

City of Fort Lauderdale
UNSAFE STRUCTURES BOARD
 Thursday, December 20, 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	A	2	1
John Scherer, Vice Chair	P	3	0
Olivia Charlton	P	2	1
Pat Hale	A	2	1
Hector Haguaburo	P	3	0
Joe Holland	P	3	0
Thornie Jarrett	P	2	1

City Staff

Farida Mohammed
 Yvette Ketor, Board Secretary
 Ginger Wald, Assistant City Attorney
 Wayne Strawn, City Building Inspector
 Jorg Hruschka, City Building Inspector
 Brian McKelligett, Administrative Assistant II
 Jamie Opperee, Recording Clerk

Guests

CE07090207: Roger Freeman, owner
 CE06102667: John Mislow, owner
 CE05110196: Erika Hernandez, owner's representative
 CE07101681: P. Sigalas, owner's son-in-law
 CE06011118: Keith Crum, owner's son
 CE07021325: Hope Calhoun, attorney
 CE06102225: James Poole, owner

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2. CE06102667 Address: 3729 Southwest 12 Court Disposition: 60-day extension to 2/21/08. Board	Cory Canzone & John Mislow	<u>15</u>

- unanimously approved.
3. **CE05110196** Synergy Property Services, Inc. **19**
Address: 705 Northwest 2 Street
Disposition: 30-day extension, owner to return with a progress report. Board unanimously approved.
 4. **CE07101681** Athina Tridima **26**
Address: 2606 Whale Harbor Lane
Disposition: 30-day continuance, to January 17, 2008. Board unanimously approved.
 5. **CE06011118** Charles L. Crum Estate **28**
Address: 731 Northwest 15 Avenue
Disposition: 60-day extension. Board unanimously approved.
 6. **CE07021325** Jungle Queen Inc. **38**
Address: 2470 Southwest 21 Street
Disposition: Continue to January 17, 2008.
 7. **CE06102225** James Poole **39**
Address: 1748 Northwest 29 Way
Disposition: 30-day extension to January 17, 2008, owner to return with proof of permit application, and a letter from his engineer. Board unanimously approved.

The regular meeting of the Unsafe Structures Board convened at 3:00 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. Haguaburo, to approve the minutes of the Board's November 2007 meeting. Board unanimously approved.

1. Case: CE07090207

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Roger & Vienna Freeman

405 Northwest 7 Street

MS. MOHAMMED: Good afternoon Board. Our first case is on page one, it's a new business case. Inspector Wayne Strawn for case number CE07090207. Case address: 405 Northwest 7th Street. The owner: Roger L. and Vienna Freeman. The owners and interested parties were notified via certified mail. The information is noted on your agenda and we have here the property owner is here today so we have also service by personal appearance. Notice was also advertised in the Broward Daily Business Review 11/30/07 and 12/7/07 and the property was posted 11/14/07, and this is new business.

INSPECTOR STRAWN: Good morning Board. Wayne Strawn, City building inspector. We're talking about property 405 Northwest 7th Street. The violations that exist there are:
FBC 117.1.1

THE LARGE CARPORT ATTACHED TO THE SINGLE FAMILY HOME ON THE WEST SIDE HAS BECOME UNSAFE. THE CARPORT IS SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND BY WINDSTORM. THE STRUCTURE HAS NOT BEEN MAINTAINED ACCORDING TO THE STANDARD OF THE FLORIDA BUILDING CODE.

FBC 117.1.2

THE CARPORT HAS BEEN ALTERED BY THE INSTALLATION OF SHORT MASONRY WALLS, A CHAIN LINK ENCLOSURE USED FOR SECURITY AND BY

RAFTER REPAIRS WITHOUT OBTAINING PERMITS. ALL ALTERATIONS WITHOUT PERMITS ARE "PRESUMED AND DEEMED" TO BE UNSAFE BY THE FLORIDA BUILDING CODE.

FBC 117.2.1.2.1

THE CHAIN LINK FENCING USED FOR SECURITY, THE SHORT MASONRY WALLS ENCLOSING THE CARPORT, THE ELECTRICAL CONDUIT AND BOXES, AND STRUCTURAL ELEMENTS OF THE ROOF STRUCTURE ARE LOOSE, LOOSENING OR HANGING LOOSE.

FBC 117.2.1.2.2

ROOF RAFTERS ARE DAMAGED BY WATER INTRUSION AND BY TERMITES.

FBC 117.2.1.2.3

THE ROOF DECKING HAS BEEN BLOWN OFF BY WINDSTORM.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM WHICH EXTENDS INTO THE CARPORT HAS BEEN COMPROMISED BY WATER INTRUSION AND HAS NOT BEEN MAINTAINED SAFE.

FBC 117.2.1.3.1

RAFTER REPAIR ATTEMPTS AND ALTERATIONS TO THE CARPORT HAVE BEEN DONE WITHOUT PERMITS AND ARE "PRESUMED AND DEEMED" BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

FBC 117.2.1.3.2

THE STRUCTURE HAS NOT BEEN MAINTAINED WATERTIGHT AND IN REASONABLY GOOD REPAIR AS REQUIRED BY THE FORT LAUDERDALE MINIMUM HOUSING CODE.

I have some photographs to present as evidence.

[Inspector Strawn displayed photos of the property using the Elmo]

You can see the west part of the carport, the window's blown off the decking and was in bad shape, the decking was already, there's evidence that it was already leaking before. We have the chain-link fencing that has been installed and the carport roof in disrepair.

This shot looking south, the same issues. We have chain-link fencing with barbed wire on top - looks like barbed wire on top - which is in disrepair. You have the overhang, the beam, no roof decking, I don't know if you can see the scabs were there's yes, there's some rafter repairs. I've got a better picture of that.

This is the knee wall that was established, poured some time afterwards. That does not show on the original plan for the carport. You have some fixtures, electrical fixtures and conduit that's been run into the carport which is now exposed. Here you have rafter repairs, scabs that were added to repair the rafter tails years ago, without permits.

Water damage on the remaining portion of the carport roof. You can see the water damage where the water intrusion is ruining the decking. What decking remains -

MR. SCHERER: Is the power on, Wayne?

INSPECTOR STRAWN: Yes, I believe the power is on in the building. Whether or not those circuits that run out into the

carport, they may be disactivated, deactivated. All it would require is kill a breaker that goes out there. And here we have a rafter replacement in an attempt to save the carport some time ago.

And, I don't know if it shows up very well in the pictures but we have termite damage on the rafters. It was dark and it was difficult to get a good picture. I can see it here on this shot; I don't know you can see it on your viewers, but you can see the edges are termite damaged.

