

City of Fort Lauderdale
 UNSAFE STRUCTURES BOARD
 Thursday, October 18, 2007 at 3:00 p.m.
 City Commission Meeting Room
 City Hall

Board Member	Attendance	Cumulative Attendance 10/07 - 9/08	
		Present	Absent
Patrick Kerney, Chair	P	1	
John Scherer, Vice Chair	P	1	
Olivia Charlton	A		1
Pat Hale	P	1	
Hector Haguaburo	P	1	
Joe Holland	P	1	
Thornie Jarrett	A		1

City Staff

Farida Mohammed
 Yvette Ketor, Board Secretary
 Assistant City Attorney
 Wayne Strawn, City Building Inspector
 Brian McKelligett, Administrative Assistant II
 Jamie Opperlee, Recording Clerk

Guests

CE05110196: Erika Hernandez, owner
 CE07081748: Frank Cox
 CE06102667: John Mislow
 CE06102225: James Poole
 CE07081768: Ernest Kollra

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Disposition: 30 days to demolish the property or the [62](#)
City will demolish. Board unanimously
approved.

The regular meeting of the Unsafe Structures Board
convened at 3:14 p.m. at the City Commission Meeting Room,
City Hall, 100 North Andrews Avenue, Ft. Lauderdale, Florida.

Board members introduced themselves in turn.

All individuals wishing to speak on the matters listed on the Board's agenda were sworn in.

Approval of meeting minutes

Motion made by Mr. Holland, seconded by Mr. Heguaburo, to approve the minutes of the Board's September 2007 meeting. Board unanimously approved.

1. Case: CE05110196

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Synergy Property Services

705 NW 2nd Street

MS. MOHAMMED: Good afternoon Board. Our first case is on page one of your agenda; it's an old business case. Inspector Wayne Strawn for case number CE05110196. Case address: 705 Northwest 2nd Street, the owner: Synergy Property Services.

This case was first heard by the Unsafe Structures Board on 6/21/07. At that hearing the Board gave a 30-day extension, the owner to return on 7/19/07 with a status report, the owner to super-secure the property and verify the integrity of the boarding at least every other day.

At the 7/19/07 hearing, the Unsafe Structures Board granted a 60-day extension to 9/20/07. At the 9/20/07 hearing, the Board granted a 30-day extension to 10/18/07.

The owners and interested parties were notified via certified mail; the information is noted on your agenda and the green cards are in the file. Additionally, the property was posted on 10/2/07, and we advertised in the Broward Daily Business Review 9/28/07 and 10/5/07.

CHAIR KERNEY: Hello.

MS. HERNANDEZ: Hello.

CHAIR KERNEY: What do you have for us today?

MS. HERNANDEZ: Today, this morning actually, our permits are already, I -

MS. MOHAMMED: Identify yourself.

MS. HERNANDEZ: Erica Hernandez, Synergy Property Services. The last time we were here our permits were almost ready. We had to do one last correction for the railing system coming down from the second-floor. Everything has been corrected and approved. I was actually at the Building Department this morning and did pick up the roofing permits which I have, showing the issued date.

This is for the flat roof showing the issued date of this morning, and also the master number on there. And then here's the master that was also picked up this morning. The interior which has, the exterior was tied to the interior, those plans have been approved. I couldn't pick them up this morning, because the plumber had to update his occupational license with the City, so I was told that that would be done by the

end of the day, that I can pick up the rest of the permits tomorrow.

CHAIR KERNEY: So the plumber's holding things up again.

MS. HERNANDEZ: Yes.

CHAIR KERNEY: Wayne, do you have anything to add to that?

INSPECTOR STRAWN: Wayne Strawn, City building inspector. I inspected the property this morning and found two units on the first floor have been broken into, so the building is open and unguarded at the present time.

I also looking around and the floor joists, although not cited in the original citation, the floor joists from the first to the second floor are in bad condition. The plans, to my best recollection, do not address floor joist repair. This is something that typically can happen as the building sits year after year taking water.

So I e-mailed the plan reviewer who looked at the plans and asked him to make sure that, to see if there were any floor joist repair shown. If not, we're going to have to hold up that permit. We have to have everything shown to bring this building back into condition before we can issue a permit to repair it.

It's my opinion that the roof, re-roof permit issued to a roofing contractor is a mistake. We certainly don't want them roofing over bad material, bad roof rafters. The master

permit which shows the structural repairs has to be issued first before we can let a roofer get up there. So I'd have to leave it to the discretion of the Board. They need more time, if they're going to resolve these issues as they stand now.

CHAIR KERNEY: Okay, thank you.

MR. HOLLAND: Question? Mr. Strawn, any other stops over there in the interim regarding the security of the building, other than recently, seeing these two units open?

INSPECTOR STRAWN: I haven't been, I haven't checked, I don't know how long they've been open. There was evidence that someone took a pry bar to them. I don't know what they want in there. There's nothing in there, and even if you were homeless you wouldn't want to sleep in there.

MR. HOLLAND: You don't see a big threat to the neighboring properties?

INSPECTOR STRAWN: It needs to be secured.

MS. HERNANDEZ: Actually, he did make me aware of that when I came earlier, and I did already call the property manager, and he's on the way out there to take care of that. But we have been out there every other day, so I'm sure that this happened just recently.

CHAIR KERNEY: How much time do you think you'll need to resolve now with this new information about problems with the floor joists? What would you ask for as far as an extension?

MS. HERNANDEZ: I'll get on it right away. I've been

pretty efficient to this point, but another 30 or 60 days.

I'm not sure what the extent of the issues that I have to take care of now, but I'll be on top of it. So, as long as you give me a, I'll make sure it gets done.

MR. HEGUABURO: The master permit you're pulling, what is that, what are you doing inside the structure?

MS. HERNANDEZ: The whole building has to be, the whole, everything. All interior: windows, floors, you name it.

MR. HEGUABURO: So, you're addressing the joists, floor joists.

MS. HERNANDEZ: Yes. The one permit I picked up was for the roof joists, but now we are going to have to, I guess look at the floor joists to.

But my issue also is that it's been a year since we've applied for these permits and the building is progressively getting worse and the longer it goes, more things pop up and it's preventing us from starting any kind of work. So I would like to at least be able to start something so that it doesn't progressively get worse than it already is.

CHAIR KERNEY: Okay.

MR. SCHERER: Do you have a contractor already?

MS. HERNANDEZ: Yes.

MR. SCHERER: Do you have a contract with them?

MS. HERNANDEZ: Yes.

MR. SCHERER: To do the work? Okay.

MS. HERNANDEZ: To do the work, correct, yes.

MR. HOLLAND: I don't believe anybody - help me out here - I don't think anything in the code prevents them from doing maintenance to prevent further distress to the structure. You can't do major modifications, but you can still do routine maintenance and water, tarp, waterproof -

INSPECTOR STRAWN: Yes, they could use tarp, some kind of a system to keep the water from running straight through the building. How it works, started about three years ago when the ceilings upstairs fell, then the water intrusion, then the ceilings downstairs fell, and now it's just in very bad condition.

MS. HERNANDEZ: The issues with the tarps is that since it's a flat roof, and when it starts raining a lot, there's literally gaping holes in the roof. So with the tarps, which we were doing consistently, and I have receipts for all these tarps that we were doing month after month, when the water starts, the weight of the water starts to build on the tarps, because it's flat, it just continues to come through.

INSPECTOR STRAWN: Wayne Strawn, City building inspector. The tarp really, that would be closing the barn door after the horse has gone. The damage is extensive, as where they are now. They really need to get in there, have their design professional finish the evaluation of the floor joists, tell us which ones are bad, which ones are good, whatever his

professional opinion is, and go from there.

MR. HEGUABURO: Wayne, do you feel that we can't do the roof right now?

INSPECTOR STRAWN: The roof rafters are also a subject of bad deterioration, so structural repairs have to be done before you can put a roofing crew up there. Because we've got new decking, decking has to be replaced, rafters have to be replaced.

MR. SCHERER: So you've got to take the windows out, the roof off, the floor out, the plumbing?

MS. HERNANDEZ: Everything.

INSPECTOR STRAWN: Everything. It's walls and a slab.

MR. SCHERER: Can they get a selective demolition permit to gut the place prior to getting a permit?

INSPECTOR STRAWN: Yes.

MR. SCHERER: Because it seems like we are not going to get another permit for the floor joists if they've got to go back through, get a structural engineer, architect to design it, go through the whole permitting process, if they're not going to get a [inaudible] permit.

INSPECTOR STRAWN: They can get a partial demolition permit to start gutting the interior. That would get them started.

