS: I don't have it but maybe one of these officials could tell you. But you can call also the board of license here, the professional, Board of Professional Regulation, Board of Business and Professional Regulation, I think. It's in the phonebook. And they're generally in Tallahassee, but they may have some local offices that you can make a report, and it will go on record, and then they may come out and actually do some inspections if they feel they actually have a fair enough complaints.

MR. BURROWS: Okay. Thank you very much.

CHAIR MADFIS: We have a motion on the floor so we will hear, all in favor say aye.

BOARD MEMBERS: Aye.

CHAIR MADFIS: All opposed? Okay, motion passes. Hopefully we won't see you. But you can call the Building Department directly yourself too to check on some of this stuff and ask, just by address, they can tell you what the comments are.

MR. BURROWS: Alright, thank you very much.

6. Case: CE06121094

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**Gloria Burnell**

**2133 Northwest 6<sup>th</sup> Street**

MS. MOHAMMED: Next case, page seven of your agenda. This is an old business case. Inspector Wayne Strawn for case number CE06121094. Case address: 2133 Northwest 6th Street, the owner: Gloria J. Burnell.

The owners and interested parties were notified via certified mail, the green cards are in the file, and the information is noted on the agenda.

This case was first heard by the Unsafe Structures Board on 5/17/07. At that hearing, the Board granted a thirty-day extension of time until 6/21/07 and stipulated the following: The power must be turned off; the property has to be bordered up with a permit from the City; the wall must be demolished, and the owner must return with a contract with an architect.

CHAIR MADFIS: Okay, hi. Can you state your name?

MS. BURNELL: Okay. I have the contract, when I went to get the permits -

CHAIR MADFIS: I'm sorry, please start by

stating your name just so we know on the record who you are.

MS. BURNELL: My name is Gloria Burnell.

CHAIR MADFIS: Thank you.

MS. BURNELL: Okay. When I went to get the contract, the permits for the board-up and for the wall and the board-up, I was informed that I needed to do the following things before I could do that. And one of the things that I needed to do before I could get the permit was to present plans for the building, and to do that I had to get the architect.

So, I have the contract with the architecture firm that's going to walk through the building. He's going to - and better have the architect's first before you try to do anything else - he's going to walk through the building, visit the building, make sure that the building complies with all code, make sure of all code violation, make sure that all code violations are addressed in any plans I draw up for the building, labor, whatever.

And he's going to do research on the building to make sure that there is no pre-existing structures that may have been designed

or built onto the building without permits.

CHAIR MADFIS: Great.

MR. HEGUABURO: Can you place the paper on the machine so we can see it please?

[Ms. Burnell used the ELMO to display the contract to the Board]

MS. BURNELL: Can you see it?

CHAIR MADFIS: Actually, maybe you can hand it down, if it's one sheet on the end.

MS. BURNELL: Can you see the architect's name and information?

CHAIR MADFIS: I see proposal for architectural design services.

MR. HEGUABURO: So you hired an architect. Has he been down to the property?

MS. BURNELL: He's - beg your pardon?

MR. HEGUABURO: Has he come to the property?

MS. BURNELL: He hasn't come to the property yet. He's going to walk through, but I have to have security there with him when he comes to make sure that he's going to be okay. I don't want any problems like I had, you know.

And as far as securing the building, what I have done is requested that a licensed

certified law enforcement officer comes on the weekends, Saturday and Sunday, when there's most activity in the area, and walk through and make sure that the building is secure.

And he will stay there till roundabout, well, they would revisit the building several times on Saturday and Sunday night. That's a certified law enforcement officer, so if there is a problem with the building he can make an arrest, okay?

And I go over, I try to go over every day to make sure that there's no one inside of the building, and someone comes in the afternoon at night, which is another certified law enforcement officer, to check at night to see if there's any activity around the building until I can get the permits to board it up, okay?

And that's as much as I can do right now, and they are certified law enforcement officers, which means that if there is a problem there, if there's a problem, they can arrest a person, call Fort Lauderdale Police Department to enact with them to make the arrest.

MS. CHARLTON: Can we actually have the contract passed down?



MR. HEGUABURO: Wayne, can you tell me a little bit of the history of - I remember we saw this case, and I can't remember what happened. Did we give an extension?

INSPECTOR STRAWN: A continuance.

MR. HEGUABURO: Okay, and what was the continuance for?

INSPECTOR STRAWN: So that she could get underway in the rebuilding process.

MR. HEGUABURO: And that was what, thirty days ago, sixty days ago?

MS. BURNELL: Thirty days. And it takes a lot longer than that to get an architecture proposal that you can afford, because once you walk into that door. I have to write him out a check okay? So, some of them wanted three thousand, four thousand, but this one was willing to do the preliminaries on that amount of money. So he gave me that kind of proposal, initial proposal to start, then he'll give me another one to, and he will do the plans for me.

CHAIR MADFIS: So now, you're saying that he hadn't yet quite yet visited the site, you're going to arrange that.

MR. HOLLAND: Just for the record, the

date of the typed proposal is today's date, and your executed signature is today's date. Has it been faxed over to the architect yet?

MS. BURNELL: Right. What happened is, I had tried to search for someone who would give me a price that I could afford. So, one of the people told me to contact this person. I had contacted him last week, and he said he would get me back the information.

Yesterday, he was supposed to have faxed it back to me. He didn't, so I called his office this morning and said look, I'm going before the Board, I'm having a hearing today. I need you to fax me over the information if you're going to do it for me, do it for me and fax it over so they can see what you plan to do and what I plan to do. That was the agreement.