The City is asking for a motion to demolish, that an order to demolish be adopted.

MR. SCHERER: The carport, or the entire structure?

INSPECTOR STRAWN: The carport only.

MS. CHARLTON: Wayne, is it occupied?

INSPECTOR STRAWN: Beg your pardon?

MS. CHARLTON: Is the unit occupied?

INSPECTOR STRAWN: I don't know. I would defer to the property owner as to whether the building is occupied.

MR. SCHERER: Mr. Freeman?

MR. FREEMAN: Yes. Okay well, first of all there's no electricity on in the house, that's off. And the building wouldn't be occupied until the house was brought up to date so there's no electricity on in the house. Actually it's never been since I purchased the house.

MR. SCHERER: So nobody lives there.

MR. FREEMAN: No one lives there, no. And the fence, and the wall you were speaking of, the fence and that wall did get a permit was pulled for it. I got a, I have a copy of it here that I got from their records down there where this fence was permitted.

[Mr. Freeman presented a copy of a permit to Inspector Strawn]

INSPECTOR STRAWN: Install 62 feet of 7-foot high by 1 foot barbed wire carport. That's correct, that's what it says.

MR. SCHERER: Okay, so -

MS. CHARLTON: What's the date on that?

MR. FREEMAN: The date is not on there but when I pulled it - I'm just making sure it's not on it - when I pulled it there, the microfilm had said, I think it was in '92, '94.

MR. SCHERER: How long have you owned the property?

MR. FREEMAN: I've owned the property like a year and a half.

MR. SCHERER: So you didn't put the fence in, somebody else did.

MR. FREEMAN: No, but it was permitted. The property were in bad shape when I got it. I made a lot of improvements.

MR. SCHERER: What do you want to do with the carport?

MR. FREEMAN: Well, I - personally, I don't see why I

need to demolish it.

MR. SCHERER: All the rafters are rotted and they're scabbed on, and structurally, I mean we have a structural engineer would tell you that it's probably not able to be saved unless you replace all the trusses.

MR. HOLLAND: Yes, what is your plan for that carport?

MR. FREEMAN: Well, the plan was to repair it and bring it back up, but then they're saying demolish it. I've been weighing it out both ways.

MR. SCHERER: You've owned the property for year and a half.

MR. FREEMAN: Yes.

MR. SCHERER: So, what are you waiting for?

MR. FREEMAN: Waiting for?

MR. SCHERER: Has it been like this for a year and a half?

MR. FREEMAN: Not in that state, well not exactly like it is there. But the problem I've been waiting, actually I've been spending a lot of money on the property, [inaudible] the City sewer was quite of a big expense, so it's been a little bit of a financial situation.

Now I feel that I can restore it. I think I'm going to go ahead and demolish it because that might be the cheapest way right now. But I need, to do the carport I need like 60 days and then I'll have it taken care of.

MR. SCHERER: So you'll -

MR. FREEMAN: It don't seem to be any danger to anyone. No one lives there, no electricity, the place is fenced in so it's not like it's something that's going to come down on top of somebody, it's not like in that type of shape.

MR. SCHERER: So you'll demolish it, is what you're going to do.

MR. FREEMAN: The carport, but I do want to leave the fence and the wall up because that were permitted and I don't see why I need to take that down, that's not -

MR. HEGUABURO: And the chain link is actually keeping the property safe. Is it in good condition, Wayne?

MR. FREEMAN: It have the outer fence as well, and that's in, it's in good condition.

MR. HEGUABURO: Okay.

MR. HOLLAND: Question for both of you: is the fence stand-alone without the structural posts of the carport? We might want to put the picture back up. My concern is if you take the posts down in the demolition, the fence may not be self-supporting. Maybe, maybe not.

INSPECTOR STRAWN: Wayne Strawn, City building inspector. The knee wall was poured around some of the columns, so in the process of demolishing, here you have fence posts. Of course that doesn't prevent him from cutting off the column and leaving the knee wall. But the chain-link fencing is in

disrepair and it was my mistake probably for citing that.

I assumed the 7-foot tall fence was the perimeter fence around the property. If that's the - I didn't find that, that document that he has that refers to the carport. But it is in disrepair and would have to be repaired, and there's nothing to prevent him from repairing the fence. I'm not sure, in the process of demolishing the carport as Mr. Holland pointed out, that he won't have problems with the fence.

Here's another photograph that shows the carport posts adjoining the posts, support posts for the beam. I think you can see that.

MR. SCHERER: Are those steel columns or wood columns?

MR. FREEMAN: Steel.

INSPECTOR STRAWN: The Square tube that supports the beam for the carport roof and simple pipe typically used for chain-link fencing next to it.

MR. JARRETT: Wayne, you can't really tell by these photographs, is the carport repairable, or is it -

INSPECTOR STRAWN: You can repair almost anything, but you would have to assess each rafter to make sure that - and most of them are damaged so, the question of course is, and it's up to the property owner, of whether it's practical to spend money on repairing it.

MR. HOLLAND: My understanding is he's made a decision to move towards the demolition option at this point.

MR. JARRETT: Are you moving towards demolition because you're being pressured on this or because you really want to do away with the -

MR. FREEMAN: Well, the pressure has something to do with it but I just was trying to take the, I guess, the quickest and cheapest route out on the situation. But one other question, if I do demolish the roof, those main, the main beams through there, they're not rotten or anything wrong with them, can they stay there? I mean that wouldn't be a problem with them staying there so if I decide later on to reconstruct the roof, at least that support would be there.

MR. JARRETT: Well, maybe we can help you make the decision whether or not you want to keep the carport or not. You realize if you do, you'll have to submit a plan by an engineer or an architect to the City Building Department and probably it'll have to be an engineer because an architect will usually defer something like this to an engineer to verify that this structure is, that those beams, like you say, can be built on.

And you realize that's going to get into a lot of cost. Do you really want to get into that kind of cost, or would it be easier just to demo the, at this point?

MR. FREEMAN: I mean, I can demo, but you see the beams, if they're in good condition, you're saying I've got to get an architect or an engineer to verify that they're okay?

MR. JARRETT: Correct. And you'll have to pay for that set of plans and he'll have to come out and inspect that and he'll have to, under seal, in other words, he will sign a affidavit stating that this structure is sound and can be built on. Do you really want to go through all that expense though?

MR. FREEMAN: Can't afford to go through that expense so, that's the bottom line.

MR. JARRETT: Okay, very good. I just didn't want to, I felt like we were pressuring you to demo it, and there was some hesitancy there and I wanted to make sure that we weren't doing that just for pressure-wise.