MR. HOLLAND: Probably advise, since this first floor joist problem came up late -

INSPECTOR STRAWN: Yes.

MR. HOLLAND: You really need to see what you got there. Now, it's CBS construction with a crawl space and wood floor?

INSPECTOR STRAWN: The more their engineer is probably going to want them to tear all the - if there's any ceilings left at all, he's going to want to tear them down and see what everything looks like.

MR. HOLLAND: I'm sure the engineer will appreciate that.

MR. SCHERER: Since you're going to have to do the work anyways, what you guys be opposed to pulling a selective demolition permit?

MS. HERNANDEZ: I don't know what that entails, so, I don't know that -

MR. SCHERER: Basically gutting the building except for the walls.

MS. HERNANDEZ: And that's practically, I'd say that's practically what we're -

MR. SCHERER: Because that's the unsafe portions, correct Wayne?

INSPECTOR STRAWN: That's partial -

MR. SCHERER: Everything except for the walls is unsafe.

INSPECTOR STRAWN: That way, two things could be happening at the same time. They could actually begin work and they would also go forward with getting the plans approved so that the structural repairs can get approved.

MR. SCHERER: And wouldn't they get off our agenda also?
If they took everything apart except for just the walls?

MS. HERNANDEZ: [inaudible] I would get off the agenda
too. I'm working on it.

MR. SCHERER: Or no?

INSPECTOR STRAWN: I don't know. I don't know.

MR. SCHERER: Yes. Because if it was just the four walls
off of the building, and all CBS -

INSPECTOR STRAWN: It certainly would be a good-faith
effort.

CHAIR KERNEY: I'll remind the Board that they have
actually done everything we've asked them to do from the
beginning. So, with that said, do we have a motion for an
extension and then if you want to put some sort of wording in
there about the possibility of the demolition permit -

MR. SCHERER: I just don't think that a 30-day or a 60-
day extension is going to get it. Because I'm in the process
of trying to close out permits right now and I know it ain't
going to be, if they've got to go to an architect and an
engineer to get the floor joists redesigned and go through the
whole permitting process.

CHAIR KERNEY: And I don't think the demo permit pulls it
off of our agenda does it?

INSPECTOR STRAWN: No, because it doesn't address the
violations as specified.

CHAIR KERNEY: Right.

MS. HERNANDEZ: I have no objection to coming back in 60 days and at least giving you an update like we've been doing.

INSPECTOR STRAWN: A total demolition permit would pull it off our agenda.

MS. HERNANDEZ: I object to that.

MR. HOLLAND: Sixty-day, we don't seem to have a big risk here.

MR. HEGUABURO: Well, but, they already pulled permits, and what we asked them to, or no?

MS. HERNANDEZ: Yes.

MR. HEGUABURO: And I thought once they pull permits, they're out of our agenda. Why are we -

INSPECTOR STRAWN: The re-roof permit is issued to a roofing contractor, it shouldn't have been issued. We haven't got a structural permit to repair this building as it stands today.

MR. HEGUABURO: But, you just said you will get one tomorrow morning?

MS. HERNANDEZ: All permits, I was at the Building Department this morning, they have the master -

CHAIR KERNEY: Yes, speak into the microphone.

MS. HERNANDEZ: I'm sorry. When I was at the Building Department this morning, they have the master permit as this number here. They showed this one as the master, which is the

hoist repair due to fire damage of the roof. That's the hoist repair of the second floor. They have this one listed as the master on here with the same number.

MR. SCHERER: So, you're not going to get a permit until you have something for the floor joists, that's what Mr. Strawn -

MS. HERNANDEZ: Well, I think if, this morning -

CHAIR KERNEY: I think she just found that out though, she just found that out.

MS. HERNANDEZ: Yes, because if this morning, if my plumber had his -

MR. SCHERER: You would have had it.

MS. HERNANDEZ: I would have walked in here with all my permits instead of just these two.

MR. HEGUABURO: Wayne, you going to register more violations"

INSPECTOR STRAWN: Beg your pardon?

MR. HEGUABURO: Are you going to register more violations into the building? Isn't that what -

INSPECTOR STRAWN: I want them to address all the problems on the permit. We don't want to be covering up bad floor joists, we don't want to put new rafters up and then cover up bad floor joists. We have to have a design plan. And I really would like the architect here to stand up for us and take a better look at things before submitting a plan,

because I'm thinking that these floor joists were starting to get bad a while ago.

CHAIR KERNEY: So, do I hear a motion from the Board?

MR. HOLLAND: Yes, I move that we extend it 60 days to the December 20 date.

CHAIR KERNEY: So I have a motion to give a 60-day extension to the December 20 meeting. Let me get a second on it and we'll open it for discussion.

MR. HEGUABURO: I second.

CHAIR KERNEY: I have a motion and the second, alright, discussion on the motion?

MR. HEGUABURO: What are we expecting in 60 days?

MR. HOLLAND: I'm really envisioning just an update. As John's pointed out, this is going to be more protracted. But I think rather than seeing it every month, I would see at least doing a status check, try to offer some help every other month.

CHAIR KERNEY: You want to throw something in there about - I'm sure they'll do it anyway, but - re-securing the building?

MR. HOLLAND: Yes, I think we just can defer back to the prior requirements as a default. I don't know if we have to re-mention them at each subsequent motion. But yes, absolutely, we've got to have the prior terms enforced, in prior motions.

CHAIR KERNEY: Any more discussion on the motion?

MR. HEGUABURO: Try to get a master permit with all the issues that Wayne is bringing forward.

MS. HERNANDEZ: Okay.

CHAIR KERNEY: Okay. All in favor, signify by saying aye.

BOARD MEMBER: Aye.

CHAIR KERNEY: All opposed? Sixty days.

MS. HERNANDEZ: Thank you.

2. Case: CE07081768

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**Pan American Corp And Francisco Antonio Vargas
150 NW 68 Street/118 NW 67 Street**

MS. MOHAMMED: Second case is on page 11.

CHAIR KERNEY: There's 11 pages to this agenda today?

MS. MOHAMMED: This is a new business case. Inspector Wayne Strawn for case number CE07081768. Case address: 150 Northwest 68th Street, the site address: 118 Northwest 67th Street. The owner: Pan American Corp. and Antonio, Francisco Antonio Vargas is the tenant.

Certified mail to Francisco Antonio Vargas signed 9/1/07, signature illegible. Certified mail to Southeastern Mobile Home Inc., no response. Certified mail to Pan American Corp. as owner of Pan American Mobile Home Park, signed by F. W. Cox, not dated. Certified mail to Frank W. Cox Jr. as

registered agent for Pan American Corp., signed by F.W. Cox, not dated.

The notice was posted on the property on 9/4/07 and advertised in the Broward Daily Business Review 9/28/07 and 10/5/07.

CHAIR KERNEY: Thank you. Wayne, could you read the violations into the record please?

INSPECTOR STRAWN: Wayne Strawn, City building inspector. I think they're going to ask for a continuance, in which case you don't consider the facts of the case, only of the continuance issue.

CHAIR KERNEY: Okay. Hello, state your name for us please.

MR. KOLLRA: Good afternoon. My name is Ernest Kollra, my last name is spelled K-O-L-L-R-A. I am the attorney for Pan American Corporation, and we are here to ask for a continuance of this matter.

The violations here have to do with a manufactured home owned by a resident, a tenant of our park. Where are a mobile home park where the residents rent the lot and put their own individually-owned manufactured home on that lot. As a result, we're governed by Florida Statute, Chapter 723.

When we received notification of this violation we in turn, pursuant to Florida Statute 723, advised the park resident, Mr. Vargas, that he was in violation of this

statute, which says that a mobile home owner shall at all times comply with all obligations imposed on mobile homeowners by applicable provisions of building, housing, and health codes.

And under the statute, we have to give a seven-day notice to cure a violation of the statute. And then there's five days for mailing and then that's another five days at the back end. It turns out to be approximately 17 days.

I had discussions with Mr. Vargas's daughter, some work has been done there already. They were supposed to be here today to ask for an extension, so they could complete the work. I'm here to ask for an extension on behalf of Pan American Corporation to give us an opportunity to serve them with the second notice, which is a 30-day termination of tenancy notice as opposed to this notice to cure.

We were trying to work with them. We don't want to see anybody homeless; we don't want to see them out on the street. They're not here today, they promised me they would be, they were going to pay the 600. They were going to do everything. So we're here to ask for a continuance so that we can give them a 30-day termination of tenancy notice and proceed with an eviction at the end of that period for their violation of this statute.

CHAIR KERNEY: So, just to clarify, within 30 days, what do we expect to happen? We're going to be back here again,

unless they were to receive a permit to fix the violations. I guess I'm confused as to why we are dragging this on.