CHAIR MADFIS: Okay, well that's a motivated -

MS. BURNELL: You said the twenty-first, I had to have it by the twenty-first right?

CHAIR MADFIS: Right, you got it. Okay, so now we got that accomplished, which was to meet the statement here, which said to come back with a contract from your architect which we see

you have, and you're going to proceed with this architect. At this point do you have any idea how much time it's going to take him to complete his work?

MS. BURNELL: He said he would come sometimes next week to walk through for me, but what I want to make sure is that when he walks through that there is going to be some security system in place for him, because the last person that, the last time I was over there somebody broke my car, and some damage done, so I didn't want to take a chance on him having a problem.

And I got the contract from the general contractor's proposal, which was extremely expensive, and the roofing contract proposal, which was back in May. Once the architect finished, he will review their proposal and then let me know exactly how much of that that I need to do.

Unfortunately, it depends on his review of everything because, and he will let me know about the wall, and everything. And I have to have his plans before I can demolish the wall or board up and that's part of the thing, you have to have two sets of plot plans, survey, two copies of

building plans, layout showing location of all openings to be boarded up.

CHAIR MADFIS: Well actually, they are not looking for a building permit set of plans, they just want to have an understanding of the layout of the home so they can have a record of what openings are boarded, and what may not need to be boarded up and what have you.

So that's a different set of plans. Maybe it's best prepared by your architect, but it's not the same level of detail. I'm my correct about that Wayne?

MS. BURNELL: Wouldn't it have to be a licensed person to get the plans done?

CHAIR MADFIS: I'm not sure about that, I think maybe, you might check with the building department, but they're basically looking for something by which they can just confirm the work and then the inspector can go out and verify that it's been appropriately done. But it's not the same documents that you need to wait, you don't need to wait that long to get them.

MS. BURNELL: Okay.

CHAIR MADFIS: And most important thing, of course, now is to secure the building

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appropriately, and then proceed as quickly as you can to have the plans for the new work prepared. Just one thought is that you should really have the contractors base their bid on the scope of work defined by the architect. He's the one is going to do all the research as to whether walls were built with a permit or not, then he'll show what to be corrected and what not to, what doesn't need correction.

And you can get into a real confusion if you sort of start with the proposals from the contractors, and they're all haphazard and then you come back and they, half of it meets the plans and half of it doesn't. So maybe you can just sort of hold those other proposals from those contractors aside and get your plans done quickly, and then have them re-bid the work so it's a comprehensive scope and you're not going to end up just having half of it done it again.

MS. BURNELL: Okay.

CHAIR MADFIS: Any other questions or comments?

MS. CHARLTON: I have a question for Wayne. Wayne, is the property secured?

INSPECTOR STRAWN: Wayne Strawn, City

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building inspector. In the last thirty days the Police Department has contacted us with regard to illegal occupation of the property. They informed us that some of the people that they have had to remove from the property have had keys to the property. I visited the property at 12:55 today, and there was a vagrant or unwanted persons asleep in the north apartment.

MS. CHARLTON: Actually, last month you was actually was told to actually go down to do the board-up permit, correct?

MS. BURNELL: Right, I've got to get a board-up permit.

MS. CHARLTON: Today is June 21<sup>st</sup> and you have a proposal, you don't really have anything concrete, it's just communication with you and the architect. And as far as within that, in that area, it's a very bad area as far as people going in, all kinds of things going, and it's unfair to the surrounding neighbors. And I'm really concerned about that.

Actually you had a whole month to actually get that taking care of. I don't think you really need the architect plans to actually have it boarded up and secure it.

INSPECTOR STRAWN: May I speak to that?

MS. CHARLTON: Yes.

INSPECTOR STRAWN: Wayne Strawn, City building inspector. There is some confusion with regard to the City's board-up program and the actions of this Board. The actions of this Board are empowered through the Florida Building Code. The board-up program is empowered through municipal ordinance.

The purpose of the board-up program was that there were too many boarded-up buildings in the City. The board-up program, if the building meets all the requirements: the electric disconnected, the sewer capped, meets the board-up requirements, they will give them a board-up certificate.

This is not authorized by the building code; it's authorized through municipal ordinance. The board-up certificate is intended to last for twelve months, at which time the person is supposed to either rebuild or demolish the property. If they don't, the certificate expired, and they're subject to fine by the City. There is a provision to renew it, but only once.

We do not issue board-up certificates to

properties that are before this Board. Because we look at properties before the, before we come to this Board and decide whether this is a viable property for boarding up or whether it should be demolished or repaired.

So the citizen has two options coming before this Board: to repair or demolish. There is nothing to say however that in the interim proceedings in front of this Board, the City will not prevent anyone from securing their building without a board-up certificate or a board-up permit.

The permit is only a means to get a certificate, which would allow you to leave the building boarded up for twelve months, and that's not what the City's asking for. The City's asking for either rebuild the building, make it a viable, useful, something that will meet the minimum housing code, or to demolish the building.

CHAIR MADFIS: Well thank you for that clarification; it's very clear now.

MR. HOLLAND: I also share a general concern for diligence with this keeping people out of the building, it seems to be quite a



problem for the neighborhood and adjacent property owners.

MS. BURNELL: Okay, I keep hearing that the Police have called them about it. I have a no trespass permit with the law enforcement agency. I have a case number, everything -

MR. HOLLAND: Understood, but specifically, how about, let's talk boards and windows and doors, what are you able to show us since last month in that regard?

MS. BURNELL: What I can do, I was under the impression that I had to have all these other permits, the board-up permit. That was my impression, that's the impression I was given when I was here last, to have a permit. I did not know, nobody explained anything about the difference between a certificate and a permit. It was not specified, that is not what was specified.

MR. HOLLAND: So, did you apply, make an attempt to apply, thinking that it was along those lines?

MS. BURNELL: According to the City, I have to have - and here's a copy of the City's - when you go to apply for a permit, you have to

have a set of plans, and -

MR. HOLLAND: No, let's get back to the boarding up. Apparently it's an independent item to the permitting process, to secure the buildings. We had requested -

MS. BURNELL: It's not independent. Here it is, here's the City, when you go to apply for-

CHAIR MADFIS: Right, but we learned now that that method is not needed. But you're right, if you went, and I see, here it even says, do it with a permit. So, your direction was to do what you did and now we know that you don't actually have to do that to secure the building.

At the same time, just personally, regardless of whether you're waiting for a permit or not, I don't think you are prevented from securing your building.

MS. BURNELL: Well I've done that before, and they cited me on that.

CHAIR MADFIS: Well, everything would have to be done -

MS. BURNELL: I went over there as soon as, you know what I'm saying, as soon as there was a problem I boarded it up, and I was cited for that. And they were saying, they cited me

for boarding without a permit.

CHAIR MADFIS: How's that happen Wayne?

MS. BURNELL: All I'm saying to you is that when I went to get my permit, they said I could not get one unless I presented the following things to them.

CHAIR MADFIS: Okay.

MS. BURNELL: I'm telling you what they're telling us at the permit office.

CHAIR MADFIS: Well, Wayne will make sure that you don't get cited for properly securing your building at this point.

MS. BURNELL: I will board it up tomorrow, if that's the case. I can get somebody up there and board it up, but I was trying to stay in the guidelines with the codes of the City.

MR. HOLLAND: What do you have to say about the keys that the individual was using to gain access?

MS. BURNELL: I don't know how anybody got keys other than maybe a past tenant, because before, the building was occupied. And this gentleman, other gentleman told - I had to go over there, they said that electrical wires were being run from outside the apartment.

So I went over there and told everybody that they had to leave. He told them also that they had to leave. So if they left the keys - I collected keys from them.

MR. HOLLAND: Customarily, lock changes -

MS. BURNELL: If they left keys for somebody, if they gave keys to somebody else, you know that's a problem that landlords have. If I [inaudible] if they have keys, then what I will do is also change all the locks on the doors, okay. I would do that. I mean, I had no idea that somebody had keys to the door, but I would change all the locks on the door.

All I can do - fortunately for me, I have the relationship with a law enforcement agencies that I can get people who are certified by law to go into the building and remove anybody that's there. I can do that three times a week. Now there is not too many people who can do that in this county or -

And I can have somebody go over in the afternoons, also a certified law enforcement officer, to check and see what kind of action is go - we will change the times, we'll fluctuate depending, because that's the best way to do it.

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You know, you can go sometimes at six o'clock seven, eight and nine.

But all I can give you is, if I'm providing that kind of security, because I didn't have the board-up, then I will board up and provide that same security, and I will change all the locks on the doors to ensure that no keys are in the hands of anybody other than myself, okay? The electric was off when I told you it was off last week. I called the -

CHAIR MADFIS: FP&L.

MS. BURNELL: FP&L, and they assured me that they had not had service there. And they gave me kind of a timeframe when there was no service there. So, and I checked when I went over there, I did not see any electrical running or anything like that and I didn't see any kind of strange hookups that was there before. So, and I didn't see anybody there this afternoon, so I don't, you know, when I went by there. So, now I don't know.

INSPECTOR STRAWN: Well, it was the north apartment. You had to actually walk all the way around the building before you discovered the person that had - came into the rear apartment.

Let me speak on guarding for a second.

CHAIR MADFIS: Okay.

INSPECTOR STRAWN: Florida Building Code 117-2.111 talks about guarding a building and talks about a criterion for being unsafe is if it's unguarded and vacant. The guarding you're talking about would be on a twenty-four-hour basis.

CHAIR MADFIS: Right.

MR. HEGUABURO: Wayne, what's the situation on boarding up? I don't understand, if we - it's very important for this Board to board up the house so we keep anybody out if it's unsafe.

INSPECTOR STRAWN: Yes, and if they're gaining access through the doors, that the doors can be boarded also. And basically, the City uses the HUD requirements, and we recognize that as a secure way; using five-eighths plywood, having holes in the plywood to allow the building to ventilate, and go over every window and every door.

But the purpose of the board-up permit is to get a board-up certificate. And that program allows you to keep the building for twelve

months. And that's not the City's objective here. The City's objective here is to either restore or demolish.

CHAIR MADFIS: So, in a way, this building is almost under construction. But just secured during the times it's not being worked on, and that's really where it should be.

MR. JARRETT: Are you saying Wayne, that she should just actually go out and board up the building?

INSPECTOR STRAWN: Yes.

MR. JARRETT: Period. Now though, without a permit, and just do it?

MS. BURNELL: Just do it? Okay. I have no problems with doing that; I've been doing it all before, but they kept citing me, so I stopped doing it.

CHAIR MADFIS: Probably because you're doing it for extended periods of time without necessarily taking on repair.

INSPECTOR STRAWN: And I don't know which building she's referring to.

CHAIR MADFIS: Okay.

MR. HOLLAND: And, to reduce the degree of incidents is the degree of boarding up should

have a lot to do with the success, so it's not a constant repair of the boarding up in the interim.

It sounds like we're heading in the right direction, we clarified the matter of the boarding, and it sounds like you're prepared to go to these lengths with the keys, the locks, and the boarding -

INSPECTOR STRAWN: And this Board has the authority to order it bordered up in the interim while the proceedings are before this Board.

MR. HOLLAND: I'm concerned we got a drawdown on law enforcement, your own resources, and we've really got to move on this in a diligent manner. I think we've clarified a big item on the boarding up. And it sounds like you're willing to go the extra measures for that. And unless anybody else has any more questions I'd like to -

MS. CHARLTON: I have one question. So actually, Ms. Burnell can actually board up the property without a certification or permit?

MS. BURNELL: That's what he just said.

CHAIR MADFIS: Right. But you're going to have to proceed with the permit application and



all the other things so that if an inspector does come by and questions it, you can show that you're not doing it on a long-term basis.

MS. BURNELL: I'm going to pull your minutes off so, because that capping the thing? They're serious about that down there. And if I board this thing up and I haven't capped off that sewage and I haven't, I can present them the letter from FP&L, but you know, there's some conflict going on here with that -

MR. HOLLAND: That's a detail, that's a detail for that certificate, for the twelve-month thing. That is very, very minor compared to the integrity and security of that neighborhood, and what's going on. And I think we're clear on that.

MS. BURNELL: Okay. I understand what you're saying and I understand the problem with the neighborhood since I've been there twenty-something years almost twenty-something years.

CHAIR MADFIS: Okay, let's take our, I'm sorry.

MS. BURNELL: So, but, you know, what I'm saying is, I have done as much as I could to secure and try to make it as safe as I possibly

could, given the condition, with the conditions, okay.

MR. HOLLAND: And that's based on your testimony from last month, with what's going on.

MS. BURNELL: That's right. And I can give you the name of the officers; they are all family members.

CHAIR MADFIS: Thank you, okay. I'll listen to a motion. I think maybe we should ask her to come back in a short time.

MR. JARRETT: I'll make a motion that we give her a thirty-day extension on the - and in the motion, in the extension, part of the condition of the extension is that you immediately board up the building.

MR. HOLLAND: And locks?

MR. JARRETT: Well and locks, if we're asking for the building to be bordered up, that's the doors too, correct? So that there won't be the issue of, someone has a key, because we have to protect the neighborhood.

MR. HOLLAND: So, restate the motion.

MR. JARRETT: Okay. Make a motion that we give you a thirty-day extension and in thirty days, you come back with a set of plans with

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indication that it has been submitted to the City for review. Obviously it's not going to be reviewed in that thirty days. And that you immediately board up, secure the building, doors and windows.

MS. BURNELL: I will do that sir.

MR. HEGUABURO: Second.

CHAIR MADFIS: Perfect. Any other comments or thoughts?

MS. BURNELL: Thank you.

CHAIR MADFIS: Okay. I'm sorry? Oh, the date; what date would that be?

MR. JARRETT: July 19<sup>th</sup>, is that correct?

CHAIR MADFIS: Yes, great. All right, July 19<sup>th</sup>, okay. Alright, all in favor of that motion, say aye.

BOARD MEMBERS: Aye.

CHAIR MADFIS: All opposed? Hearing none, motion passes. Thank you we'll see you next month.

**7. Case: CE06091833**

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**Charles Donnelly**

**3018 Northeast 20<sup>th</sup> Court**

MS. MOHAMMED: Next case, page four of your agenda, it's an old business case.

Inspector Wayne Strawn for case number  
CE06091833. Case address: 3018 Northeast 20<sup>th</sup>  
Court, the owner: Charles E. Donnelly.

The owners and interested parties were  
notified via certified mail. The green cards are  
in the file and the information is noted on the  
agenda.

This case was first heard by the Unsafe  
Structures Board on 3/15; at that hearing the  
Board granted a thirty-day extension for all  
violations regarding the swimming pool, and a  
sixty-day extension for violations regarding the  
seawall.

At the 5/17/07 Unsafe Structures Board  
hearing the Board granted a thirty-day extension  
to 6/21/07, and stipulated that the owner must  
provide to the Unsafe Structures Board proof of  
having retained an architect, sorry, having  
retained an engineer, and proof that the engineer  
is moving forward. Also, the pool violations  
must be complied.

MR. HOLLAND: Again, under disclosures, as  
with the other hearings I have knowledge of  
minor, not casual knowledge of the situation.

CHAIR MADFIS: Okay, thank you.

MR. DONNELLY: Good afternoon.

CHAIR MADFIS: Just state your name  
please, make sure we have it on the record.

MR. DONNELLY: Charles Donnelly.

CHAIR MADFIS: Okay.

MR. DONNELLY: Where do you want me to  
start?

CHAIR MADFIS: Are you in compliance now  
with the pool violation?

MR. DONNELLY: The pool was chemicaled and  
shocked yesterday; it's going to be chemicaled  
and shocked again tomorrow.

CHAIR MADFIS: Well, is it clear?

MR. DONNELLY: The water did clear up, but  
I still have to get a lot of junk off the bottom  
of the pool.

CHAIR MADFIS: So you can see the bottom  
of the pool now?

MR. DONNELLY: Yes. You can see the  
bottom of the pool.

MR. HOLLAND: Is your pump working?

MR. DONNELLY: Pardon me?

MR. HOLLAND: Is your pool pump working?

MR. DONNELLY: Yes.

MR. HOLLAND: Filtering and -

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MR. DONNELLY: Yes.

MR. HOLLAND: How long has it been  
workable? Is it -

MR. DONNELLY: It was fixed - I'm trying  
to remember - I would say about a year ago.

MR. HOLLAND: Thank you.

MR. DONNELLY: A new pump was put in about  
a year ago.

CHAIR MADFIS: So, there's no question  
that the pool is clear and clean and just has  
some junk on the bottom.

MR. DONNELLY: Yes, and it, but it still  
needs more chemicals, I ran out yesterday.

CHAIR MADFIS: Okay, I mean, really, it's  
summertime and the pool is a pool, and it's been  
a long time since we last saw you and it should  
always be clear at this point, you know.

MR. DONNELLY: There's going to be more  
chemicals added to it tomorrow.

CHAIR MADFIS: Okay, but there's been  
enough time to actually fix the problem so -

MR. DONNELLY: Well the pump's working.

CHAIR MADFIS: Okay, I'm just saying that  
to hear that you're still having trouble keeping  
it in compliance is a concern, so I just want to

just point that out. That should just be a regular maintenance thing at this point.

MR. DONNELLY: I agree. I agree.

CHAIR MADFIS: Okay. And, now, have you hired an engineer to address the seawall?

MR. DONNELLY: Yes, regarding the seawall, I have three other estimates pending. I've got one here. I don't know if you can read that. Can you see that?

[Mr. Donnelly used the ELMO to display his estimates to the Board]

CHAIR MADFIS: So these are estimates from contractors, from the engineer or from a contractor?

MR. DONNELLY: From contractors.

CHAIR MADFIS: And do you have an engineer that you've hired?

MR. DONNELLY: No.

CHAIR MADFIS: How can the contractor make a proposal without understanding exactly what would be required?

MR. DONNELLY: Well, they're Marine contractors; they're licensed and insured and I assume that -

MR. HOLLAND: They may be able to obtain a

letter and the seal for the proposed permit application.

CHAIR MADFIS: I see, so the design/build process.

MR. JARRETT: Sort of move and replace.

CHAIR MADFIS: So there's no requirement to revisit the design or anything like that, you don't think?

MR. HOLLAND: I think this in essence is an assumption of complying with all codes and regulations in the submittal of these quotes.

MR. DONNELLY: Well they have to draw permits to put it in anyhow so -

CHAIR MADFIS: Right, well I guess that's the point is that this gets resolved as soon as you get a permit, not so much as soon as you make a contract to have the work done. It may be important for you to understand what's involved in doing the work overall, but for us, we want to know that you're actually going to get a permit.

MR. DONNELLY: I understand that.

CHAIR MADFIS: And getting three proposals that you're bringing here today doesn't necessarily mean that you've complied with what we've asked, which was to hire someone who can



achieve a building permit.

That may in fact be these contractors who may have engineers on staff who'll prepare a standard detail and submit it with their construction application. But we need to get right on to this.

MR. DONNELLY: Alright.

CHAIR MADFIS: So, I'm sorry, go ahead and tell us where you're at.

MR. DONNELLY: I will also submit this one from SeaTech in Deerfield. By the way, I just want to mention another one: this Morrison Builders, who submitted this, they said approximate starting date is two months. So even if I wanted to start today, even if I contracted with them today, it wouldn't be started for another two months.

CHAIR MADFIS: Does that mean them starting to submit for a permit, or them starting the construction?

MR. DONNELLY: Well, for example, it says here approximate starting date: two months; days for completion: three weeks.

CHAIR MADFIS: Okay, but again, I'm not sure if that means when they're going get to it,

in other words, they've got a big pile of work and one day they're going to get this in two months.

MR. DONNELLY: I'd have to ask them. I'm just going by -

CHAIR MADFIS: We want to know that this is being addressed in a timely fashion. So that's my concern at least.

MR. DONNELLY: As I said, I also have this other one from SeaTech in Deerfield. And I have two other companies that have pending bids on the business. And I also have two other companies here that are pending bids. One I will have in my hands on Monday, because he happens to be out of town.

CHAIR MADFIS: So, what's your plan to wrap up that bidding process and -

MR. HEGUABURO: It's the Board's understanding that you had a thirty-day extension to have retained an engineer by this time, correct?

CHAIR MADFIS: That's what I'm saying, yes.

MR. HOLLAND: We may have some questions about just how this is done. Mr. Strawn may be

able to, possibly be able to speak to what's customary with marine people. We had an issue of at least asking the Marine Department about roping off and safing off and they may have offered something about how the normal process works for seawalls.

INSPECTOR STRAWN: No, I called the Marine patrol, and they said as long as it didn't represent a hazard to navigation, they didn't take any action.

MR. HOLLAND: Marine Patrol, and that's with the City?

INSPECTOR STRAWN: That's with the City.

MR. HOLLAND: How about the - I guess we didn't go to the Marine Advisory Board or anything like that?

INSPECTOR STRAWN: No.

MR. HOLLAND: Have you had a chance, and again, you weren't asked to do this, but have you had any conversation with the reviewers of these kind of applications by any chance?

INSPECTOR STRAWN: No, but it's not unusual. It's a straightforward submittal of plans, engineered plans by a qualified marine contractor.

MR. HOLLAND: Right, I think at that point you would see the engineer's seal that all the engineering aspects are complied with. I don't know if the length of pile is indicated on those quotes or he has to get a certain bearing or anything. That could affect the price.

CHAIR MADFIS: Or whether a soil test is needed. Alright, so your plan is to do what next?

MR. DONNELLY: Well, Mr. Schaefer, who is with Seawall Inspection Services and Construction, who I've known for about fifteen years, he happens to be out of town. He'll be in town on Monday. Now, he had his engineer come out this week and look at the wall. And the other people that I've spoken to say it has to be completely replaced. His engineer came out yesterday and he said we may be able to save the seawall and put a new cap in it.

Now, the reason why I'd like to see his bid is because the SeaTech Construction bid was approximately sixty-two thousand dollars, and the Morrison Builders bid was sixty-three thousand dollars. So you can understand that there's a significant amount of money involved in this.

CHAIR MADFIS: Well, those guys must know exactly what to do because they get exactly the same price so -

MR. DONNELLY: Not quite, but they're close.

CHAIR MADFIS: They're pretty close compared to most bids I see. And you'll have this other price Monday, you're saying?

MR. DONNELLY: I, Paul has assured me; he called me last night, he's up on Long Island. He called me, he said, he'll be back in the office Monday, he'll have the bid in for me on Monday. The other two: Broward Piling and Collins Marine Services, they came out this week to inspect it. I'm awaiting their written proposals from them.

CHAIR MADFIS: Okay, and the, what I guess the big question still is, is how long is it really going to take to get a building permit to do the work.

MR. DONNELLY: That I'm not, I'm not sure how long that process takes.

CHAIR MADFIS: And if they're saying that they can't get to it in two weeks, or does that mean that they assume that they can get to it in a month and then when they -

MR. DONNELLY: This particular contractor said approximate starting: date two months. So maybe that's because they're that busy or, I don't know how long the process for the permits takes for a seawall.

CHAIR MADFIS: I don't know either. I had a seawall done on my house about twenty-two years ago and they did as a walk-through back then, but I don't have no idea what it takes now.

MR. DONNELLY: I doubt that's going to happen today.

MR. HOLLAND: I have a question regarding diligence. I think based on the prior hearings it's fair to ask. You mentioned refinance of the matter; have you taken that on a parallel course, have you looked into that or have anything to report in that regard?

MR. DONNELLY: Not as of yet, that shouldn't be take very long for a second mortgage on my house because I have two more payments on it. It's going to be paid off August first.

MR. HOLLAND: I imagine from a time standpoint there may be an issue there and going to closing on that situation.

MR. DONNELLY: If need be, I have the

financial wherewithal to proceed without financing.

MR. HOLLAND: I guess last time we had a concern about safety in general, and perhaps roping up or ribboning off. Just concerned for kids that use the canals and may wander into what was the reason this came to us as an unsafe situation: precarious overturning and temporary two-by-fours bracing off of dolphin piles. There's a concern, general concern for safety there also. Have we, have you looked into any of the temporary provisions in that regard?

MR. DONNELLY: I'm not sure what you'd want me to do.

INSPECTOR STRAWN: I think that was the remainder of the dock, the two-by-fours that were there was what was left -

MR. DONNELLY: What was left of the old dock. That wasn't put in; that's just the last boards, I think there's like two or three left, that's it.

CHAIR MADFIS: Any other thoughts?

MR. JARRETT: Wasn't the request for the engineer regarding the neighboring seawalls? Isn't that why that came up in the last meeting?

MR. HOLLAND: Well, I guess we might have thought that often that it's, you usually have a design professional ahead of the bidders or the contractors or the defined scope of work, but it's very likely that this is just normal general, marine contractor submits and has his engineer submit at the time of permit application and I think I can be corrected in that regard.

MR. DONNELLY: One of the contractors was out looking at it, he said what they would do is put a new cap in it. He showed me the house next door has a forty-inch cap on it whereas mine is probably only -

MR. HOLLAND: [inaudible] pre-cast Wayne? From the photos I don't know if you brought them with you, weren't we overturning the actual pre-cast segments of the wall?

INSPECTOR STRAWN: It looked very bad to me. I don't, I'm not an engineer of course, but it didn't look like you could just -

MR. HOLLAND: Yes. That seems to be my recollection.

MR. DONNELLY: Oh, I know that.

CHAIR MADFIS: We have another Board member who wants to make a comment.



MR. BELLISIMO: I think the point of this whole thing is, we gave you three months to figure out what we're doing here, and we're still in pretty much the same position. I think based on your contractors, they probably have on-staff engineers. The whole goal here is to get a permit.

MR. DONNELLY: Okay.

MR. BELLISIMO: Okay? So I think within the next thirty days, you need to get your whoever it is, either design professional, a contractor, whatever, get some plans in to the City and get a permit because you're not going to be able to start without a permit.

MR. DONNELLY: Okay.

MR. BELLISIMO: It may take a month to review and get a permit. It may take two months, who knows. We could be here for another six months, if we don't get in for a permit. So, you know, regardless of what we have to do here, I think your goal in next thirty days needs to be: get a contractor, get in for a permit and that's it.

CHAIR MADFIS: I agree, and I think the issue of diligence is important and that there's

been plenty of time to get these proposals. I know it takes time, but it's we've got to move on it. Any other questions for the presenter? If not, I'd like to hear a motion.

MR. BELLISIMO: I'll make a motion that we give a thirty-day extension to the July 19<sup>th</sup> meeting for the applicant to apply for a permit either with his design professional or with a contractor and engineer of record.

CHAIR MADFIS: Okay, I hear a second for that?

MR. HEGUABURO: I second.

CHAIR MADFIS: Thank you. All in favor, say aye.

BOARD MEMBERS: Aye.

CHAIR MADFIS: All opposed, no? Okay.

MR. DONNELLY: Thank you gentlemen.

**8. Case: CE07021662** [INDEX](#)

**Steven Ray Decker**

**1006 Northeast 14<sup>th</sup> Place**

MS. MOHAMMED: Next case, page fourteen, 1 - 4 of your agenda; it's a new business case. Inspector Wayne Strawn for case number CE07021662. Case address: 1006 Northeast 14<sup>th</sup> Place, the owner: Steven Ray Decker.

The owners and interested parties were notified via certified mail. The green cards are in the file and the information is noted on the agenda. And we have no respondents.

INSPECTOR STRAWN: Wayne Strawn, City building inspector. For ten-o-six Northeast fourteenth Place. The violations exist as follows:

FBC 117.1.1 : THE TWO WOOD FRAME SINGLE FAMILY BUILDINGS ON THE PROPERTY HAVE BECOME UNSAFE. THE BUILDINGS HAVE BECOME SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND BY AN ABORTED REPAIR ATTEMPT. THE BUILDINGS CONSTITUTE A FIRE AND WINDSTORM HAZARD, DO NOT COMPLY WITH THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE OR THE MAINTENANCE STANDARD OF THE FLORIDA BUILDING CODE.

FBC 117.1.2 : PERMIT # 96041522 WAS ISSUED TO REPAIR THE BUILDING. THE PERMIT HAS EXPIRED WITHOUT EXECUTION. A PERMIT WAS ISSUED(#96071001) TO RESTORE THE BUILDINGS PREMISE WIRING TO CODE BUT HAS EXPIRED WITHOUT THE WORK PASSING FINAL APPROVAL. THE REPAIRS AND ALTERATIONS DONE UNDER THE AUSPICES OF THE EXPIRED PERMITS IS "PRESUMED AND DEEMED" BY THE CODE TO BE UNSAFE.

FBC 117.2.1.1.1 : THE BUILDINGS ARE  
VACANT, UNGUARDED AND OPEN TO CASUAL ENTRY.

FBC 117.2.1.1.2 : THERE IS AN UNWARRANTED  
ACCUMULATION OF COMBUSTIBLE DEBRIS LEFT OVER FROM  
THE ABORTED CONSTRUCTION PROJECT LEFT INSIDE THE  
BUILDINGS.

FBC 117.2.1.2.1 : THE BUILDINGS HAVE MANY  
PARTS THAT HAVE FAILED, ARE HANGING LOOSE OR ARE  
LOOSENING. THE PARTS INCLUDE BUT MAY NOT BE  
LIMITED TO, SOFFIT, FACIA, CEILINGS, WALLS, DOORS  
AND WINDOWS ALONG WITH THEIR FRAMES, KITCHEN  
CABINETS, FLOORS AND ROOFING MATERIAL.

FBC 117.2.1.2.5 : THE ELECTRICAL SYSTEM  
ALTERATIONS HAVE NOT BEEN APPROVED, AND ARE  
"PRESUMED AND DEEMED" BY THE CODE TO BE UNSAFE.  
THERE IS EVIDENCE OF WATER INTRUSION AND THE  
ELECTRICAL SYSTEM WOULD BE A HAZARD IF ENERGIZED.

FBC 117.2.1.3.1 : AN ATTEMPT TO REPAIR THE  
ELECTRICAL SYSTEM HAS FAILED. PERMIT # 96071001  
HAS EXPIRED AND THE REPAIR WORK DONE WHILE THIS  
PERMIT WAS VALID NOW EXISTS AS WORK WITHOUT A  
VALID PERMIT. AN ATTEMPT TO REPAIR THE BUILDING  
HAS FAILED. PERMIT #96041522 HAS EXPIRED AND THE  
REPAIR WORK DONE NOW EXISTS AS WORK DONE WITHOUT

A VALID PERMIT. NO CERTIFICATE OF OCCUPANCY WAS  
ISSUED.

FBC 117.2.1.3.2 : THE BUILDINGS DO NOT  
COMPLY WITH THE MINIMUM HOUSING CODE OF THE CITY  
OF FORT LAUDERDALE.

And I have some photographs.

[Inspector Strawn used the ELMO to display his  
photos to the Board]

INSPECTOR STRAWN: Here's a front view of  
the building. One of these buildings, I don't  
know the age because it was moved to its present  
location in October of 1949. This is - there are  
two buildings on the property - this is the  
debris and the result of the aborted effort to  
rebuild.

You see the debris and junk inside, the  
falling ceiling and the cabinets full of debris.  
This was the condition we first saw where it was  
open to casual entry. Here's more interior shots  
of the building as it exists today with the  
aborted repair attempt, the leaking roof and the  
ceiling damage.

There is the interior again. You see the  
mold due to the water intrusion. You see the  
ceiling falling, if you can see that. In this

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photograph it's pretty dark, I don't know if you can see it there's a light, there's a ceiling fan and here's a big open spot. It doesn't show up on my view, but I hope it shows up on yours.

MR. HEGUABURO: I think we got the picture.

INSPECTOR STRAWN: Alright, thank you. This is the voided repair attempt of the panel, electric panel, dry wall and ceiling mold.

The City boarded up the property in the year 2000. It has been vacant since the aborted repair attempt. And before the aborted repair attempt in 1996.

There's piles of combustible debris inside the building. Again, more debris inside the building. Incomplete wall framing, more debris, and a - looks like an air-conditioning plenum which has been - used an old door to cover one side of it. The toilet on its side, and more inside view.

CHAIR MADFIS: Wayne, do we know anything about the owner? Is this a new owner or the same owner it had a '97 or '96?

INSPECTOR STRAWN: No, this is a owner I spoke to on the phone, who said he bought it

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fairly recent history, within the last year and a half. And he intended to tear the buildings down and replace them before the economic climate changed. He has applied for board-up permit, but it will not be issued, because we don't issue board-up permits for buildings that are in front of this Board.

And securing, the securing, today, let's see, is George here? George was there today to post, not today, Monday, and he noted that the building is still not secure. The west exposure of the rear building, he reported, is still open to casual entry.

Even if you secured the building, you wouldn't solve the problems with these buildings, of the repair attempt that was abandoned eleven years ago.

CHAIR MADFIS: Do you think the building can be repaired?

INSPECTOR STRAWN: I don't think it's practical.

MR. HOLLAND: Is it wood floor, wood frame floor crawl space?

INSPECTOR STRAWN: Yes.

MR. HOLLAND: And its truss condition?

The roof's shot, trusses are in decline, can you tell?

INSPECTOR STRAWN: I can't and I haven't seen the roof framing. It's most likely a framed since it was moved there in '49.

MR. HOLLAND: It's CBS around the perimeter? CBS?

INSPECTOR STRAWN: Yes.

MR. MINOR: Wayne, didn't you say he intended to knock it down?

INSPECTOR STRAWN: That's what his original intention was.

MR. MINOR: He told you that?

INSPECTOR STRAWN: That's what he told me.

CHAIR MADFIS: Well, any other -

INSPECTOR STRAWN: But he tells me now he doesn't have enough money to demolish it either.

CHAIR MADFIS: So he doesn't have enough money to fix it then. Let's listen for a motion.

MR. MINOR: I move that we find the violations exist as alleged, and that we order the property owner to demolish the structure within thirty days, and we order the City to demolish the structures, should the property



owner fail to do so in a timely fashion. Such demolition is to be accomplished by a licensed demolition contractor pursuant to a City-issued licensed demolition permit.

INSPECTOR STRAWN: And this motion should include both buildings on the property.

MR. MINOR: And this motion should include both buildings on the property.

CHAIR MADFIS: Okay.

MR. HOLLAND: Second.

CHAIR MADFIS: All in favor?

BOARD MEMBERS: Aye.

CHAIR MADFIS: All opposed? None, motion passes.

Is that the last case or no? Are there any more cases?

MS. MOHAMMED: I beg your pardon?

CHAIR MADFIS: I have an announcement, I'm going to have to resign from the Board unfortunately. I'm not sure if this is the proper place and time for that announcement. But if it's appropriate to elect a new chairman, I'm not sure if you want to do that now or wait till the next meeting or see what the commissioners decided.

But unfortunately I have a conflict with another board appointment that meets every third Thursday in the afternoon as well. As much as I've enjoyed my time on this Board I'm going to have to pass.

MR. HOLLAND: What board's that?

CHAIR MADFIS: I'm now on the Bonnet House board. Actually, I'll be starting in July. So, I was supposed to actually be at my first board meeting to prep myself today, but I can't make it because of this, so I don't want to have this constant conflict.

MS. MOHAMMED: We have a couple more cases.

CHAIR MADFIS: I'm sorry, okay.

[inaudible]

**9. Case: CE06081280**

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**Sylvan Eversley**

**611 East Evanston Circle**

MS. MOHAMMED: Page two of your agenda, Wayne Strawn for case number CE06081280. Case address: 611 East Evanston Circle. The owner: Sylvan Eversley. The City's asking for a continuance of this case for 7/19/07 so we can have our service requirements fulfilled.

CHAIR MADFIS: Okay, so we need to make a motion? Okay, a motion to, someone needs to make a motion to continue this.

MR. JARRETT: I'll make a motion to continue this to the next meeting, which is July 20<sup>th</sup> wasn't it?

MS. MOHAMMED: Nineteenth.

MR. JARRETT: Nineteenth, okay.

CHAIR MADFIS: A second, please.

MR. HOLLAND: Second.

CHAIR MADFIS: All in favor?

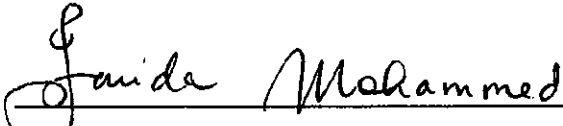
BOARD MEMBERS: Aye.

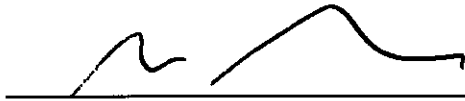
CHAIR MADFIS: All opposed? None, motion passes.

MS. MOHAMMED: Page nine of your agenda. Case number: CE06100738. Case address: 1365 Southwest 31<sup>st</sup> Street. Withdrawn: a demo permit was applied for, sorry, issued, on 5/29/07. So that's in compliance and withdrawn.

Page fifteen of your agenda. Case number CE07030477, case address: 2201 Southeast 18th Street. Also withdrawn; a permit was issued 5/31/07. And that concludes today's agenda.

[Meeting concluded at 4:40 p.m.]

  
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FARIDA MOHAMMED, BOARD CLERK

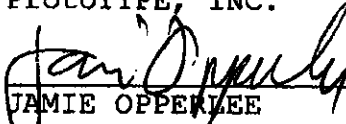
  
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MICHAEL MADFIS, CHAIRPERSON

CERTIFICATION

I hereby certify that I have recorded and transcribed the City of Fort Lauderdale Unsafe Structures Board meeting held June 21, 2007, 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 25 day of June, 2007.

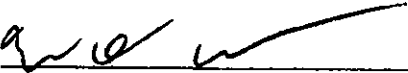
ProtoTYPE, INC.



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 13 day of <sup>August</sup>~~June~~, 2007.



NOTARY PUBLIC

State of Florida at Large

Notarial Seal:



MARK D. CAMPBELL  
MY COMMISSION # DD 570169  
EXPIRES: July 4, 2010  
Bonded Thru Budget Notary Services