INSPECTOR STRAWN: Wayne Strawn City building inspector. Fortunately we didn't have a hurricane this year. But it would, all hurricane season it presents a threat to the community because parts of that roof will blow off, the rest of it will blow off and become flying debris in the middle of a storm.

MR. SCHERER: Okay, does anybody want to make a motion?

MR. HOLLAND: Yes, I move that we allow the case to extend for 60 days to allow for a selective demolition permit to be applied for, and hopefully initiated for this demolition of the carport.

MR. HEGUABURO: I have a question, I think the owner wanted to know whether he can leave the columns or not,

correct?

MR. FREEMAN: I asked about the columns, but I think he was saying that in order to leave them and if you would use them in the future, then you'd have to get an engineer or an architect and it would be pretty expensive just to say that they're okay. But I think the inspector Mr. Strawn here can tell you they're okay because I'm sure he looked at them. They're not rotten or anything; they're just perfectly good big large beams.

MR. HEGUABURO: So the columns need to be removed as well. Is that what we -

MR. HOLLAND: I think that the permitting process can somewhat assist in determining scope. Logically, I think in a default they need to go and it's probably best they go. To elaborate on what Mr. Jarrett was saying earlier, there's always a temptation to try and salvage this and salvage that but by the time you go through the professional expense of the engineering and architecture it's good money for bad and it's actually more cost-effective to go totally from scratch.

The foundation is also in question at the base of those columns, and the degree of corrosion on those columns. So that's the long answer to -

MR. SCHERER: So maybe you should -

MR. HOLLAND: - by the nature of my motion and I'll call for all of it.

MR. SCHERER: Let's restate the motion, just so we're all clear what it is.

MR. HOLLAND: I move that we extend the case 60 days to allow for selective demolition of the carport in its entirety.

MR. SCHERER: Second on the motion?

MR. HEGUABURO: I second.

MR. SCHERER: Any discussion?

MR. FREEMAN: Not the masonry wall now, right? Because we already said that was permitted, there's no danger to anything. Chain-link fence, take it down.

MR. SCHERER: I think the chain-link fence you have a permit for, so you should fix the chain-link fence. Maybe amend the motion to make sure that he fixes the chain-link fence.

MR. HOLLAND: We can clarify, my intent was just the carport structure. And I'll add without the knee wall and chain-link fence as deemed appropriate by the proper building departments.

MR. SCHERER: Okay, do we have a second on the revised motion?

MR. HEGUABURO: I second.

MR. SCHERER: All in favor?

MS. WALD: Can I just to verify the motion? Assistant City Attorney Ginger Wald. You actually, in your motion, 60 days demolition order if the owner does not demolish the

property within 60 days, providing that the City has the authority to do so, or do you want him to come back? Because you said extension and I'm a little confused as to that.

MR. HOLLAND: Customarily, we extend the case for them to come back. I guess it's a good point to, you know, we could add this other, but I don't think we've done it since I've been here, but -

MS. WALD: So you're just, 60-day extension then?

MR. HOLLAND: Correct.

MS. WALD: Thank you.

MR. HOLLAND: Point well taken.

MR. SCHERER: Okay, all in favor of approving this motion, signify by saying aye.

BOARD MEMBERS: Aye.

MR. SCHERER: All opposed? Motion passes. You have 60 days to take down the carport. That's February 21st.

2. Case: CE06102667

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Cory Canzone & John Mislou

3729 Southwest 12 Court

MS. MOHAMMED: Next case, page 6 of your agenda, and this is an old business case. Inspector Wayne Strawn for case address 3729 Southwest 12th Court. Case number: CE06102667. The owner: Corey Canzone and John Mislou.

Certified mail to the owner was signed by Lola Canzone on

10/30/07 and certified mail to John, Mrs. John Mislow, signed by Lola Manzone 10/30/07. The other interested parties were notified via certified mail, the information is noted on your agenda.

And like I said this is an old business case. This case was first heard by the Unsafe Structures Board on 6/21/07. At that hearing, the Board granted 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 with his findings from his initial inspection. Owner to forward the letter he received from the Zoning Department to staff's counsel immediately.

At the 10/18/07 Unsafe Structures Board hearing, the board granted a 60-day extension to December 20, 2007 and the owner is here.

MR. SCHERER: Thank you. Afternoon.

MR. MISLOW: Hello Board, John Mislow. I had the drawings done by the engineer but he left some things off and I met with Wayne earlier and I'm pretty sure we finalized everything so once, Arpin does the changes we should be, I'm hoping in the next week or so get it back in for plan review.

MR. SCHERER: So it's, you haven't submitted for a

permit?

MR. MISLOW: Not yet, I wanted to make sure, he gave me the drawings which I didn't feel were right and I was correct. He left some things out, and I went over with Wayne to make sure that all the items were on the drawings so that he didn't have to go back and forth and back and forth so we could just submit it one time and hopefully get it through plan review.

MR. SCHERER: Is the house in a safe condition?

MR. MISLOW: Yes, it's all boarded up, there's no electric, nobody lives there.

MR. SCHERER: Okay, any questions?

MR. HEGUABURO: How long do you think before you can submit for a permit?

MR. MISLOW: Well, he was gone, the engineer was gone for a while so he just got back yesterday so, hopefully a couple of days. I'm going to, as soon as I leave here, tomorrow I'll drop them off and he can get working on them. Shouldn't be too long I'm hoping, but you know, it's holiday time. Nobody even wants to be here so it's hard to get anything done, so hopefully.

I'd like to get this behind me. I'm hoping I don't even have to come back anymore. Wayne says once I submit it and then the permit process, once the permits are issued, that's it, it's over. We can begin this long process of getting this behind us.

MR. SCHERER: Six months.

MR. HOLLAND: It began, yes, it's six months already. We've got a number of iterations on this. I'm concerned about diligence here; I'd like to hear from staff on that.

INSPECTOR STRAWN: Wayne Strawn, City building inspector. I did have conversations with his engineer, and I thought on the phone we were on the same page as far as what we needed on the plans, especially when we consider the windows have been changed out, they weren't the original windows and things like that.

So I was rather surprised today when the property owner showed me that the plans are done but they don't include the windows. So if I were going to blame someone, I'd blame his design professional not the owner here. As far as getting these plans all together so that they can submit and cover all the issues.

The owner has been diligent, he is also referencing an Unsafe Structures noticed that was sent to the previous owners in 1999 in which Inspector Ken Reardon cited other things that I didn't cite and he's addressing all the violations on both notices and some of those things are what's missing on the plans now.