MR. KOLLRA: Because I cannot, the only way that I can cure the violation, or my client can, is to evict them because the violation is on their home. And since we're renting the lot, the way we get possession of the lot is to remove the home. We can't remove the home until we get a writ of possession at the end of an eviction case.

The prerequisites under 723 require this 30-day termination. We send them a notice now saying look, we gave you 7 days to correct the violation. You didn't do it; now you've got 30 days to get out of my park. It's a 30-day termination of tenancy. Then at the end of that, then we have to file the eviction.

CHAIR KERNEY: But you don't own the trailer.

MR. KOLLRA: Correct. But we own the land that the trailer is on, and we have the right to evict them for violating that code section I just read to you.

MR. SCHERER: But we're not asking you to evict him; we're asking him to fix the property, the mobile home. So your eviction is irrelevant to whether or not he fixes the mobile home because if a hurricane comes in the next 60 days and it picks up the trailer off of your property and damages somebody else, that's what we're worried about, not whether your property, your lot -

MR. KOLLRA: I understand, but we don't have the legal right to go on to his, into his mobile home to do anything. We don't have the legal right to do that.

MR. SCHERER: I don't know if we're asking you to.

CHAIR KERNEY: I'm not even sure why you're here; you don't own the home.

MR. KOLLRA: But we own the land, and Pan American was the landowner and they're the ones that were cited with the violation.

CHAIR KERNEY: Okay.

INSPECTOR STRAWN: I can clarify that.

MS. HALE: Both of you.

INSPECTOR STRAWN: Wayne Strawn, City building inspector. Most of the violations involve the additions to the mobile home which are fastened to the real party of Pan American Corporation.

I'm glad to report that 90 percent of everything he's built has been torn down. There are still, and he's working, yesterday he was working away tearing, he had someone there tearing more down. He still has plumbing and electrical issues to deal with. But he may be able to overcome those and not destroy everything there. So I don't oppose giving a continuance.

CHAIR KERNEY: Again with the plumber. Is this beat up the plumber day today? Okay.

MR. HOLLAND: Question of duration, any comments on 30,
60?

CHAIR KERNEY: Wayne said 30.

MR. HOLLAND: 30? Okay.

CHAIR KERNEY: Any more discussion from the Board?

MR. HOLLAND: Motion to extend 30 days to the November 15
date.

CHAIR KERNEY: I have a motion -

MR. HEGUABURO: Second.

CHAIR KERNEY: - and a second. Any discussion on the
motion? All in favor signify by saying aye.

BOARD MEMBERS: Aye.

CHAIR KERNEY: All opposed? Thank you.

MR. KOLLRA: Thank you, have a good evening.

3. Case: CE06102667

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Cory Canzone & John Mislow

3729 SW 12 Court

MS. MOHAMMED: Next case is on page five of your agenda.
This is also an old business case. Inspector Wayne Strawn for
case number CE06102667. Case address: 3729 Southwest 12
Court. The owner: Corey 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 your agenda.

This case was first heard by the Unsafe Structures Board on 6/21/07, at that hearing, the Board gave a 30-day extension. At the 7/19/07 Unsafe Structures Board hearing the Board granted a 60-day extension to 9/20/07. At the 9/20/07 hearing the Unsafe Structures Board granted a 30-day extension to 10/18/07, the owner to return with a set of documents of plans and a report from a registered engineer about his findings from his initial inspection, owner to forward the letter he received from the Zoning Department to staff counsel immediately.

Notice was posted on the property 10/2/07 and we advertised in the Broward Daily Business Review 9/28/07 and 10/5/07.

CHAIR KERNEY: Step forward and state your name. Tell us what the plumber did to you.

MR. MISLOW: John Mislow. Last time you were interested in seeing the letter that changed the, I have, the lot is an RMM-25 lot, and for some reason in 19, in 2003 they were adjoined and then dis-adjoined, which made it a lot that you can't build on. Anyway, here's a copy.

CHAIR KERNEY: Oh, I remember this case.

MR. HOLLAND: Could you put that on the overhead?

[Mr. Mislow displays the letter using the ELMO]

CHAIR KERNEY: Without reading that verbatim, what essentially does that say?

MR. MISLOW: They said, it was fine, it was built, I could have done whatever I wanted with the lot. But for some reason there was a lawsuit in 2003 and there was three or four parties involved and a lot of squabbling and the judge put it together and then took it apart again. And because he did that, it became a - I'm trying to think of the right word here - nonconforming lot. And because it's a nonconforming lot - right, so -

Anyway, were going to make the repairs, so the long and the short of it is, the engineer said that the least thing that, the best way in my best interest would be to take, they enclosed a screen porch in the back of this cottage so we're going to take that off and do whatever else. There's something to do with the roof, sistering the roof thingies up there and, but the engineer knows all about it and he's going to have - I asked him and he said three weeks he would have a workable set of plans. So hopefully he'll -

CHAIR KERNEY: Do you have him contractually bound, do you have a -

MR. MISLOW: Yes. Don Arpin and Son. He's a good engineer, but you know, busy like everybody else.

CHAIR KERNEY: Do you have any - forgive me, I don't remember - did you have that last time you came in front of us, [inaudible] under contract?

MR. MISLOW: Two or three times ago.

CHAIR KERNEY: Okay.

MR. MISLOW: At the very beginning I got that. So I brought that in, I already submitted that.

CHAIR KERNEY: Okay. Questions from the Board? And what are you looking for, what kind of an extension?

MR. MISLOW: I really don't know, this is all new ground for me. I'm hoping that he gets a set of drawings to me in three weeks and I'm hoping that, hopefully it's going to be really quick because most of it's demolition, and most of it's gone already. There was supposed to be a carport there, a closed-in carport; it's not even there anymore. It hasn't been there in quite a while, so hopefully it's going to go quickly, we'll see.

CHAIR KERNEY: Wayne, what does the City has to say about this?

INSPECTOR STRAWN: Wayne Strawn, City building inspector. It is a new twist that it's a non-buildable lot. I don't think we'd be talking about it if it was a buildable lot, I think the owner would have destroyed it by now and gone ahead with some other plans for it. So I'm not opposed to giving him some more time to save the value in property.

CHAIR KERNEY: Okay. Anything from the Board?

MR. MISLOW: I just wanted to ask, you know more better than I do, when I give them the plans, since it's mostly demolition and very little structural, I'm not going to be a

year like the last one, am I? This is terrible. No, realistically.

CHAIR KERNEY: No, realistically I don't think so, and things have gotten -

MR. MISLOW: Why is that when taking so long?

MR. HEGUABURO: Plans are coming back within about a month. It takes about a month.

MR. MISLOW: Thirty-day turnaround?

INSPECTOR STRAWN: Wayne Strawn, City building inspector. I think the ineptitude of the people who were submitting the plans figured largely in the time it took them. First they came in with a plan just to replace the roof rafters, then they came in with another plan, and so forth. So we kept having to say, give us more, give us more, give us more. We'd have been much happier if they gave us everything the first time.

CHAIR KERNEY: I don't think we should co-mingle cases and problems. Yours is a -

MR. MISLOW: You know, you've got me all gun-shy.

CHAIR KERNEY: And if I'm not mistaken, last time we established you were a nice guy, right? Didn't we have a lot of discussion about that?

MR. MISLOW: I just want to get it done. I just don't want to see a one-year roadblock.

CHAIR KERNEY: I don't believe you will, especially with

Don Arpin doing your drawings for you. You should sail right through.

MR. MISLOW: He's supposed to be pretty competent.

CHAIR KERNEY: He's extremely competent.

MS. HALE: Yes, very competent.

CHAIR KERNEY: Sail right through. Any more discussion from the Board? If not, I'll entertain a motion.

MR. MISLOW: What should I do, should I come back in 30 days or 60 days?

CHAIR KERNEY: Let's see what the Board thinks.

MR. SCHERER: I'll make a motion for a 60-day extension to the December 20-

MR. MISLOW: My only question is on that 60 days, if I get the permit -

CHAIR KERNEY: Let me get the motion off the floor first.

MR. SCHERER: - to the December 20 meeting.

MS. HALE: I'll second that.

MR. SCHERER: Now you can say it.

MR. MISLOW: If it's done before then, if I actually get the permit before the 60 days, I don't have to come back, right?

MR. SCHERER: Then you won't come back.

CHAIR KERNEY: That's correct.

MR. SCHERER: Wayne will tell you.

MR. MISLOW: Wayne will tell me?

MR. SCHERER: Yes.

CHAIR KERNEY: Somebody will tell you, yes. Okay, so I have a motion and a second to extend this to the December 20 meeting. Is there any discussion on the motion? Seeing none, all in favor signify by saying aye.

BOARD MEMBERS: Aye.

CHAIR KERNEY: All opposed? Sixty days.

MR. MISLOW: That's great, thanks gentlemen and ma'am.

CHAIR KERNEY: We may never see you again.

4. Case: CE06102225

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James Poole

1748 NW 29 Way

MS. MOHAMMED: Next case, page four of your agenda.

Inspector Wayne Strawn for case number CE06102225. Case address: 1748 Northwest 29th Way, and the owner is James Poole.

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 got late service, so I have three addresses that's not on your agenda.

Certified mail to Mortgage Electronic Registration Systems Inc., signed for by D. Hawkins on 10/16/07. Certified mail to Mortgage Electronic Registration Systems Inc., in care of C.T. Corporation System Registration, registered agent, signed for 10/15/07 by Sanja Murphy. And certified mail to

Countrywide Bank FSB, signed for by Sanja Murphy on 10/15/07.

This case was presented to the Board on 7/19/07 and the Board at that hearing granted a continuance to 10/18/07.

CHAIR KERNEY: Could you tell us again what the conditions of the extension were.

MS. MOHAMMED: There was no condition, sir; it was just a plain extension.

CHAIR KERNEY: Okay, thank you. Do I have a respondent?

MR. POOLE: Yes.

CHAIR KERNEY: Good afternoon. Please state your name for the record.

MR. POOLE: This is James Poole. I'm the owner of the property at 1748 Northwest 29 Way and I am here to ask for another extension. But this time, I have working drawings. The architect has drawn them up and I've looked the drawings over and they need some corrections before I submit them to the Building Department.

CHAIR KERNEY: Okay, do you have a copy of the drawings?

MR. POOLE: Well, I have a copy -

CHAIR KERNEY: Either that or just, you can start here on the end and pass them around if that's okay. When do you think you'll be submitting the drawings?

MR. POOLE: Well, this is the current survey, the last one that I had done, and I have to submit it before the year, before it expires. So that's 11/14, is when that will expire

from the one-year date.

MR. SCHERER: What are you going to do to the building again?

MR. POOLE: It's an addition to the house.

MR. SCHERER: You're submitting plans for an addition to the house.

MR. POOLE: Yes.

MR. SCHERER: Okay.

CHAIR KERNEY: It had an addition that was not permitted, is that correct?

MR. POOLE: Correct.

MR. HOLLAND: Essentially bringing that -

MR. POOLE: That was the work done prior to me buying the house. And the City told me I can pull an after-the-fact permit, as long as I have the engineer to certify that everything was done to the code. [inaudible] engineer to look at it -

MR. SCHERER: So you're talking an after-the-fact.

MR. POOLE: - and he's all ready been working on the drawings.

MR. HOLLAND: Okay, this is a survey, this is -

MS. HALE: The rest is coming.

MR. HOLLAND: Oh, the rest is coming? Okay, I'm sorry.

MS. HALE: Is this property occupied?

MR. POOLE: Yes, it's my home.

MS. HALE: It's your home, okay.

CHAIR KERNEY: Wayne, do you have anything from the City?

INSPECTOR STRAWN: Wayne Strawn, City building inspector. I drove by this morning to see if perhaps it was taken down, but he wasn't, so. It's just a freestanding concrete block, CBS construction that's standing there now without the roof. It doesn't present a particular hazard.

CHAIR KERNEY: Okay. Any more questions from the Board?

MR. HEGUABURO: Are you planning to demolish that wall that's standing?

MR. POOLE: Which wall are you referring to?

MR. HEGUABURO: The one that Wayne is referring to.

INSPECTOR STRAWN: Oh, there's several of them, enclosing walls.

MR. HEGUABURO: Okay.

INSPECTOR STRAWN: Yes.

MR. HEGUABURO: But, okay. Are they going to be part of the new in addition, or no?

MR. POOLE: I'm not demolishing anything.

MR. HEGUABURO: Okay, you're not demolishing anything.

MR. POOLE: No, not [inaudible]

CHAIR KERNEY: And you understand you're going to have to prove to the City that the foundation is to code?

MR. POOLE: The foundation was already approved by the City.

CHAIR KERNEY: Okay.

MR. POOLE: When I did the concrete driveway, the foundation that I submitted to the City, they approved all the concrete paving. It also detailed the footings there were supposed to be up under the CBS walls that Wayne is referring to. So, the masonry work that is up, it was already approved, the foundation's already approved, but it wasn't approved to go vertical.

CHAIR KERNEY: Okay.

MR. POOLE: Okay? But it did have all the Rebar in it, what was required by the code, because I put it in -

MR. HEGUABURO: So it's going to be part of the new addition.

MR. POOLE: Yes it is.

CHAIR KERNEY: Okay, now, wait a minute.

MR. SCHERER: So, I'm confused. What was the original problem with this property, Wayne, was it, it was an addition that was built without a permit, it was deemed unsafe -

INSPECTOR STRAWN: It's a half-built addition, it's a bunch of block walls standing on a slab next to the CBS building without a roof. It's an abandoned job but I don't have a permit for it, so.

MS. HALE: Do you have a permit for the foundation and the pavers?

INSPECTOR STRAWN: I'm unaware of any inspections that

were done with regard to the foundation. But certainly if he has any record of any inspections, he can submit those with his plans and see if that will work.

MS. HALE: Do you have your signed off permit?

MR. POOLE: Yes.

MS. HALE: Okay.

MR. POOLE: For all the concrete paving, yes.

MS. HALE: Yes, for your foundation.

MR. POOLE: Yes.

CHAIR KERNEY: I need to back up because -

MR. SCHERER: But it didn't have a permit, so you couldn't have a valid -

MS. HALE: No, he didn't have a permit for the sides.

MR. POOLE: I had a permit for all the concrete paving, and the concrete -

MR. SCHERER: For the slab, for the addition, do you have a permit for the slab for the addition? That's what we're talking about.

INSPECTOR STRAWN: On some occasions, they will issue a footing permit ahead of the main permit. Is that what you're saying?

MR. POOLE: Exactly.

INSPECTOR STRAWN: A footing permit was issued?

MR. POOLE: Exactly, along with the concrete driveway and the pavement that was all -

INSPECTOR STRAWN: And was this issued in the County or in the City?

MR. POOLE: In the City.

INSPECTOR STRAWN: In the City? Okay. Because I was unaware of that.

MR. HEGUABURO: It was like a foundation permit.

MR. POOLE: Yes.

MR. HEGUABURO: Okay.

CHAIR KERNEY: So, you didn't buy the house with this already built, you built this?

MR. POOLE: No, the house did not have all that - no, it wasn't like that.

CHAIR KERNEY: Okay, so you permitted the foundation -

MR. POOLE: Yes.

CHAIR KERNEY: - and then you took it vertical without a permit.

MR. POOLE: Right. But I didn't pour the [inaudible] because I didn't have a permit yet. I only put the blocks up.

CHAIR KERNEY: Okay.

MR. POOLE: Okay? But all the Rebar, all the vertical bars are in the block, but they're not grouted.

MR. SCHERER: And the knockouts are there?

MR. POOLE: Yes, all the knockouts are there. Everything is per code.

MR. HOLLAND: So is there, a master permit applies on

this as an addition? Is that normally the case? I'm sure the structural side will look for a letter from a degreed engineer certifying the foundation etcetera and slab -

MR. SCHERER: Are you going to put a roof on it?

MR. POOLE: Yes I am.

MR. SCHERER: Don't you need a structural engineer to design the walls and the roof connections? And it's not just, it just isn't your architectural plans which are dated August, which are 8/2. What have you done since August?

MR. POOLE: What have I done since August? He's been working on the drawings.

MR. SCHERER: So these are not the drawings. You have other drawings?

MR. POOLE: Those are the drawings, they're are just downsized. I haven't been -

MR. SCHERER: Does he have a structural engineer that he's working with?

MR. POOLE: He is an engineer.

MR. SCHERER: He's an architect; he's not an engineer.

MR. POOLE: Well, him and his brother, you're right.

INSPECTOR STRAWN: For a single-family addition, I think an architect is qualified to make -

MS. HALE: Yes.

MR. SCHERER: - can sign for a structural engineer, because I don't see any details or anything related to that.

MR. HEGUABURO: When do you expect to have permits on the property?

MR. POOLE: I'm going to have the application -

CHAIR KERNEY: Into the microphone, please.

MR. POOLE: I will have the applications submitted by the middle of next month, before the fourteenth, which is on the survey there. As soon as he makes all the necessary corrections. Because even like on the plans, you can see he didn't have the correct address on there. I think he put Hollywood on there.