MR. HOLLAND: Thank you for that.

MR. HEGUABURO: So Wayne, if the property owner applies for a permit next week, do we need to have him come back in 30

days?

INSPECTOR STRAWN: I don't know how fast the plan review process, and I'm not sure that the plan reviewers won't find something else to kick the plans out with. So I wouldn't be opposed to a 60-day continuance so that he doesn't have to come back, the plans would be, the permit will be issued and the situation will be resolved.

MR. HOLLAND: I'd like to move for that 60-day continuance.

MR. SCHERER: To the which meeting?

MR. HOLLAND: To the February 21st .

MR. HEGUABURO: I second.

MR. SCHERER: Are there any conditions to the, just to - is there any conditions to your extension?

MS. WALD: You're moving for a 60-day extension, correct? Okay, thank you. You said continuance.

MR. HOLLAND: Whatever.

MR. SCHERER: Okay. So, second on the 60-day continuance, extension.

MR. HEGUABURO: I second.

MR. SCHERER: Second. All in favor say aye.

BOARD MEMBERS: Aye.

MR. SCHERER: All opposed? 60-day extension.

MR. MISLOW: Thanks Board.

3. Case: CE05110196

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Synergy Property Services, Inc.

705 Northwest 2 Street

MS. MOHAMMED: Next case, Page 3 of your agenda. And this is also an old business case. Inspector Wayne Strawn for case address 705 Northwest 2nd Street. Case address CE05110196. The owner: Synergy Property Services Inc. Certified mail to the owner was signed 10/30/07, signature illegible. The other interested parties were notified via certified mail, the information is noted on your agenda and the green cards are in the file.

This case was first heard by the Unsafe Structures Board on 6/21/07. At that hearing the Board granted 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 Unsafe Structures Board hearing, the Board granted a 30-day extension to 10/18/07. At the 10/18/07 Unsafe Structures Board hearing, the Board granted a 60-day extension to December 20, 2007 respondent to return with a progress report. We also advertised today's notice in the Broward Daily Business Review 10/30/07 and 12/7/07 and the owner is here.

MR. SCHERER: Okay, thank you.

MS. HERNANDEZ: Hello, Erika Hernandez for Synergy Property Services. At the last hearing, my permits were just issued, but then Wayne Strawn had brought up another issue that the floor joists on the second floor had now deteriorated from water intrusion into the building, so I was told to have an engineer or the architect go out and verify so that we can change our plans.

He did make it out there on the second of November and did conclude the same as Mr. Strawn that the floor joists have now deteriorated due to the water intrusion because of the fact that we haven't been able to fix the roof yet.

And so the plans have been changed; I haven't got the plans back from him, he's out of town also. But they're supposed to be done by the end of next week so that they can be resubmitted. I believe that was the only correction that had to be made but as this, up to this point we've had the roof permits issued twice but both times have been, they have been canceled due to other things that had to have been addressed.

MR. SCHERER: Is the building - does it continue to get inspections?

MS. HERNANDEZ: Inspections by -

MR. SCHERER: Making sure that the property is still safe and -

MS. HERNANDEZ: Oh yes, no, I have a property manager

there every other day.

MR. SCHERER: Okay.

MS. HERNANDEZ: The doors have been, remain closed and locked, and the windows, and we've been keeping up with the trash and the grass and stuff.

MR. HEGUABURO: What exactly are you requesting?

MS. HERNANDEZ: Another extension. I have to, we're going to be resubmitting the plans within a week to include the floor joists that have to - they can't be fixed, now they have to be replaced. So pretty much we have to just resubmit the plans again so, another extension.

And I don't know if there's something I can do in the meantime that, we've been in this process a year and a half and my initial roof permits were issued back a year ago in January and if I would have been able to do the roof then I wouldn't have had to go through this extra expense of now floor joists and all this other stuff.

There's only so many tarps I can put on the roof. There's open, gaping holes in the roof so water is just coming through. And initially, when the permits were issued they were kicked back because they tied in the interior of the building to the exterior. We've gone through all the plans and we have no issue with fixing the building, but we have to get started at some point and each time we're almost about to start, then it's like, wait, something else happened.

And of course things are going to keep happening because it's been almost two years and we haven't been able to start. So if there's a certain point that we get to that I can at least start the roof so that I could stop the intrusion of water from coming in, then - But right now, just an extension so that I can get the floor joists taking care of.

MR. SCHERER: Okay.

MR. HEGUABURO: Wayne?

INSPECTOR STRAWN: Wayne Strawn, City building inspector. I have to explain the city's position with regard to not allowing them to put a roof on it. The roof required structural repairs, and there's always the doubt that, of the sincerity of the owner to restore a property like this, and the City doesn't want to have a property that's got a new roof on it when the rest of the building isn't fit to live in.

So we have been consistent in wanting to have a complete repair plan. It does not take a year and a half to get a complete repair plan issued and that in itself makes the City wonder about the sincerity of the property owners to embark on restoring a building that's over 50 years old that's in bad condition, it's going to be very expensive to restore.

We stand by originally that we want a full set of plans to show the full restoration of the building before the permit's going to be issued. They're very close and we just hope that they don't allow the permit to expire, that they

actually do perform the work.

We suggested that they get a temporary demolition permit to gut out the entire inside so that their design professional would get a clear view of the structural condition of the floor joists but they didn't do that; they didn't expend the funds for that. So again, there's some doubt in my mind of the sincerity of them to actually rehab this building or is this an effort to forestall the demolition until they can perhaps sell the building.

MR. SCHERER: Is the building for sale?

INSPECTOR STRAWN: Yes.

MS. HERNANDEZ: The building has actually been on the market since before the hurricane, but we are an investment group. We own 50 properties: every property that we own is on the market, it's continually on the market. Do we get any calls on it? No. I'm saying there's - it doesn't have clear title right now, so would we be able to sell anyway?

We have a - the City had filed already a notice of noncompliance so we haven't even got, if it's an issue I can cancel the listing. It's not doing me any good anyway, but were getting into already financial issues because - I understand the concern with us not fixing the building but my problem is that the building's not making me money.

Before the hurricane, it was fully rented, it was cash flow coming in. Now it's not, now I still have a mortgage

with the bank that I'm still paying, the bank wants it fixed. I'm now having to spend an extra quite a few tens of thousands of dollars for the floor joists that - our plans have been submitted for interior, we have got them kicked back a couple of times and we've been working with them.