CHAIR KERNEY: So he understands you're under the gun time-wise. That before the fifteenth of November, you will had to have applied for this.

MR. POOLE: Well, he says he actually, he could have me working drawings next week.

CHAIR KERNEY: So you should only need a 30-day extension.

MR. POOLE: Right.

CHAIR KERNEY: Any more questions from the Board? If not, I'll entertain a motion.

MR. HEGUABURO: I move a motion for a 30-day extension.

CHAIR KERNEY: Until the November 15 meeting?

MR. HEGUABURO: November 15, 2007.

MR. HOLLAND: Second.

CHAIR KERNEY: I've got a motion and a second. Is there

any discussion on the motion?

MR. SCHERER: Is there any stipulations as to the motion, any requirements that you want to put on it?

MR. HEGUABURO: Well, I would like to see the permits submitted by November 15.

MR. POOLE: Right.

CHAIR KERNEY: Okay, so the motion is amended to, that he has to submit for a permit by the November 15 meeting. Is that okay with staff?

MR. HOLLAND: Second on the amendment.

CHAIR KERNEY: Okay. Any more discussion? All in favor signify by saying aye.

BOARD MEMBERS: Aye.

CHAIR KERNEY: All opposed? See you, thank you.

MR. POOLE: Thank you.

5. Case: CE06081280

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Sylvan Eversley

611 East Evanston Circle

MS. MOHAMMED: We don't have any more respondents, so I'm just going to go through the agenda. Page two, Inspector Wayne Strawn for case number CE06081280. Case address: 611 East Evanston Circle. The owner: Sylvan Eversley.

Certified mail to the owner, signed by J. Eversley.
Certified mail to Judith Eversley signed by J. Eversley.

Certified mail to Jerome Quidato, signed 9/29/07, signature illegible. Certified mail to Fremont Investment and Loan Company, signed for by Hector Flores 10/1/07. Certified mail to Mortgage Electronic Registration Systems Inc., signed for 10/2/07, signature eligible.

Certified mail to CT Corporation System as registered agent for Fremont Investment and Loan Company, signed by Fred Singer 10/1/07. Certified mail to CT Corporation System, registered agent for Mortgage Electronic Registration Systems Inc., signed by Fred Singer 10/1/07. Certified mail to MERS, in care of CT Corporation System, signed by Fred Singer 10/1/07. Certified mail to Fremont Investment and Loan Company, in care of CT Corporation as registered agent, signed for by Fred Singer on 10/1/07.

Certified mail to Robert Liguori, Liguori Homes and Investments signed by Jackson, 9/29/07. certified mail to Lourdes Sanchez Barcia Esquire, no response. Certified mail to Jennifer Ann Cordero signed, well it's not signed, we didn't get any response either, but I believe the persons did speak to our attorney.

Notice was posted on the property 10/2/07 and notice was also advertised in the Broward Daily Business Review 9/28/07 and 10/5/07. This is an old business case and the actions of the Unsafe Structures Board are noted on your agenda.

CHAIR KERNEY: Okay, thank you. Could the City Attorney

please read that letter to us, as the two members on this side just turned 40 or are getting close and are still fighting the glasses.

MS. WALD: Ginger Wald, assistant City attorney. I spoke with Jennifer Cordero actually two days ago and asked her to fax a letter which I finally received today.

Miss Cordero wrote to me: "We will not be attending today's hearing before the Unsafe Structures Board as my client, Fremont Investment and Loan, is in the process of assigning the interest it holds on the above referenced property to a third party who intends to rehabilitate the property. Should you have any questions, please do not hesitate to contact me."

Miss Cordero had informed me that they are going to dismiss their foreclosure action on the property and would no longer have an interest thereto.

CHAIR KERNEY: Okay, thank you.

MS. WALD: So you may move forward.

CHAIR KERNEY: Any discussion from the Board? Anything from the City?

INSPECTOR STRAWN: Wayne Strawn, City building inspector. Have these charges been read into the record before?

CHAIR KERNEY: It's not a new case, yes.

INSPECTOR STRAWN: The only difference is the hole next to the building that was used as a impromptu septic tank has

been filled. So we have a toilet this discharges nowhere. And the building is vacant, so it's not being used as a rooming house, but the other violations exist as already read into the record.

CHAIR KERNEY: Any discussion from the Board? If not, I'll entertain a motion. Either demolition or an extension.

MR. SCHERER: I move that we find the violations exist as alleged, and that we order the property owner to demolish the structure within 30 days and we order the City to demolish the structure, should the property owner fail to timely demolish. Such demolition is to be accomplished by a licensed demolition contractor pursuant to City-issued demolition permit.

MR. HOLLAND: Second.

CHAIR KERNEY: I have a motion for demolition and a second. Is there any discussion on the motion? All in favor signify by saying aye.

BOARD MEMBERS: Aye.

CHAIR KERNEY: All opposed?

6. Case: CE07051568

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Walter Tirschman

2765 NW 19 Street

MS. MOHAMMED: Next case, page six of your agenda. This is a new business case. Inspector Wayne Strawn for case number CE07051568. Case address: 2765 Northwest 19th Street.

The owner: Walter R. Tirschman.

Certified mail to the owner returned, unable to forward.
Certified mail to Broward County Building Code Services,
attention Jim Yaboni, Building Inspector Supervisor, signed by
N. Stoinoff, 8/30/07. Certified mail to Broward County
Building Code Services attention Hipilito Cruz, Building
Inspector Supervisor, signed by N. Stoinoff 8/30/07.
Certified mail to the tenant in possession returned unclaimed.

Notice was posted on the property 8/30/07 and advertised
in the Broward Daily Business Review on 8/28/07 and 10/5/07.
This is a new business case.

CHAIR KERNEY: Thank you. Wayne, would you like to read
the violations into the record?

INSPECTOR STRAWN: Wayne Strawn, City building inspector.

FBC 117.1.1

THE SINGLE FAMILY CBS BUILDING HAS BECOME
UNSAFE. IT IS SUBSTANTIALLY DAMAGED BY THE
ELEMENTS AND HAS BECOME A FIRE HAZARD AND
A WINDSTORM HAZARD. THE BUILDING DOES NOT
COMPLY WITH THE REQUIREMENTS OF THE FORT
LAUDERDALE MINIMUM HOUSING CODE.

FBC 117.2.1.1.1

THE BUILDING IS VACANT, UNGUARDED AND OPEN
AT DOORS AND WINDOWS.

FBC 117.2.1.1.2

MANY BUILDING PARTS HAVE FAILED, ARE LOOSE OR ARE LOOSENING INCLUDING BUT NOT LIMITED TO CEILINGS, DOORS, WINDOWS, AND THEIR FRAMES, FASCIA, SOFFITS, ELECTRICAL AND PLUMBING FIXTURES AND ROOFING MATERIAL.

FBC 117.2.1.2.1

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

FBC 117.2.1.2.2

THE EXTERIOR BLOCK WALLS ARE COMPROMISED. STRESS CRACKS ARE NOTED ON THE WEST AND SOUTH EXPOSURES. THE ROOF FRAMING HAS BEEN COMPROMISED BY WATER INTRUSION OVER THE YEARS.

FBC 117.2.1.2.4

THE SERVICE RISER FOR THE ELECTRICAL SERVICE DROP IS LEANING. IT HAS BEEN BENT OVER DUE TO OVERSTRESSING CAUSED BY WINDSTORMS.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN COMPROMISED BY WATER INTRUSION, CREATES AN UNACCEPTABLE HAZARD.

FBC 117.2.1.3.2

THE BUILDING HAS NOT BEEN MAINTAINED
ACCORDING TO THE FLORIDA BUILDING CODE AND
DOES NOT MEET THE MINIMUM STANDARD OF THE
FORT LAUDERDALE MINIMUM HOUSING CODE.

I'd like to report to the Board that the City has requested and Florida Power & Light has discontinued the power. We've cut the power to the building to mitigate any hazard in that respect. Do you have some photographs I could - [Inspector Strawn displayed photos of the property on the ELMO and described them]

I inspected the building this morning and found that although the front door had been nailed shut, a large window in the rear is still broken out, and so that it's still open to casual entry.

There's a photograph of the little house sitting back in the trees. This is where the ceilings have fallen and stress cracks in the CBS walls. This is the opening where all the jalousie glass has been broken out, and an electrical exterior receptacle dangling by the wires. Your bent service riser, I hope that comes out on your -

MR. HEGUABURO: Wayne, have you, have we have any response from the owners? I didn't get that part.

INSPECTOR STRAWN: No one has contacted me. And this is your rotten fascia and soffit. Trash and debris inside the

building, more falling ceilings. The building's been taking water for a long time. There's your kitchen with the water damage, just from the very moisture-laden completely moisture-laden interior and roof structure. Broken out plumbing fixtures, more falling ceilings. A long shot of the bent service riser, and it looks like the original construction. Stress cracks in the walls, and that was the condition when I first got there; the front door was open. The City is asking for motion to demolish.

CHAIR KERNEY: Thank you Wayne. Any discussion from the Board? If not, I'll entertain a motion.

MR. HEGUABURO: I move that we find that the violations exist as alleged and that we order the property owners to demolish the structure within 30 days and we order the City to demolish the structure, should the property owner fail to timely demolish. Such demolition is to be accomplished by a licensed demolition contractor pursuant to a City-issued demolition permit.

CHAIR KERNEY: I have a motion, do I have a second?

MR. HOLLAND: Second.

CHAIR KERNEY: Motion and a second. Is there any discussion on the motion? All in favor signify by saying aye.

BOARD MEMBERS: Aye.

CHAIR KERNEY: All opposed?

7. Case: CE07070247

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EDWARD SPRAGUE

1413 NE 3 Avenue

MS. MOHAMMED: Next case, page seven, this is also a new business case. Inspector Wayne Strawn for Jorg Hruschka. Case number CE07070247. Case address: 1413 Northeast 3rd Avenue. The owner: Edward M. Sprague.

Certified mail to the owner returned unclaimed.

Certified mail to US Bank National Association as Trustee for C. Bass Mortgage Loan Asset Backed Certificates, signed by Francis Blackshear on 9/18/07. Certified mail to Senor Roof, it was signed for, signature illegible, on 9/15/07. Certified mail to Miguel Pena, registered agent for Senor Roof, signed for 9/15/07, signature illegible. Certified mail to Tenant in Possession returned vacant. Notice was posted on the property 9/14/07 and advertised in the Broward Daily Business Review 9/28/07 and 10/5/07.

INSPECTOR STRAWN: Wayne Strawn, City building inspector. The violations exist as noted on the notice of violation.

FBC 117.1.1

THE SINGLE STORY DUPLEX, BUILT IN 1947,
HAS SUBSTANTIALLY DETERIORATED BY NEGLECT
AND THE ELEMENTS. THE BUILDING IS UNSAFE
AND PRESENTS A WINDSTORM AND FIRE HAZARD.
THE BUILDING DOES NOT COMPLY WITH THE

MAINTENANCE STANDARDS OF THE FLORIDA
BUILDING CODE AND MINIMUM HOUSING CODE OF
THE CITY OF FORT LAUDERDALE.

FBC 117.2.1.1.1

THE BUILDING IS VACANT, UNGUARDED AND OPEN
AT DOORS AND WINDOWS.

FBC 117.2.1.2.1

MANY BUILDING PARTS ARE LOOSE, HANGING
LOOSE OR LOOSENING. THE PARTS INCLUDE BUT
MAY NOT BE LIMITED TO, ROOF DECK MATERIAL,
ROOFING MATERIAL, ELECTRICAL CONDUIT AND
FIXTURES, DOORS, WINDOWS AND STRUCTURAL
ELEMENTS.

FBC 117.2.1.2.2

THE ROOF DECK AND RAFTERS ARE
SUBSTANTIALLY DAMAGED BY LONG TERM WATER
INTRUSION.

FBC 117.2.1.2.3

THE ROOFING SYSTEM AND PARTS OF THE WALL
SYSTEM HAVE BEEN DESTROYED BY YEARS OF
NEGLECT AND THE ELEMENTS. WATER INTRUSION
HAS COMPROMISED THE STRUCTURAL INTEGRITY
OF THE BUILDING.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN EXPOSED TO

WATER INTRUSION FOR SEVERAL YEARS AND IT
WOULD BE A HAZARD IF ENERGIZED. THE
ELECTRICAL SYSTEM HAS BEEN PARTIALLY
DESTROYED AND COMPROMISED.

FBC 117.2.1.3.2

BY REASON OF IMPROPER USE AND LONG TERM
NEGLECT, THE BUILDING IS PRESUMED UNSAFE
AND DOES NOT COMPLY WITH THE FLORIDA
BUILDING CODE AND THE MINIMUM HOUSING CODE
OF THE CITY OF FORT LAUDERDALE.

I'd like to show you some photographs of these
violations.

[Inspector Strawn displayed photos of the property on the
ELMO and described them]

That's a front view of the building. It doesn't look too
bad if you don't point the camera where it's all falling
apart. Now this shows the roof structure on the northeast
corner of the building. It's become worse around this corner
over here, it's actually collapsed. I was there this morning
and the entire roof projection over the north wall for the
first 20 feet is on the ground. It's just rotted away and
collapsed on the ground.

MR. HEGUABURO: Somebody living in -

INSPECTOR STRAWN: No, this is vacant. And it is open,
one of the rear doors is open. This gives you an idea of some

of the rotten damage on the roof structure. I don't know if you can make that out on the screen.

The bathroom ceiling is collapsing. Actually, you're looking at light many places as you walk in the building. You're looking straight up through the ceilings are gone and the decking is gone, and you're just looking out into the daylight.

The condition of the kitchen, cabinets are gone, more water intrusion, rotten rafters. I'm trying to figure out what that is myself. I didn't take that picture. Oh, I think that's collapsing ceiling, and a light fixture on the ceiling that's going with it.

There's a rear porch area, a large rear porch that was for both sides of the duplex, and it's, as you can see water has soaked the roof decking, and it's all rotten. It takes years for this kind of thing to happen.

That's the bathroom ceiling where you're actually looking through to daylight. You see the shower head and a place where you're looking through the roof, through the ceiling, through the roof, everything, looking at daylight.

There's wiring that's been exposed due to the ceilings falling. I don't know what that shows. Here's another picture inside the building where the roof's collapsed, and the roof decking is gone.

The City's asking for motion to demolish.

CHAIR KERNEY: Thank you Wayne. Is there any discussion from the Board? If not I'll entertain a motion.

MR. HOLLAND: My turn. I move that we find that the violations exist as alleged, and that we order the property owner to demolish the structure within 30 days and that we order the City to demolish the structure, should the property owner failed to timely demolish. Such demolition is to be accomplished by a licensed demolition contractor pursuant to a City-issued demolition permit.

CHAIR KERNEY: We have a motion for a demo, do I have a second?

MR. HEGUABURO: I second.

CHAIR KERNEY: Motion and a second. Any discussion? All in favor signify by saying aye.

BOARD MEMBERS: Aye.

CHAIR KERNEY: All opposed?

8. Case: CE07080299

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Nils Olsen

3804 SW 12 Court

MS. MOHAMMED: Next case, page eight of your agenda, this is also a new business case. Inspector Wayne Strawn for Jorg Hruschka for case number CE07080299. Case address: 3804 Southwest 12th Court. The owner: Nils Olsen.

Certified mail to the owner returned unclaimed.

Certified mail to Mrs. Nils Olson returned unclaimed.

Certified mail sent to Mary V. Hammonds, signed for by Mary V. Hammonds on 9/8/07. Certified mail to Black Davis Partnership in care of Carolyn Davis signed for by Doutelus on 9/6/07.

Certified mail to Black Davis Partnership in care of Ned Black signed for by M. Doutelus on 9/6/07. Certified mail to Andy Fiske, registered agent for City First Mortgage Corp., signed for by April Haywood on 9/7/07. Certified mail to Fiserv ISS & Company FBO, Arnold Wolf, IRA, signed for by Hope Rodney on 9/6/07. Certified mail to Tenant in Possession of Apartments 1, 3 and 4 returned vacant. Certified mail to tenant in possession of apartment 2 returned unclaimed.

Notice was posted on the property on 9/6/07 and advertised in the Broward Daily Business Review, 9/28/07 and 10/5/07.

INSPECTOR STRAWN: Wayne Strawn, City building inspector. The violation that exist at 1413 Northeast - that exist at 3804 Southwest 12th Court as noted on the notice of violation exist as follows:

FBC 117.1.1

THE ONE STORY APARTMENT BUILDING WAS
ORIGINALLY BUILT AS A SINGLE FAMILY
RESIDENCE IN 1952. A LEGAL DUPLEX WAS
ADDED TO THE SOUTH SIDE IN 1973.