But initially, if we could have got the roof done, we could have then continued to fix the rest of it, which we have all intentions of. We've been working with the insurance company, Citizens is on a standstill, they're still holding money for us to fix the building that they can't release because we haven't even started. So we've been at a standstill. It's not even that the money is coming, Citizens is paying, they are holding \$108,000 -

MR. SCHERER: So how much time do you think you need until you have the plans submitted and approved?

MS. HERNANDEZ: I would say within, I don't know that they will be approved, but I'm saying they'll be issued within the next week, they'll be submitted within the next week. So I'm saying I can come back in 30 days and give another update as to where we're standing but the plans have already been done, they just haven't been submitted because my contractor's out of town.

MR. SCHERER: Okay. Any motion?

MR. HEGUABURO: I move a motion for a 30-day extension with the condition to you come over and show us the progress

on the permit.

MS. HERNANDEZ: Absolutely.

MR. HEGUABURO: If, it should come back by then with some comments.

MS. HERNANDEZ: Sure.

MR. SCHERER: Second on the motion?

MS. CHARLTON: I second.

MR. SCHERER: Any discussion? All in favor signify by saying aye.

BOARD MEMBERS: Aye.

MR. SCHERER: All opposed, no.

MS. HERNANDEZ: Thank you.

MR. SCHERER: Motion passes.

4. Case: CE07101681

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**Athina Tridima as Trustee of the
Athina Tridima Revocable Living
Trust Dated July 18, 2007
2606 Whale Harbor Lane**

MS. MOHAMMED: Next case, page 1 of your agendas; this is a new business case. Inspector Jorg Hruschka for case address 2606 Whale Harbor Lane. Case number: CE07101681. The owner: Athina Tridima as trustee of the Athina Tridima Revocable Living Trust dated July 18, 2007.

Certified mail to the owner, the North Lauderdale

address, was signed 11/16/07, signature illegible. The notice for today's hearing was advertised in the Broward Daily Business Review 11/30/07 and 12/7/07 and we do have a respondent. As I said this is a new business case.

MR. SCHERER: What page is this on?

MS. MOHAMMED: One, page one.

INSPECTOR HRUSCHKA: Good afternoon Board, Jorg Hruschka, City of Fort Lauderdale building inspector. This in reference to CE07101681. I would like to request that we table the presentation of this new case for 30 days to January 17 because this one is a follow-up on an order that you issued last month on the wall and if the resolution of the wall is taken care of, then we don't need to do this. However, we do not have anything in permits yet to show that we will be having it done, so I do not want to remove it yet. I would like to table it for 30 days.

MR. SCHERER: Which, which case is this?

INSPECTOR HRUSCHKA: It's the one at 2606 Whale Harbor Lane. We had an order, an old order to demolish a wall. This one here is foundation only, and an entrance area that has expired. However, if they're going to fix the wall, because that is really in the interest of the City, the neighbors and everything else -

MR. HEGUABURO: That's the -

MR. SCHERER: That's the exterior wall.

MR. HEGUABURO: The perimeter wall, right? Around the property.

INSPECTOR HRUSCHKA: Yes. The perimeter wall that we took down last time. If they resolve it then I do not want to go forward with this, but I would like to table the presentation to see that progress is made, so that's my request.

MS. WALD: Continue, table, continue.

MR. SCHERER: Continue. So, we'll make a motion someone would like to make a motion to continue this for 30 days. Is that what you're saying, 30 days?

INSPECTOR HRUSCHKA: Yes.

MR. HEGUABURO: I make a motion to continue, I guess table, for 30 days on February 21st.

INSPECTOR HRUSCHKA: No, January 17.

MR. HEGUABURO: January 17th.

MR. HOLLAND: Second.

MR. SCHERER: All in favor?

BOARD MEMBERS: Aye.

MR. SCHERER: All opposed? None, your motion passes.

Thank you.

5. Case: CE06011118

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Charles L. Crum Estate

731 Northwest 15 Avenue

MS. MOHAMMED: Next case is on page 4 of your agenda. Inspector Wayne Strawn for case address 731 Northwest 15th Avenue. Case number: CE06011118. The owner: Charles L. Crum, the estate of Charles L. Crum. Certified mail to Charles L. Crum estate in care of Irene Crum, signed by Irene Crum, dated 12/11/07. And the other interested parties were notified via certified mail. The information is noted on your agenda, the green cards are in the file.

This is an old business case. This case was first heard 7/20/06. The Unsafe Structures Board granted a 30-day extension of time to allow Mr. Crum - this case was first heard 7/20/06. At that hearing the Unsafe Structures Board granted a 30-day extension of time to allow Mr. Crum to hire an architect and return to the Board with proof of having done so.

On 9/21/06 the Unsafe Structures Board granted a 30-day extension of time. At the 11/16/06 Unsafe Structures Board, the Board granted a 30-day extension with the provisions that Mr. Crum returns with a copy of his drawings that he has submitted to the City. On 12/21/06 the Unsafe Structures Board granted an extension to 2/15/07. At the 2/15/07 Unsafe Structures Board hearing, the Board granted a 30-day extension to 3/15/07, the respondent ordered to return with a set of plans from his architect.

On 3/15/07, the Unsafe Structures Board granted a 30-day

extension to 5/17/07, owner to return with a progress report. At the 5/17/07 Unsafe Structures Board hearing, the Board granted a 60-day extension to 7/19/07. At the 7/19/07 Unsafe Structures Board hearing, the Board granted a 60-day extension to 9/20/07 to allow the owner to obtain his building permit. At the 9/20/07 Unsafe Structures Board hearing, the Board granted a 90-day extension to 12/20/07. And we do have respondents.

MR. SCHERER: Good afternoon.

MR. CRUM: Good afternoon, how are you guys doing today? I'm speaking on behalf of my father who passed away. I - the last time I was here was a 90-day extension and I'm following through with that with my lawyer. I'm having a little problem with a dispute of my siblings. I have a court date January the 9th to see if we're going to rebuild or sell the property. On January 9th I have that court date at Broward County. I just need a 60, 30 to 60-day, either 30 or 60-day continuance please.

MR. SCHERER: You understand that if you sell the property, someone's still going to have to fix it.

MR. CRUM: Yes sir.

MR. SCHERER: And they're still going to be coming in front of us. So just because you sell it to somebody else, doesn't take care of the problem and it's not a, the problem that it is right now as it exists.

MR. CRUM: Yes sir.

MR. HEGUABURO: What's the condition of the property, Wayne? Can you remind us?

INSPECTOR STRAWN: Wayne Strawn, City building inspector. I went there yesterday and it's secure. There's still a hole of course, burned through the roof, but it is secure from anyone getting inside.

MR. HOLLAND: [inaudible] the roof condition, the rest of the superstructure is in deterioration because of it, correct?

INSPECTOR STRAWN: It's a duplex building, and the north side is mostly smoke damage. The south side was gutted in the area of the fire, where the fire broke through the roof has been almost destroyed, probably 30 percent completely destroyed. So it's quite a tough rebuilding project. Fortunately this is not hurricane season because the wind could very easily get through that hole in the roof and tear rest of it and send it about the neighborhood.

MR. SCHERER: So, just remind me again what you'd like us to do. Give you a -

MR. CRUM: I need a at least 30 or 60-day extension because I have a court date Broward County to January the 9th to see if I'm going to be the beholder with my lawyer. To see if we're going to put it together or -

MR. SCHERER: So, do you own the property or, who owns the property?

MS. MOHAMMED: The estate.

MR. HOLLAND: It's in probate.

MR. CRUM: It's [inaudible] the estate right now,
representing my father.

MR. HEGUABURO: Wayne, what's your recommendation. What
are you recommending the Board to do?

INSPECTOR STRAWN: This gentleman is representing all of
the siblings here at the same time, all of the estate holders.
In the past the Board has allowed in the case where in the
middle of the process the property owner died, they allowed
the - in this case it's not hurricane season so it doesn't
present an immediate threat - but they have allowed the some
time for the owners of the estate to settle about who really
owns it and what they're going to do with it.

MR. SCHERER: This has been going on for year and a half
already.

MR. JARRETT: No good.

MR. SCHERER: I'm just concerned that if we don't do
something soon enough, that we're going to be at hurricane
season. We ordered a motion to demolish your house, your
family's house, or your family's duplex and it takes 30 to 60
days for that to occur. We have a hurricane in early May or
June and here we are, we have pieces of your duplex flying all
over the City of Fort Lauderdale.

MR. CRUM: Hopefully, I have a court date January 9, and

after I, with my lawyer and get everything together, everything will be taken care of at the - I'm presented as the person.

MR. SCHERER: You are trying to purchase, or, buy your siblings out.

MR. CRUM: Yes, buy out the -

MR. SCHERER: And then what do you want to do with the property?

MR. CRUM: I am going to fix it up.

MR. SCHERER: You're going to fix it up.

MR. CRUM: I'll fix it up. I just need the consent that I'm the beholder and that I can buy out all my other siblings but that hasn't occurred because we're having a little dispute in that matter. So January 9 I can go and try to confirm everything.

MR. HOLLAND: I'm sorry, again, what was the status of this set of plans to be submitted? Has that taken place, or an application for permit.

INSPECTOR STRAWN: Wayne Strawn City building inspector. A local design professional has already drawn up a set of plans. So, if this is resolved and he decides to fix the property, it won't take long. All he'll have to do is select a contractor and go for it.

MR. HOLLAND: So the plans have been submitted and a permit issued?

INSPECTOR STRAWN: No, no. The plans have been developed already.

MR. HOLLAND: But not applied for as a permit?

INSPECTOR STRAWN: Are there any plans, anything applied for? No, no. But I have spoken to the design professional. The plans are complete.

MR. SCHERER: Can the estate submit the plans, as an owner/builder?

INSPECTOR STRAWN: The - I think, yes I have a contractor.

MS. WALD: Ginger Wald, Assistant City Attorney, the personal representative, whoever the personal representative is of the probate case, could go ahead and submit it on behalf of the estate since they have the right, the legal right to do so.

MR. HOLLAND: How do feel about that Mr. Crum, proceeding in parallel with the probate hearing, perhaps submitting the plans?

MR. CRUM: I feel very confident.

MR. SCHERER: Because here's what's going to happen: is that you're going to sell, your going to buy the piece of property, you're going to have to do the same thing anyways. Or, if you sell it to somebody else they're going to have to do the same thing. So, it doesn't hurt you or the next potential buyer to do this we don't think.

MR. HOLLAND: What are the approximate application fees, ballpark, anybody know?

MR. HEGUABURO: A couple hundred dollars.

MR. SCHERER: Would he need a general contractor to do this though?

MR. HEGUABURO: Not necessarily, he would need a - he can apply as an owner/builder.

MR. JARRETT: For a duplex?

MS. CHARLTON: Not for a duplex.

MR. JARRETT: I don't believe you can do owner/builder on a duplex; that's a commercial piece of property, correct?

MR. SCHERER: So he would need a general contractor to submit the plans for him.

MR. JARRETT: Yes. Owner/builder is for a single-family home that they occupy.

MR. HOLLAND: I move that we extend 60 days, and would request that Mr. Crum look into forwarding the application for the permit in the event of you pursuing the retention of the property.

MR. HEGUABURO: And see a permit pulled in that time. At least submitted into the City.

MR. HOLLAND: I believe under the, with the probate case going on, I think there's a lot going on that's got to shed light into the family matters. I think we're out of hurricane season. Let's use the 60 days to see how he does in probate

at least, it may be clearer to him. But we do see an advantage to the welfare of the City -

MR. CRUM: Yes.

MR. HOLLAND: - as well as your personal condition to move forward with that set of plans that we have documented have been quite awhile in progress. Hopefully with the few hundred dollar application fee we can bring a lot of clarity to this for you and your siblings.

MR. SCHERER: Okay, so what is the motion?

MR. HOLLAND: A 60-day extension, and an application for permit with the current plans, begin the permit process -

MR. SCHERER: To be submitted -

MR. HOLLAND: - and report at that February 21st date.

MR. HEGUABURO: So he's going to bring us a copy of the application, is that the idea?

MR. HOLLAND: At that point, we can get all kinds of things but -

MR. SCHERER: So, you have 60 days to - and I'm just clearing - he has 60 days to submit a permit -

MR. HOLLAND: Basically it's an extension, is the 60 days. He's got to go through -

MR. SCHERER: He has a 60-day extension and a condition of that extension is bringing a permit, an application for a permit back to the February 21 meeting.

MR. HOLLAND: I wasn't making it a hard rule. We were

recommending that he consider pursuing the permit. Obviously he's got some family situations, some decisions to make. If that's inappropriate we can correct the motion.

MS. WALD: Yes, so just to clarify, your motion is for an extension of 60 days. That's the only motion. You were just making some reference as to what he should -

MR. HOLLAND: No, I was encouraging the pursuit of the permit, but not making it mandatory.

MS. WALD: Okay, so it's not a condition. Okay, so it's a 60-day extension, is the motion, thank you.

MR. SCHERER: Second on the 60-day extension. Is there -

MS. CHARLTON: I second.