THE BUILDING HAS BECOME UNSAFE FOR THE
FOLLOWING REASONS:

- 1) THE ORIGINAL RESIDENCE ON THE NORTH
SIDE IS UNSAFE AND SUBSTANTIALLY DAMAGED
BY NEGLECT. THIS PART OF THE BUILDING
PRESENTS A FIRE AND WINDSTORM HAZARD.
- 2) THE BUILDINGS' USE WAS ILLEGALLY
CONVERTED FROM A TRIPLEX TO A FOURPLEX.
- 3) THE SEPTIC TANK HAS COLLAPSED AND
CREATED AN UNSANITARY CONDITION AND A
SAFETY HAZARD.

There's one of those photographs, you'll see that
will be difficult to identify, that's shooting into
the collapsed septic tank.

- 4) THE BUILDING DOES NOT CONFORM WITH THE
FLORIDA BUILDING CODE AND THE MINIMUM
REQUIREMENTS OF THE HOUSING CODE OF FORT
LAUDERDALE.

FBC 117.1.2

PERMITS FOR A/C WORK AND WINDOW, DOOR AND
SHUTTER INSTALLATION HAVE EXPIRED PRIOR TO
COMPLETION. THE FOLLOWING WORK HAS
COMMENCED WITHOUT A PERMIT AND HAS NOT
BEEN COMPLETED, INCLUDED BUT NOT LIMITED
TO:

- 1) DEMOLITION OF STRUCTURAL WALLS, KITCHEN AND BATHS.
- 2) ENCLOSURE OF COVERED CONCRETE AREA BETWEEN THE ORIGINAL BUILDING AND THE ADDITION.
- 3) GENERAL INTERIOR ALTERATIONS.
- 4) FRAMING AND DRYWALL.
- 5) ELECTRICAL.

FBC 117.2.1.1.1

A WINDOW ON THE EAST SIDE OF THE ORIGINAL RESIDENCE HAS BEEN REMOVED AND THE BUILDING IS OPEN TO CASUAL ENTRY.

FBC 117.2.1.2.1

MANY BUILDING PARTS IN THE ORIGINAL HOUSE ARE LOOSE, HANGING LOOSE OR LOOSENING. THE PARTS INCLUDE BUT MAY NOT BE LIMITED TO, CEILING MATERIAL, ELECTRICAL CONDUITS AND STRUCTURAL WALLS, SUPPORTS AND OTHER ELEMENTS.

FBC 117.2.1.2.2

A CENTRAL, LOAD BEARING WALL HAS BEEN PARTIALLY DEMOLISHED AND REMOVED. AN ADDITIONAL LOAD BEARING BEAM AND COLUMN HAVE SEVERELY DETERIORATED AND POSE A HAZARD.

FBC 117.2.1.2.3

A CENTRAL LOAD BEARING WALL HAS BEEN
DESTROYED AND PARTIALLY REMOVED.

FBC 117.2.1.2.4

A STRUCTURAL BEAM IS DETERIORATED AND
SAGGING CAUSED BY OVER-STRESSING. A LOAD
BEARING WALL AND COLUMN ARE LEANING OUT OF
PLUMB.

FBC 117.2.1.2.5

THERE ARE LOOSE AND EXPOSED WIRES
THROUGHOUT THE ORIGINAL HOME THAT CREATE A
HAZARDOUS CONDITION, IF ENERGIZED.

FBC 117.2.1.2.6

THE SEPTIC TANK HAS COLLAPSED AND THE
SURROUNDING GROUND HAS WASHED OUT. THIS
HAS CREATED BOTH AN UNSANITARY CONDITION
AS WELL AS A SAFETY HAZARD.

FBC 117.2.1.2.8

THE BUILDING HAS BEEN CHANGED FROM A LEGAL
TRIPLEX TO A FOURPLEX WITHOUT OBTAINING
ULDR APPROVALS AND BUILDING PERMITS. FIRE
SEPARATION BETWEEN THE UNITS HAS NOT BEEN
MAINTAINED.

FBC 117.2.1.3.1

BOTH THE ORIGINAL HOME AND THE ADDED
DUPLEX HAVE BEEN ALTERED WITHOUT OBTAINING
THE REQUIRED PERMITS, INCLUDING BUT NOT
LIMITED TO:

- 1) DEMOLITION OF STRUCTURAL WALLS, KITCHEN
AND BATH
- 2) FRAMING AND DRYWALL WORK
- 3) ELECTRICAL WORK
- 4) PERMIT 05071771 FOR THE REPLACEMENT OF
DOORS AND WINDOWS AND SHUTTERS HAS EXPIRED
AND IS NULL AND VOID.
- 5) PERMIT 06100792 FOR AN A/C REPLACEMENT
HAS EXPIRED AND IS NULL AND VOID.

FBC 117.2.1.3.2

THE PROPERTY HAS BEEN ILLEGALLY CONVERTED
TO A FOURPLEX AND NOT MAINTAINED FOR MANY
YEARS. THE SEPTIC SYSTEM IS NOT
FUNCTIONING AND THE PROPERTY DOES
NOT COMPLY WITH THE MINIMUM STANDARDS
ESTABLISHED IN THE FLORIDA BUILDING CODE
AND THE MINIMUM HOUSING CODE OF THE CITY
OF FORT LAUDERDALE.

I visited the site this morning, I think George wanted
you to have those individual photographs, because many of the
shots were taken in dark conditions, sometimes it doesn't show

up well on the viewer.

[Inspector Strawn distributed photographs of the property to the Board]

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

CHAIR KERNEY: Thank you Wayne. Is there any discussion from the Board? If not, I'll entertain a motion.

MS. HALE: Okay, it's my turn. I move that we find that the violations exist as alleged, and that we order the property owner to demolish the structure within 30 days and that we order the City to demolish the structure should the property owner fail to timely demolish. Such demolition is to be accomplished by a licensed demolition contractor pursuant to a City-issued, licensed demolition permit.

CHAIR KERNEY: I have a motion for demolition; do I have a second?

MR. HOLLAND: Second.

CHAIR KERNEY: Motion and a second, is there any discussion on the motion? If not, all in favor signify by saying aye.

BOARD MEMBERS: Aye.

CHAIR KERNEY: All opposed?

9. Case: CE07080816

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Renee & Rainey Chestnut

1870 NW 24 Terrace

MS. MOHAMMED: Next case, page 10 of your agenda, and this is also a new business case. Inspector Wayne Strawn for case number **CE07080816**. Case address: 1870 Northwest 24 Terrace. The owner: Renée Chestnut and Rainey W. Chestnut.

Certified mail to Rainey Chestnut returned, forward expired. Certified mail to Renée Chestnut returned unclaimed. Certified mail to **Tenant in Possession**, mail returned, forward expired. Notice was posted on the property on 8/30/07 and we advertised in the Broward Daily Business Review 9/28/07 and 10/5/07.

INSPECTOR STRAWN: Wayne Strawn, City building inspector. Violations exist at 1870 Northwest 24th Terrace, and the violations are as on the notice.

FBC 117.1.1

THE SINGLE FAMILY HOME HAS BECOME UNSAFE.
THE BUILDING CONSTITUTES A FIRE AND
WINDSTORM HAZARD AND IS SUBSTANTIALLY
DAMAGED BY THE ELEMENTS. THE LACK OF
PROPER MAINTENANCE HAS CAUSED THE BUILDING
TO FALL FAR BELOW THE MINIMUM
STANDARDS REQUIRED BY THE FORT LAUDERDALE
MINIMUM HOUSING CODE.

FBC 117.2.1.1.1

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

FBC 117.2.1.2.1

THERE IS FAILURE, HANGING LOOSE OR
LOOSENING OF MANY BUILDING PARTS,
INCLUDING, BUT NOT LIMITED TO: ROOFING
MATERIAL AND DECKING, SOFFIT AND FASCIA,
DOORS AND WINDOWS, ELECTRICAL AND PLUMBING
FIXTURES ALONG WITH CEILINGS AND KITCHEN
CABINETS.

FBC 117.2.1.2.2

THE ROOF FRAMING SYSTEM IS DETERIORATED BY
WATER INTRUSION OVER MANY YEARS. THE ROOF
DECKING IS ROTTEN OR AT VARIOUS STAGES OF
DETERIORATION. THE DECORATIVE COLUMNS
SUPPORTING THE FRONT PORCH HAVE RUSTED OFF
AT THE BASE.

FBC 117.2.1.2.4

THE CEILINGS ARE SAGGING OR HAVE FALLEN
DUE TO DETERIORATION CAUSED BY WATER
INTRUSION.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN SEVERELY

COMPROMISED BY WATER INTRUSION AND WOULD
POSE A SERIOUS HAZARD IF ENERGIZED.

I will note that it's not energized.

FBC 117.2.1.3.2

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

MR. HOLLAND: I move -

INSPECTOR STRAWN: I'd like to show you the photographs.