MR. SCHERER: Any discussion on the 60-day extension? I think you should start and proceed with the permitting process. It will save you a lot of time and that way the next time you come back in front of us it's not a requirement of your extension or the motion that we just made, but it is, it would be helpful I'm sure it to you, to get that process going.

And it would be encouraging for us the next time you come in here and say, I have a permit, I have a permit application complete. So, but that's not part of the motion, its separate an aside, so. All in favor of - the motion's been seconded - all in favor of the motion signify by -

BOARD MEMBERS: Aye.

MR. SCHERER: All opposed? Nay.

MR. CRUM: Thank You. Have a good one.

MR. SCHERER: Motion passes for 60 days.

MR. CRUM: 60 days, thank you.

6. Case: CE07021325

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Jungle Queen Inc.

2470 Southwest 21 Street

MS. MOHAMMED: Next case, page 7 of your agenda.
Inspector Wayne Strawn for case address - page 7 of your
agenda - Inspector Wayne Strawn for case address 2470
Southwest 21st Street. The owner: Jungle Queen Inc. Case
address: CE07021325.

Certified mail to Jungle Queen Inc., signed by Donna
McCarthy, not dated. The other 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 granted a 90-day
extension with staff's continued weekly monitoring. I think
that should be a 90-day continuance. At the 9/20/07 Unsafe
Structures Board hearing the Board granted a 90-day extension
to 12/20/07. The property was posted 10/3/07 and advertised,
the notice for today's hearing was advertised in the Broward
Daily Business Review 11/30/07 and 12/7/07.

MR. SCHERER: Really quickly, I have a question about conflict. You work for Ruden McCloskey?

MS. CALHOUN: I do.

MR. SCHERER: Okay. I've hired Ruden -

MS. WALD: You have a conflict?

MR. SCHERER: Yes. So I wouldn't be able to participate in it, or -

MS. WALD: Correct. Then you would not be part of the vote.

MR. SCHERER: Okay.

MS. WALD: And we don't have a quorum. Okay, we don't have a quorum. Will have to continue this to the January 17, 2008.

MR. SCHERER: Good for you.

MS. WALD: Due to the fact that we did not have a quorum, this matter is going to be continued to the January 17, 2008 agenda. Thank you.

7. Case: CE06102225

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James Poole

1748 Northwest 29 Way

MS. MOHAMMED: Next case, page 5 of your agenda. This is an old business case. Inspector Wayne Strawn for case number CE06102225. Case address: 1748 Northwest 29th Way. The owner: Charles Poole.

Certified mail to the owner, sorry, the owner was personally served with notice of today's hearing by Detective Abrahams on 12/7/07. The property was posted 12/18/07. The owner and interested parties were notified via certified mail; the information is noted on your agenda, and the green cards are in the file.

This case was presented to the Unsafe Structures Board on 7/19/07. The Board granted a continuance to 10/18/07. At the 10/18/07 (deleted /) Unsafe Structures Board hearing the Board granted 30-day extension to 11/15/07, owner to submit the permit application by 11/15/07.

At the 11/15/07 Unsafe Structures Board hearing, the Board granted a 30-day extension to 12/20/07. The property was posted 12/18/07 and the notice of today's hearing was advertised in the Broward Daily Business Review 11/30/07 and 12/7/07 and the owner is here.

MR. POOLE: Good evening.

MR. HEGUABURO: State your name please.

MR. POOLE: My name is James, James Poole, property owner. 1748 Northwest 29th Way. Last time I was here I was supposed to have a permit application submitted and all my subcontractors lined up. And the application was submitted today and I was down at the Building Department for quite some time there, for a couple, an hour, hour and a half, but that's prior to me coming here.

And the permit runner she was still in the permit processing of resubmitting it but I left prior to coming here. But I was out there and the application is allcomplete, I got all my subcontractors and it's complete, best of my knowledge, but she was submitting it -

MR. SCHERER: Are you the general contractor?

MR. POOLE: Yes I am.

MR. SCHERER: So you would know if you have all of your subcontractors lined up.

MR. POOLE: No, I have all of them lined up. I have all of -

MR. SCHERER: You said to the best of your knowledge.

MR. POOLE: No, the application was deemed complete to the best of my knowledge. You know they have a long checklist.

MR. SCHERER: Yes. So do you have a, you don't have anything, a ticket or anything, that says that you already submitted it.

MR. POOLE: No, I do not have anything with me. Like I said I gave the whole application to a permit runner that normally runs permit for me, applications. And she was at the Building Department and I left prior to coming. I stayed 'til like 10 minutes to three and I came back up here. Because she came outside one time and I stayed there, and I addressed one question when I was there, you know, there's always questions

raised when you submit an application.

And at the same time now they request that you have everything all submitted. And normally I don't normally submit application without dotting all my 'I's and crossing all my 'T's but the pressure that I've had from the Board and I don't like coming back in front of you guys and keep asking for continuances.

MR. SCHERER: Alright, it wasn't - it's not just that - it was from 10/18 we gave you a 30-day extension, owner to submit a permit application by 11/15. 11/15 you came back, we granted you another 30-day extension to submit the permit application by 12/20. Now today, you're back in front of us again saying you still haven't submitted it.

MR. POOLE: Well I was there and it was -

MR. SCHERER: It's not just 30 days, it's now 60 days, actually 90 days.

MR. POOLE: Yes.

MR. HOLLAND: This is the case that had an issue about a paving permit that didn't have anything to do with the foundation. Did you include, have you addressed the foundation in your application, the structural aspects with a structural engineer, an architect, anything? On the slab, slab already poured was an issue here, correct?

MR. POOLE: Yes, that's why I said I don't want to submit the application without dotting all the 'I's and crossing all

the 'T's.

MR. HOLLAND: I hear you.

MR. POOLE: You know, because in the review process I know that this question is going to be raised.

MR. HOLLAND: Did you address it with a structural engineer?

MR. POOLE: I have already discussed it with the engineer, he's already been out to my house.

MR. HOLLAND: And what has gone into the application today at the Building Department regarding the structural aspects of the slab?

MR. POOLE: Well, right now, to address the slab issue, there's nothing to address the slab issue, nothing but the plans except showing what will be in place. What's already there, showing what's there now. So, because the architect drew it up already and the plans are already signed and sealed and already been submitted today.

MR. SCHERER: I don't really remember, this is the driveway with an addition.

MR. HOLLAND: There was a driveway permit issued that did not address the structural slab.

MR. SCHERER: So what are you pulling the permit for?

MR. POOLE: It was for a buildout.

MR. SCHERER: A buildout, but that's not the problem, right?

MR. POOLE: Yes it is the problem.

MR. SCHERER: [inaudible] the slab, I thought, was the unsafe portion. Hey, is Wayne here still? It's been 7, 6 months, I don't really remember.

INSPECTOR STRAWN: This is a case of freestanding walls on a slab. It's a home addition on the south side of the home. And he's trying to legitimize the work that's already been done and the work that's been covered up without getting inspected and then go forward and finish the structure.

MR. SCHERER: So, what you are submitting for today is for finishing the rest of the structure and has nothing to do with the reason that you're here, right?

MR. POOLE: No, it's to address the work that was done prior to me owning the house, okay, I'm going through the permit process of getting after-the-fact permits.

MR. SCHERER: But the reason that you're here is because there's a block wall up and there's a slab that was put in without any permit.

MR. POOLE: Correct.

MR. SCHERER: That's the only reason you're here, right? So the permit that you're pulling has nothing to do with that.

MR. POOLE: Yes, it's for the entire square footage.

INSPECTOR STRAWN: He should be submitting for an entire, for the complete addition, incorporating the existing work, the existing slab that's adjoining the existing building, and

the walls that have been constructed, the exterior walls.

MR. HEGUABURO: So you should, you have a letter from your engineer saying that the slab has adequate footing for the new structure.

MR. POOLE: We have talked about this and I have, the City hasn't raised any questions to me directly, besides this Board because the plans wasn't submitted, but I know by being a general contractor I'm going to have to raise this issue and I've already discussed it with the engineer and he has no problem with writing a letter, but at the same time he's going to confirm that the slab is okay and that I poured it to today's code, the slab and the footings that the walls are standing on.

MR. HOLLAND: Now, as far as completeness, shouldn't that have been in your submittal package, in all fairness?

MR. POOLE: Well, within all fairness, with all fairness yes, you're absolutely correct.

MR. HOLLAND: And we flagged that last month at this meeting.

MR. POOLE: Yes.

INSPECTOR STRAWN: Wayne Strawn City building inspector. One of the issues was that held him up from submitting at the last meeting was that the department requires the electrical, the plumbing and all the subcontractors to submit their stuff at the same time, and he didn't have all those ducks in a row.

MR. POOLE: And that's the hurdle I've been hurdling from the last time that we met.

MR. HEGUABURO: I'm inclined to move a motion for a 30-day extension and see -

MR. POOLE: Was lining up all the subcontractors, getting them all up under subcontract. But now that I got them all lined up and I've already discussed it with the engineer about the slab, it was just lining up the subs. Because you know, it's the holiday season and nobody wanted to really commit to nothing right now.

But at the same time I was able to do I, but I had, I talked with the engineer, he actually came out to the house and he saw the slab and I dug down and I showed him. But like I was here at the last meeting, I said if it came to the table that I had to do it I would core drill the slab if what was from the engineer wasn't satisfactory, but the engineer has already said he will write the letter on it. But I haven't submitted it because it wasn't a part of the checklist on the application that I submitted even though we discussed it here.

MR. SCHERER: You understand that the reason that you're here is because they want us to tear your addition down. They want us to knock it down, the walls, the slab.

MR. POOLE: Okay, but there is work that the walls and slab that are there, there's work that was done prior to that, before I bought the house.

MR. SCHERER: The reason that you're here is for the walls and the slab that weren't inspected.

MR. POOLE: Okay.

MR. SCHERER: And it still hasn't been addressed over the past five months.

MR. POOLE: Yes, I have had progress. It's been administrative progress, it hasn't been -

MR. SCHERER: But your structural engineer, like we've been asking, hasn't gone out, written a letter, said it's approved and go ahead and submit for the permit, which is what we've been asking for. So the City is still asking us to demolish the property because you have something that is deemed unsafe because you didn't pull a permit to build that.

MR. POOLE: Well, if I knew from the last meeting that it was the main priority to have the letter from the engineer for the slab and foundation because I've already discussed it with him, I would have had in front of me today, at least a copy of it. But at the same time, I was determined to get the plans submitted and lining up all the subcontractors and satisfying the checklist that the City's provided for me for the permit process.

It wasn't the issue, that wasn't my top priority to get the letter from the engineer even though I know that that's the foundation where we need to start. But I know that I've already talked to him and he's been out to the house and

there's been discussion of him and I. So at the same time,
he's already -

MR. SCHERER: Is the house for sale?

MR. POOLE: No it's not; I reside in the house today.

MR. SCHERER: Any more discussion or a motion?

MR. HEGUABURO: I would like to see proof of submittal.

I would like to move a motion and a 30-day extension, see and
when you come back bring proof of submittal of the permit and
the letter from the engineer saying that the slab it's
adequate for the structure.

MR. SCHERER: Second on that?

MR. HOLLAND: Second.

MR. SCHERER: Okay, any discussion? All those in favor
of the motion, signify.

BOARD MEMBERS: Aye.

MR. SCHERER: All opposed? Motion passes, 30 days.

MR. POOLE: Okay, so [inaudible] the application
submitted and the letter from the engineer.

MR. HEGUABURO: Well, hopefully you'll have a permit by
then. We know it's going to be basically impossible in 30
days so, as long as you bring us the proof that you submitted
for permits -

MR. POOLE: Okay.

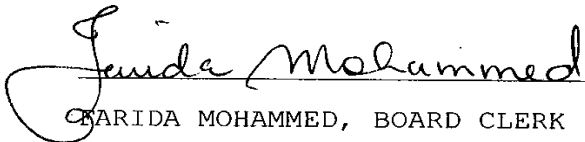
MR. HEGUABURO: - and the letter from the engineering -

MR. POOLE: Certifying the foundation.

MR. HEGUABURO: You're going to have comments by then, in 30 days you're going to have comments back from the City saying that they need proof of that slab being adequate for the structure. You can bring those in as well.

MR. POOLE: Okay.

[Meeting concluded at 4:06 p.m.]


FARIDA MOHAMMED, BOARD CLERK


JOHN SCHERER, VICE CHAIRPERSON

Minutes prepared by: Jamie Opperlee, Prototype Services

CERTIFICATION

I hereby certify that I have recorded and transcribed the City of Fort Lauderdale Unsafe Structures Board meeting held December 20, 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 December, 2007.

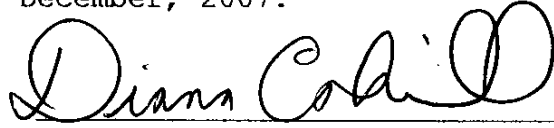
ProtoTYPE, INC.



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 26 day of December, 2007.



NOTARY PUBLIC
State of Florida at Large