MR. HOLLAND: Oh, I'm sorry.

[Inspector Strawn presented photos of the property on the
ELMO and described them]

INSPECTOR STRAWN: This is a front view of the building.
It was boarded up by the City several years ago, but of course
the boards do prevent illegal entry. Up until the time the
front door was broken into, and it was open this morning and I
was able to get some of these photographs. But the board-up
program was designed to save buildings. Somebody has to want
to save them.

There's an exterior outlet with exposed wires. This is a
collapsing ceiling, I hope you can see that. There's your old
wooden trusses with the plywood gussets all exposed by the

falling ceilings. More falling ceilings. More falling ceilings, falling ceilings.

This is an area that used to be the Florida room, I don't know if you can see the discoloration where the decking material has taken water for a long, long time. More ceilings that are in the process of falling. I hope you can make that out. This is a better photograph of the same thing. Everything inside the building is waterlogged.

MR. HEGUABURO: So, Wayne, this property's been vacant for a couple years?

INSPECTOR STRAWN: It has been vacant for several years.

MR. HEGUABURO: And we boarded up a couple years ago.

INSPECTOR STRAWN: A long time ago, I can see the - our contractors paint the boarding, and you can even see that the paint is fading on the boarding. I didn't check the records to see exactly how many years ago we boarded it.

MR. HEGUABURO: Has the property been flipped by the owner?

INSPECTOR STRAWN: I don't know the sale history on it.

MS. WALD: I have the sale history. If you'd like to know the sale history. Basically this property has been in the Robinson/Chestnut family since at least 1983. There's been a few quitclaim deeds, but it seems like it's probably family members, because it's still the Chestnuts. But the property's been in the family since 1983, according to all the deeds.

INSPECTOR STRAWN: Wayne Strawn, City building inspector. And you've got more rotting decking material, falling ceilings, the accumulation of the plaster material on the floor, more signs of deterioration, roof decking rotting. Same issue here, same falling apart.

Some of these pictures, I think I should have pointed out, you can see daylight coming through the decking where the roof material on top is absolutely gone. Here's one. These lines that you see are actually daylight coming through the decking, the match board decking.

MR. HEGUABURO: So, we're getting no response from the owners.

INSPECTOR STRAWN: No.

MS. MOHAMMED: No, service by posting.

MR. HEGUABURO: What was that?

MS. MOHAMMED: We didn't get any response from the property owner via certified mail, but we do have service for this hearing via posting, posting and advertising.

MR. HEGUABURO: Okay.

INSPECTOR STRAWN: Here's your bathroom with, it's just falling, in disrepair. Rubbish. Actually, if you go in there when it's raining you splash around inside this house. The City's asking for a motion to demolish.

CHAIR KERNEY: Is there any discussion from the Board? If not I'll accept a motion.

MR. HOLLAND: I'll move that we find the violations exist as alleged, and that we order the property owner to demolish the structure within 30 days, and that we order the City to demolish the structure should the property owner failed to timely demolish. Such demolition is to be accomplished by a licensed demolition contractor pursuant to a City-issued demolition permit.

MR. HEGUABURO: Second.

CHAIR KERNEY: A motion and a second. Is there any discussion? All in favor signify by saying aye.

BOARD MEMBERS: Aye.

CHAIR KERNEY: All opposed?

10. Case: CE06060261

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Athina Tridima

2606 Whale Harbor Lane

MS. MOHAMMED: Next case, page 14, 1 - 4 of your agenda. Inspector Wayne Strawn for Jorg Hruschka for case number CE06060261. Case address: 2606 Whale Harbor Lane. The owner: Athina Tridima as trustee of the Athina Tridima revolving living trust.

Certified mail to the owner, we have no response. Certified mail to Leonidas Tridimas, trustee, no response, and certified mail to the tenant in possession, no response.

We do have service by posting the property on 9/12/07 and

by advertising the notice in the Broward Daily Business Review 9/28/07 and 10/5/07, and this is also a new business case.

INSPECTOR STRAWN: Wayne Strawn, City building inspector, with regard to 2606 Whale Harbor Lane. The violations exist as on the notice of violation.

FBC 117.1.2

A CBS PERIMETER WALL FOR THIS SINGLE-FAMILY RESIDENCE HAS BEEN CONSTRUCTED UNDER PERMIT 02102513. THIS PERMIT HAS EXPIRED AND IS NULL AND VOID. THEREFORE, THE WALL IS UNSAFE. IN ADDITION, THE WALL HEIGHT EXCEEDS THE HEIGHT LIMITATIONS PRESCRIBED FOR THIS ZONING DISTRICT.

FBC 117.2.1.3.1

A PERIMETER WALL HAS BEEN CONSTRUCTED WITHOUT HAVING PASSED ALL REQUIRED PERMIT INSPECTIONS AND THE PERMIT HAS EXPIRED PRIOR TO COMPLETION.

I think when you don't pay any attention to your plans and you just build it any old way, you can't get it signed off.

[Inspector Strawn displayed photographs on the ELMO, and described them]

Here's some photographs. The height of the wall - that's an eight-foot sheet of plywood, so we can see that the height

of these walls are - this one is a better shot - are seven feet, at least seven feet, which is prohibited for a wall of that nature.

MR. HEGUABURO: What is it, six feet maximum?

INSPECTOR STRAWN: I think 6-6 is, unless you go back, your set back, you'd have to, to have a property line wall, 6-6 would be as high as you could go. Nowadays, nobody goes over six feet, because if you go over six feet also, there's wind loading issues that become more important than the height restriction.

This is a side view of the wall. There doesn't appear to be anyone living at this property now, what I heard is that the owner is incarcerated. The neighbors have been complaining about this unfinished construction. There's your Rebar sticking out of the wall, and there's your unfinished wall.

MS. HALE: Where is Whale Harbor Lane?

INSPECTOR STRAWN: That's way out almost to 441. Take Riverland Road and that last road that heads to the river, Whale Harbor. The City's asking for motion to demolish.

CHAIR KERNEY: Thank you Wayne. Is there any discussion from the Board?

MR. HOLLAND: Is this just a privacy wall, or part of a, meant to be part of the structure? I saw the Rebar coming up for -

INSPECTOR STRAWN: It's a privacy wall.

MR. HOLLAND: What is the purpose of the Rebar that's coming up to -

INSPECTOR STRAWN: It's kind of mystifying to me. Jorg was the Inspector on this and he must have reviewed the plans that were originally were approved for this job, approved in connection with the permit number, but I haven't seen them. And there's all kinds of footings and so forth, he had some, grand - there was some grandiose plan that was going to be executed for the property which didn't happen.

MS. HALE: Was this part that came in from Broward County?

INSPECTOR STRAWN: No, this has been, because he had, yes, this right, that far southwest corner of Fort Lauderdale, the part we got from the County was kind of a square. That was a little further east.

MS. HALE: Okay.

MR. SCHERER: I'll make a motion. Move that we find the violations exist as alleged and that we order the property owner to demolish the structure within 30 days, and that we order the City to demolish the structure should the property owner fail to timely demolish. Such demolition should be accomplished by a licensed demolition contractor, pursuant to a City-issued demolition permit.

CHAIR KERNEY: I have a motion, do I have a second?

MS. HALE: I'll second.

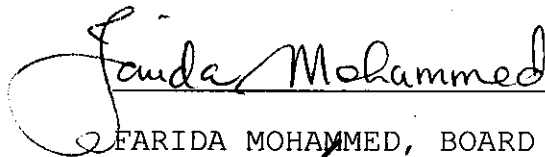
CHAIR KERNEY: Motion and a second, is there any discussion on the motion? All in favor signify by saying aye.

BOARD MEMBERS: Aye.


CHAIR KERNEY: All opposed?

MS. MOHAMMED: Last case on your agenda, page 12. Case number CE07021135. Property address: 448 Northwest 21st Avenue: withdrawn. And that concludes today's agenda.

[Meeting concluded at 4:27 p.m.]



FARIDA MOHAMMED, BOARD CLERK



PATRICK KERNEY, CHAIRPERSON

CERTIFICATION

I hereby certify that I have recorded and transcribed the City of Fort Lauderdale Unsafe Structures Board meeting held October 18, 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 October, 2007.

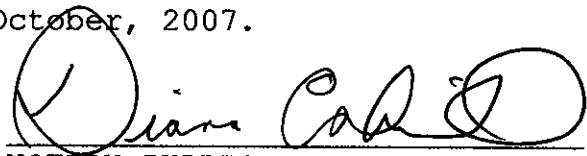
ProtoTYPE, INC.



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 25 day of October, 2007.



NOTARY PUBLIC
State of Florida at Large

Notarial Seal:

