

CITY OF FORT LAUDERDALE  
 UNSAFE STRUCTURES BOARD  
 THURSDAY, FEBRUARY 21, 2008 AT 3:00 P.M.  
 CITY COMMISSION MEETING ROOM  
 CITY HALL

Board Member	Attendance	Cumulative Attendance 10/07 through 9/08	
		Present	Absent
Patrick Kerney, Chair	P	4	1
John Scherer, Vice Chair	A	3	2
John Barranco	P	1	0
Olivia Charlton	P	4	1
Pat Hale	P	4	1
Hector Haguaburo	P	4	1
Joe Holland	P	5	0
Thornie Jarrett	P	4	1
John Phillips [3:20]	P	1	0

**City Staff**

Yvette Ketor, Board Secretary  
 Paul Bangel, Assistant City Attorney  
 Wayne Strawn, City Building Inspector  
 Jorg Hruschka, City Building Inspector  
 Brian McKelligett, Administrative Assistant II  
 Jamie Opperee, Recording Clerk

**Guests**

CE05110196: Erika Hernandez, owner's representative  
 CE06102225: James Poole, owner, Matthew Edwards  
 CE06011118: Keith Crum son of owner  
 CE07090207: Roger Freeman, owner  
 CE07111134: Rudy Herman, owner  
 CE07100691: Joy Robinson, owner  
 CE07100691: Jose Herazo, adjuster  
 CE06102667: John Mislow, owner  
 CE07051061: Ken Meyer, attorney  
 CE07080958: Vory Copeland, owner's representative

**Index**

<u>Case</u>	<u>Respondent</u>	<u>Page</u>
1. CE07090739	<b>Jerome &amp; Stacey Morabito</b> 3127 NE 40 Court Board took no action	<u>3</u>
2. CE06011118	<b>Charles Crum</b>	<u>5</u>

- Address: 731 NW 15 Avenue  
Disposition: 60-Day extension to 4/17/08. Board  
unanimously approved.
3. **CE07090207 Roger & Vienna Freeman** 8  
Address: 405 NW 7 Street  
Disposition: 60-Day extension to 4/17/08. Board  
unanimously approved.
4. **CE07111134 Rudolph & Tammy Herman** 12  
Address: 1750 SW 29 Avenue  
Disposition: 30-day extension to 3/20/08. Board  
unanimously approved.
5. **CE07100691 Joy Robinson** 21  
Address: 805 South Rio Vista Boulevard  
Disposition: 60-day extension to the 4/17/08 with the  
stipulation that the dwelling not be  
occupied. Board unanimously approved.
6. **CE06102667 Cory Canzone & John Mislow** 28  
Address: 3729 SW 12 Court  
Disposition: 60-Day extension to 4/17/08. Board  
unanimously approved.
7. **CE05110196 Synergy Property Services, Inc.** 30  
Address: 705 Northwest 2 Street  
Disposition: 30 days to demolish the property or the  
City will demolish. Board unanimously  
approved.
8. **CE07051061 Isabel Laos** 33  
Address: 539 NW 22 Avenue  
Disposition: 60-day extension to 4/17/08, owner to  
secure building by boarding immediately  
and return in 60 days with a set of  
plans. Board unanimously approved.
9. **CE07080995, Enclave at the Oaks Townhomes LLC** 49  
**CE07080958**  
Address: 502 SW 20 Avenue, 460 SW20 Avenue  
Disposition: 30-day extension to 3/20/08, owner to  
super-secure building and perform daily  
security checks. Board unanimously  
approved.
10. **CE06102225 James Poole** 57

Address: 1748 Northwest 29 Way  
Disposition: 30-day extension to 3/20/08, owner to  
address comments and resubmit plans.  
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.

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

### **Approval of meeting minutes**

Mr. Holland noted that on page 26, he had referred to  
"form work" not "Formark."

**Motion** made by Ms. Hale, seconded by Mr. Holland, to  
approve the minutes of the Board's January 2008 meeting as  
amended. Board unanimously approved.

#### **1. Case: CE07090739**

[INDEX](#)

#### **Jerome & Stacey Morabito**

#### **3127 NE 40 Court**

MR. MCKELLIGETT: Good morning Board. First item we had  
was actually on the very last page. It was a motion for  
reconsideration, which you don't have. The property owners  
have filed an appeal in Circuit Court, so it is, do you want  
to give an opinion, or, I'll just read it in. It's the  
opinion of the City Attorney's office that the Board has lost  
jurisdiction over this case now because they have filed an

appeal, so -

MR. BANGEL: That's correct. I'm Paul Bangel, Senior Assistant City Attorney. To the extent that there was a timely appeal, and I haven't checked that, I don't know the date so I don't know when it was filed. But to the - in the event it was a timely appeal, then that would have taken jurisdiction from this Board and moved it to the Circuit Court. So, I don't know the relevant dates, but that's my understanding.

CHAIR KERNEY: So, the opinion from Counsel is that there's nothing for this Board to do today.

MR. BANGEL: That's correct, and maybe someone can confirm the dates of the appeal but that's my understanding.

MR. MCKELLIGETT: Well, the ruling was made at the last Unsafe Structures Board. They had 30 days to appeal and they've certainly done so within the 30-day period. So I would say the appeal was timely.

CHAIR KERNEY: Okay. Is there anything this Board needs to do?

MR. MCKELLIGETT: Nothing. Just notifying you that there was a possible item for consideration, but there's, and just explaining why you're not going to be hearing it today.

MR. BANGEL: Is the respondent's Counsel here?

MR. MCKELLIGETT: [affirmative]

MR. BANGEL: No, I was just going to say, unless she

seeks, unless she withdraws the notice of appeal or asks the Circuit Court to relinquish jurisdiction, but I don't -

MS. DINKINS: I can update, because I spoke with Ginger.

CHAIR KERNEY: Okay, great.

MS. DINKINS: I'm sorry, I'm Sonya Dinkins; I am here representing the Morabitos. We did file a timely notice of appeal. It is possible that you may see this case again because we may decide to abate the appeal. We just did not have enough time to do that, but the City Attorney only gave that opinion yesterday.

So you may see this again, but it'll take me going to court and getting an abatement of the appeal and an agreement and all that stuff so - but for today's purposes he is correct it is not to be heard today.

CHAIR KERNEY: Okay, great. Well, thank you.

MS. DINKINS: Thank you very much.

CHAIR KERNEY: Is there any discussion from the Board, does anybody? Okay, we'll hear the first case then.

**2. Case: CE06011118**

[INDEX](#)

**Charles Crum**

**731 NW 15 Avenue**

MR. MCKELLIGETT: First case is on page number two. The inspector is Wayne Strawn. Case number is CE06011118, 731 Northwest 15th Avenue. Charles M. Crum Estate, care of Irene

Crum, are the owners.

This case was first heard on 7/20/06. The USB gave 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 USB granted a 30-day extension of time. At the 11/16/06 USB hearing the Board granted a 30-day extension with the provision that Mr. Crum returns with a copy of the drawings he has submitted to the City.

At 12/21/06, the USB granted an extension to 2/15/07. 2/15/07, USB extended hearing the Board gave a 30-day extension to 3/15/07, the respondent ordered to return with a set of plans from his architect. And 3/15/07, USB gave a 60-day extension to 5/17/07, owner to return with progress report.

On the 5/17/07 USB hearing the Board gave a 60-day extension to 7/19/07. The 7/19/07 USB hearing the Board gave a 60-day extension to 9/20/07 to allow the owner to obtain his building permits. At the 12/20/07, the USB, the Board granted a 60-day extension to 2/21/08.

The notifications are noted on the agenda. In addition, this was posted on the property on 1/4/07 and advertised in the Broward Daily Review on 2/1/08 and 2/8/08.

CHAIR KERNEY: Thank you. Hi, could you step forward and state your name, please.

MR. CRUM: Yes, my name is Keith Crum, I'm representing

my father who passed away.

CHAIR KERNEY: I'm sorry to hear that; we're sorry for your loss.

MR. CRUM: Thank you, I appreciate it. Last time I was here, I was updated to get a permit. Also, I have a permit, I got the permit on 1/16/08, and I also have the permit number, and the plans were submitted to Fort Lauderdale.

CHAIR KERNEY: Okay, you have a processing number or an actual permit?

MR. CRUM: Permit number.

CHAIR KERNEY: Processing number.

MR. CRUM: Yes, processing number.

CHAIR KERNEY: Right, okay. Okay great. Wayne, do you have something to add?

INSPECTOR STRAWN: Wayne Strawn, City building inspector. Yes that's the process number and the plans were submitted. Unfortunately, they didn't get submitted through the regular channels and they were on someone's desk for two weeks and so just the day before yesterday I found them and we got them submitted and they started to go through plan review.

CHAIR KERNEY: Alright, great. How much time do we need Wayne, do you think, 60 days?

INSPECTOR STRAWN: Yes, that would be fine.

CHAIR KERNEY: Okay, great. Is there discussion from the Board? Hearing none, I'll entertain a motion.

MR. JARRETT: Make a motion that we give a 60-day extension which would carry this to the meeting in April, April 17.

MS. HALE: Second.

CHAIR KERNEY: I have a motion and a second to extend it to the April 17<sup>th</sup> meeting. Is there any discussion on that motion? All in favor, signify by saying aye.

BOARD MEMBERS: Aye.

CHAIR KERNEY: All opposed? Good luck.

MR. CRUM: Thank you.

**3. Case: CE07090207**

[INDEX](#)

**Roger & Vienna Freeman**

**405 NW 7 Street**

MR. MCKELLIGETT: Next item is on page number four. Wayne Strawn for the City. Case number CE06102667 at 3729 Southwest 12<sup>th</sup> Court. Corey Canzone and John Mislou are the owners.

This case was first heard on 6/21/07. At that time the Board gave a 30-day extension. At the 7/19/07 USB hearing the Board granted a 60-day extension to 9/20/07. At the 9/20/07 hearing the USB granted a 30-day extension to 10/18/07. The owner to return with a set of documents, of plans and a report from the registered engineer about his findings from the



initial inspection. Owner to forward letter he received from the Zoning Department to staff's Counsel immediately.

At the 10/18/07 USB hearing the Board granted a 60-day extension to December 20, 2007. At the 12/20/07 USB hearing the Board granted a 60-day extension to 2/21/08.

Notifications and mailings are noted on the agenda. In addition, this was posted on the property on 1/4/08, advertised in the Broward Daily Review, Business Review on 2/1/08 and 2/8/08.

[Mr. Freeman interrupted to request his case be heard next because he had signed in next]

CHAIR KERNEY: I've actually never seen it go in order of the - I don't know what the order is or why it goes that way.

[Someone informed Chair Kerney that cases are taken in order of the sign-in sheet]

CHAIR KERNEY: Oh, it is the way they sign in. Oh, okay, I didn't know that. Thank you.

MR. MCKELLIGETT: Actually, I read it wrong, it is out of order and you are correct, sir.

MR. FREEMAN: Thank you.

MR. MCKELLIGETT: On page number five, Wayne Strawn for the City. Case number CE07090207 at 405 Northwest 7<sup>th</sup> Street. Roger L. and Vienna Freeman are the owners.

The case was first heard at the USB on 12/20/07. At that hearing the Board granted a 60-day extension to allow for selective demolition of the carport in its entirety.

This was posted on the property on 1/4/08, advertised in the Broward Daily Business Review on 2/1/08 and 2/8/08. Notifications are noted on the agenda.

CHAIR KERNEY: Thank you. Would you state your name please?

MR. FREEMAN: Roger Freeman.

CHAIR KERNEY: Thank you for pointing that out Mr. Freeman; I should have caught that as the Chairman but -

MR. FREEMAN: Alright.

CHAIR KERNEY: What do you have to tell us today?

MR. FREEMAN: I've got a roofing company that's going to do the demolition. What happened, I had got a roofing company and I guess we had wasted about 3, 4 weeks and to find out that his license had been suspended so he could not do the work. And I got the second roofing company and he's already submitted for an application with the City and -

CHAIR KERNEY: Application for a permit or application for a license?

MR. FREEMAN: No, an application for a permit.

CHAIR KERNEY: Okay.

MR. FREEMAN: To demolish the carport. So as soon as we get that back from the City -

CHAIR KERNEY: No chance you have that processing number, is there?

MR. FREEMAN: Yes.

CHAIR KERNEY: Great.

MR. FREEMAN: See where the processing number is.

CHAIR KERNEY: Up along the top, I believe.

MR. FREEMAN: Do you know where the processing number is?

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

INSPECTOR STRAWN: I'm not familiar with that printout. I have seen the - there it is, reference ID - 08021092. I have verified that he has an application in, I have spoken to his contractor who has a contractor's license as well as a roofing license.

CHAIR KERNEY: Okay, great. What do you think Wayne, 30 days will do it? Or do we have to do 60 or?

INSPECTOR STRAWN: My confidence is high that it will be demolished. I'd hate to have this gentleman to come back another time just in case some little snag came up, so I would agree with 60 days.

CHAIR KERNEY: 60 days, okay great. Is there any discussion from the Board? Hearing none, I'll accept a motion.

MR. JARRETT: I make a motion to grant a 60-day extension and that would be to the April 17<sup>th</sup> meeting.

CHAIR KERNEY: I have a motion to extend it to the April 17<sup>th</sup> meeting. Do I have a second?

MS. HALE: Second.

CHAIR KERNEY: Second. Any discussion on the motion?  
All in favor signify by saying aye.

BOARD MEMBERS: Aye.

CHAIR KERNEY: All opposed? Hopefully we won't see you in two months; it'll all be done. Thank you.

**4. Case: CE07111134**

[INDEX](#)

**Rudolph & Tammy Herman**

**1750 SW 29 Avenue**

MR. MCKELLIGETT: Next item is on page number twelve. It is second item on the page, the inspector is Jorg Hruschka. Case number CE07111134 at 1750 Southwest 29th Avenue. Rudolph Charles Herman and Tammy M. Herman are the owners.

This case was posted on the property on 2/18/08, advertised in the Broward Daily Review on 2/1/08 and 2/8/08. The notifications, certified mailings are noted on the agenda.

CHAIR KERNEY: And this is a new case?

MR. MCKELLIGETT: This is a new business case, correct.

CHAIR KERNEY: Okay, thank you. Jorg, how are you doing?

INSPECTOR HRUSCHKA: Good afternoon Board. This is a new case CE07111134. I shall read it into the records:

FBC 117.1.1

THE ONE STORY, WOOD FRAMED, SINGLE-FAMILY HOME WAS BUILT IN 1957. THE STRUCTURE HAS BEEN SUBSTANTIALLY DAMAGED BY FIRE. THE BUILDING IS A FIRE AND WINDSTORM HAZARD AND IS UNSAFE.

FBC 117.2.1.1.1

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

FBC 117.2.1.1.2

THERE ARE LARGE AMOUNTS OF FIRE DEBRIS AND COMMON HOUSEHOLD TRASH LITTERED THROUGHOUT THE BURNED OUT BUILDING.

FBC 117.2.1.2.1

MANY PARTS OF THE BUILDING, INCLUDING BUT NOT LIMITED TO, THE EXTERIOR WALLS AND ROOF SYSTEMS, INTERIOR CEILINGS AND WALLS, AND EXTERIOR AWNINGS, ARE HANGING LOOSE.

FBC 117.2.1.2.2

THE EXTERIOR AND INTERIOR BEARING WALLS AND THE ROOF STRUCTURE HAVE BEEN COMPROMISED DUE TO FIRE.

FBC 117.2.1.2.3

THE BUILDING HAS BEEN SUBSTANTIALLY DESTROYED AND THE STRUCTURAL INTEGRITY HAS BEEN COMPROMISED. THE ELECTRICAL, PLUMBING, AND

MECHANICAL AND STRUCTURAL SYSTEM HAVE BEEN  
DESTROYED.

FBC 117.2.1.2.4

THE ROOF AND/OR COMPONENTS ARE SEVERELY FIRE  
DAMAGED AND COULD COLLAPSE WITHOUT PRIOR  
WARNING.

FBC 117.2.1.2.5

THE ELECTRICAL AND MECHANICAL SYSTEM HAVE BEEN  
SEVERELY COMPROMISED AND SUBSTANTIALLY  
DESTROYED AND WOULD POSE A SERIOUS HAZARD IF  
ENERGIZED.

I would like to add these pictures here for your review  
to see the extent of the fire, and would like to enter it into  
the records.

CHAIR KERNEY: Okay.

[Inspector Hruschka displayed photos of the property on  
the Elmo]

This one would be the dividing wall between the living  
room and the back section, one of the bedrooms. One of the  
bedrooms here. There's a view through the hall and the  
bathroom. There's a section, owner standing in the living  
room. This is a front view here showing the fire damage and  
smoke damage to the outside.

There's a front entrance area. Over here you can see the  
1 x 6 roofing material collapsing, being completely charred

off. Here is a rear picture of the building and I think these would, really should show the gist of the extent of the damage. And the City is asking to have a demolition order for this property.

CHAIR KERNEY: Okay, thank you. Do we have a respondent? Would you step forward and state your name please?

MR. HERMAN: Howdy Board, my name is Rudy Herman. I also have one picture, it's sad. This is what it looked like before, we - I don't know how well you can see it there, the kitchen and interior and so forth. Beautiful little house.

Anyways, I'm the president of the homeowners association in Chula Vista Isles and I chased out some drug dealers and this is my reward. They burned down my house: arson. And until the two gentlemen back in the corner gave me an Unsafe Structure report notice, I sent it to the insurance company and that's when they actually acted and told me they'd pay off on the claim.

Fighting with them, I just got the, they said they're going to give me the tracking number for the check to pay off on the account so that I can have the money to tear down the house.

The contractor - actually, where the back hoe is on the one picture is where the roof, the fire started. So the roof was in jeopardy of collapsing, unsafe. So he said, 'What do you want me to do?' I said, 'Just push it down.' So, because

the land that we donated to the City for the park, Ann Herman Park, is right next door and kids play football all the time there, and they were going into the house.

We do have caution tape up and so forth, the front gate is locked, but the house is accessible because the Fire Department broke down the doors and so forth. I'm just requesting that I get 60 days. We should have everything done, permit closed out, finalized within 60 days, if the Board would allow it please.

CHAIR KERNEY: Your intentions are to demolish the house.

MR. HERMAN: Absolutely.

CHAIR KERNEY: Okay.

MR. HERMAN: Absolutely. It's nothing salvageable. They already scrapped out all the aluminum, the neighborhood vultures and stuff. So there's not much there hanging except for the inside part, the wood and debris inside.

CHAIR KERNEY: Okay. Is there any discussion from the Board? I wouldn't be inclined myself to go 60 days. I just don't see the need for it. If you were to come back here in 30 days, at least we could get an update and see where you're at. It would be a different story if it was a property that could be boarded up and made safe. We understand and empathize with your situation but if it's not too much of a burden, I would recommend to go 30 days and come back and at least give us an update, a progress report of where you're at.



MR. HERMAN: I'd rather not even waste your time because I can guarantee, I know how the guy's going to work and how the property's going to, it's going to be cleaned. I want it done, it's unsafe. I want it done worse than you folks. If we could get 60 days because it would be a waste of my time and the Board's time for me to come back -

CHAIR KERNEY: Is there any reason why you couldn't apply for the permit?

MR. HERMAN: He got the paperwork today. He's got the paperwork in his hand today. He's going through it, he already has the equipment on the job. Only because he's one of my tenants. He's a building contractor, but he's one of my tenants. He didn't have anywhere to put it, so he put it on the job because the City cited him for having a commercial vehicles on my property, so I got the letter. So, he put the [inaudible]

CHAIR KERNEY: So your intentions are to pull a permit this week.

MR. HERMAN: Absolutely, he is. He's pulling the permit. Verico Industries is doing the demolition on the property.

CHAIR KERNEY: I see.

MR. HERMAN: I've already signed a contract with them and they're going to do it.

CHAIR KERNEY: Oh, you have a contract with him; do you have a copy of that contract?

MR. HERMAN: No sir, I didn't bring it with me.

CHAIR KERNEY: You don't. I see.

MR. HERMAN: I apologize. But I - I'm telling you that the property will be closed out, the whole permit will be closed out in the 60 days, not just - I mean, if you want me to, within a week we should have the permit because he got the paperwork today. All we need is the letter, there's a checklist from FP&L, the Water Department and so forth.

There is no power line to the property; the meter's been removed. They did that right after the fire. So the property is going to be demolished ASAP, as soon as I can.

CHAIR KERNEY: I see.

MS. HALE: You're president of which homeowner association?

MR. HERMAN: Chula Vista Isles Homeowners Association.

MS. HALE: So you also have a vested interest in the neighborhood, correct?

MR. HERMAN: Yes ma'am. I own seven homes in the neighborhood, and I get properties like this one. The picture thing doesn't show it, but if I could, you could pass this picture, it just shows some of the properties. It's the Smith property, and you probably remember the Smiths, for years they were citing it. Well, I bought this house and made it look very nice.

And we're in the process, we just got permits for the drawings and the permits were just approved for pick up to remodel the interior, and this is another case that Jorg was on as well. But we've done a beautiful job. If you want to look at this one, I'd be glad to show it to you as well.

[Mr. Herman showed the Board photos]

MR. JARRETT: I have a question for staff. Jorg, if he pulls the permit, the proceeding's over anyway, right?

INSPECTOR HRUSCHKA: Yes.

MR. JARRETT: I think there's a misunderstanding here. You're thinking you need to have the building demo'ed and everything. All you have to have is the permit and you're cleared by this Board. So, if you can have the permit in a week, a 30-day extension is three more weeks than what you need. You probably were under the impression you had to have the job finished within the 30 days, is that what you thought?

MR. HERMAN: That's just German ingenuity; I like to work like that.

MR. JARRETT: So, a 30-day extension would work for you then, because you're going to get a permit in a week so -

MR. HERMAN: That would be fine, if we just have to have the permit then -

MR. JARRETT: You just have to have the permit.

CHAIR KERNEY: Thank you for clarifying that. Yes, the permit makes it go away at that point, then this Board has no position.

MR. JARRETT: Okay. So then you would find a 30-day extension acceptable to you then.

MR. HERMAN: Absolutely.

CHAIR KERNEY: Any more discussion from the Board?

MS. HALE: Jorg, what's your opinion?

INSPECTOR HRUSCHKA: I leave it up to the Board.

MR. HOLLAND: Just another question, it's predicated on this check from the property insurance company. Are you, you've settled on an amount with them, you're in agreement, it's just a matter of getting the check?

MR. HERMAN: Yes sir. They're doing a full - it's only a small house, it's like 600 square feet and they've given me a full payoff which is \$81,000 which won't rebuild, I'm going to - I'll put money into it to build a bigger place there, but it's enough to get me started, get the shell work done and so forth.

MR. HOLLAND: And the contract pending is strictly a demolition contract.

MR. HERMAN: Just a demolition. I'll do the building myself, I'm a state-certified general contractor.

MR. HOLLAND: Thank you.

MR. HERMAN: Yes sir.

CHAIR KERNEY: Any more discussion from the Board?

MR. BARRANCO: I have one more comment. I know this gentleman; I grew up on 28th Way, only a street away so I know his family. He's grown up there, he's been there a long time. I can assure you he's going to be there a lot longer and he's very involved with the City. So, if there is anybody we should grant latitude - not that he needs it, because I think 30 days is enough - this is the guy to get it.

CHAIR KERNEY: Okay, thank you. Any more discussion?

MR. HOLLAND: I move that we extend the 30 days to the March 20<sup>th</sup> date and monitor the status of the demolition permit.

CHAIR KERNEY: I have a motion for an extension to the March 20<sup>th</sup> meeting, do I have a second?

MR. JARRETT: Second.

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

BOARD MEMBERS: Aye.

CHAIR KERNEY: All opposed? Thank you.

MR. HERMAN: Thank you Board.

**5. Case: CE07100691**

[INDEX](#)

**Joy Robinson**

**805 South Rio Vista Boulevard**

MR. MCKELLIGETT: Next item is a new business item on page number eleven. Wayne Strawn for the City. Case number CE07100691, 805 South Rio Vista Boulevard, Joy D. Robinson is the owner.

This was posted on the property on 2/18/08, advertised in the Broward Daily Business Review on 2/1/08 and 2/8/08. Registered mailings are noted on your agenda.

MS. ROBINSON: I'm Joy Dean Robinson, the owner of 805 South Rio Vista Boulevard. I'd like to request an intenance [sic] on this hearing please.

CHAIR KERNEY: You're requesting an extension from the Board?

MS. ROBINSON: Yes.

CHAIR KERNEY: Okay, and, for, what will you do with the continuance?

INSPECTOR STRAWN: Mrs. Robinson is in a dispute with her insurance company. She does not dispute the condition of the building, and she just doesn't have any intention to rebuild. But she wants more time to have her own engineer dispute the findings of the engineer that works for the insurance company. And I think, you're asking for 30 days?

MS. ROBINSON: Yes.

CHAIR KERNEY: Why don't we do this: why don't we read it into the record since it's a new business case, and then we'll let the Board decide what they want to do.

INSPECTOR STRAWN: Very well. I also have the engineer's report that upon which my notice was based upon, and a response by Mrs. Robinson with regard to the engineer's report.

CHAIR KERNEY: Mrs. Robinson, if you'd take a seat, it's going to take a little while for him to read that in.

Wayne Strawn, City building inspector, with regard to 805 South Rio Vista Boulevard. The violation exists as follows:

FBC 117.1.1

THE SINGLE FAMILY CBS STRUCTURE -

I might add also, that according to Mrs. Robinson it's built in 1926.

- HAS BECOME UNSAFE. THE BUILDING HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS. THE BUILDING HAS NOT BEEN PROPERLY MAINTAINED AND DOES NOT MEET THE MINIMUM REQUIREMENTS FOR HOUSING AS SPECIFIED IN THE FORT LAUDERDALE MINIMUM HOUSING CODE.

FBC 117.2.1.2.1

MANY BUILDING PARTS ARE LOOSE, LOOSENING, OR HAVE FAILED. THE BUILDING COMPONENTS IN THIS CONDITION INCLUDE, BUT MAY NOT BE LIMITED TO: ROOF FRAMING, DECKING AND BARREL TILE, DOORS AND WINDOWS INCLUDING FRAMES, FLOOR FRAMING AND

DECKING, FASCIA BOARDS ALONG WITH THE INTERIOR WALL AND CEILING PLASTER.

FBC 117.2.1.2.2

THE ROOF AND FLOOR SUPPORT SYSTEMS HAVE DETERIORATED BY WATER INTRUSION AND TERMITE DAMAGE. THE PITCHED PORTION OF THE ROOF COVERED WITH BARREL TILE (LOCATED ON THE SOUTH END OF THE BUILDING) HAS COLLAPSED INTO THE BUILDING BECAUSE OF DETERIORATION.

FBC 117.2.1.2.4

THE PARTIALLY COLLAPSED PORTION OF THE ROOF SAGS INTO THE BUILDING. THE RAFTERS IN THIS AREA ARE WEDGED WITHIN THE MASONRY WALLS PREVENTING FULL COLLAPSE INTO THE INTERIOR OF THE BUILDING. INTERIOR DOOR JAMBS HAVE RACKED BECAUSE OF DETERIORATION TO THE FLOOR SUPPORT SYSTEM.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN COMPROMISED BY WATER INTRUSION.

FBC 117.2.1.3.2

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



Would the Board like to see the photographs?

MR. HOLLAND: Yes.

CHAIR KERNEY: Sure. And I'd also like to hear the City's opinion on the request for an extension.

[Inspector Strawn presented photos of the building on the Elmo]

INSPECTOR STRAWN: This front view of the building, looking from the south to the north, the tarp is covering the collapsed portion of the roof. This is the other portion. As you can see, the ceiling tile, the roof tile, the barrel tile pointing up because the rafters are pointing down on the other end.

This picture is not directly relative. This is the neighbor's house which is built basically with the same plan and with the same type of chimney. And that's what the type of roof design that you had before, with rafters leaned up against this masonry wall. This is what you can see from the top now. You can't see very much because it's completely covered with a tarp. There you have the barrel tile lifting from the edge of the roof.

The City does not really have a dog in the fight with regard to what caused this damage. The insurance company says it's just gotten old, and Mrs. Robinson said there was storm, there was in effect a thunderstorm that had an effect on the building. And we simply present the fact that the building is

in bad condition.

But if, I have no objection if Mrs. Robinson wants to have her own engineer to dispute the insurance company engineer as to the cause of the damage. Mrs. Robinson believes there was a lightning strike that had an effect upon the building.

CHAIR KERNEY: Okay, just from what I've seen and the few pictures, this doesn't appear to be in the dire straits that some of the other buildings that come in front of us.

INSPECTOR STRAWN: That's correct.

CHAIR KERNEY: It's relatively secure.

INSPECTOR STRAWN: She has it secure, and she has no intention of going in there unless it's to remove carefully some personal items.

CHAIR KERNEY: Okay, very good, thank you. Any discussion from the Board?

MR. HOLLAND: I have a few questions about the insurance matter. When was the claim filed with the insurance company?

CHAIR KERNEY: State your name please.

MR. HERAZO: Thank you. I am Jose Herazo, the public insurance adjuster for Mrs. Robinson. Yes, the claim was filed in August, August 31<sup>st</sup>, and two weeks later, the adjuster from the insurance company showed up at her house. I was hired after the [inaudible] inspection from the insurance company adjuster.

And the insurance company has report from their engineer that says that the electrical ground of that house was compromised by some type of weather event and that was what caused the fire of the house. However, the insurance company does not want to disclose the finding. They are stating that that's a company privilege for them not to release those findings.

So at the moment, we're disputing the claim with the insurance company. We are, we have sent copy of the file to an attorney for review and so forth. But, that's about what is going on right now.

MR. HOLLAND: And you're a licensed, public adjuster in the state of Florida?

MR. HERAZO: Yes sir, yes sir. My company is called A-One Adjustors Associates, yes sir.

MR. HOLLAND: And again, how much time is requesting for an extension?

MR. HERAZO: I do believe that 60 days will be perhaps a time frame for the evaluation.

MR. HOLLAND: I think under the conditions that it not be occupied as stated, I could see an extension of 60 days possibility.

CHAIR KERNEY: Like to put that in the form of a motion?

MR. HOLLAND: Any other? Yes, I move that we grant the extension of 60 days to, with the condition that the building

not be occupied and remain fully secured and that we act rapidly to prevent further deterioration to the structure.

CHAIR KERNEY: So I have a motion for a 60-day extension to the April 17<sup>th</sup> meeting with the stipulation that the dwelling is not to be occupied. Do I have a second?

MR. HEGUABURO: 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?

**6. Case: CE06102667**

[INDEX](#)

**Cory Canzone & John Mislow**

**3729 SW 12 Court**

MR. MCKELLIGETT: Now we'll go to page four. This is an old business case. Wayne Strawn for the City. Case number CE06102667 at 3729 Southwest 12<sup>th</sup> Court. Cory Canzone and John Mislow are the owners.

Case was first heard by the USB 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 USB granted a 30-day extension to 10/18/07, the owner to return with a set of documents and plans and reports from a registered engineer about his findings from his initial inspection. Owner to

forward the letter he received to the zoning, from the Zoning Department to staff's Counsel immediately.

At the 10/18/07 USB hearing the Board granted a 60-day extension to December 20<sup>th</sup> 2007. At the 12/20/07 USB hearing the Board granted a 60-day extension to 2/21/08. The registered mailings and notifications are noted on the agenda. This, in addition was posted on the property on 1/4/08, advertised in the Broward Daily Business Review on 2/1/08 and 2/8/08.

CHAIR KERNEY Thank you.

MR. MISLOW: Hi Board, I'm John Mislow. We're in plan review right now as we speak. I have the thing here. It's almost through, hopefully.

CHAIR KERNEY: Okay, so you have a processing number; you're waiting on a permit. And, what do you, how, when did that go in?

MR. HEGUABURO: It says on the fourteenth.

CHAIR KERNEY: It just went in. You probably need 60 days. Any discussion from the Board? Anybody like to make a motion?

MR. JARRETT: I would like to ask a question first. Wayne, we've seen this for like eight months or whatever it is. The permit covers everything, right?

INSPECTOR STRAWN: I have seen the plans and I'm very encouraged that there isn't going to be very much problem in

getting this permit issued. I think what I'm trying to say is the light at the end of the tunnel is getting brighter.

MR. JARRETT: That would be nice because I'd like to remind the Board we even had neighbors, if you recall, come to the meetings and stuff. So I congratulate you sir, for getting this finally.

CHAIR KERNEY: I agree, but, as, if somebody's willing to move forward and go through the process of actually coming to us with a processing number. With that said, would you like to make a motion?

MR. JARRETT: Yes, I'll make a motion. I'll make a motion to give him a 60-day extension to the April 17<sup>th</sup> meeting.

CHAIR KERNEY: I have a motion for an extension to the April 17<sup>th</sup> meeting. Do I have a second?

MS. HALE: Second.

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

BOARD MEMBERS: Aye.

CHAIR KERNEY: All opposed? Probably won't have to see you again.

MR. MISLOW: I hope not. Thanks Board.

**7. Case: CE05110196**

[INDEX](#)

**Synergy Property Services Inc.**

**705 Northwest 2 Street**

MR. MCKELLIGETT: Next item is an old business item on page number one. Wayne Strawn for the City. Case number CE05110196 at 705 Northwest 2nd Street, Synergy Property Services are the owners.

This case was first heard by the USB on 6/11/07. At that hearing the Board gave a 30-day extension, the owner was to return 7/19 with a status report. The owner to super-secure the property and verify the integrity of the boarding at least every other day.

At 7/19/07 hearing the USB granted a 60-day extension to 9/20/07. At the 9/20/07 USB hearing the Board granted a 30-day extension to 10/18/07. At the 10/18/07 USB hearing the Board granted a 60-day extension to December 20<sup>th</sup> 2007 respondent to return with a progress report.

At the 12/20/07 USB hearing the Board granted a 30-day extension, owner to return with a progress report. At the 1/17/08 USB hearing the Board granted a 30-day extension, owner to have a new contractor and submit plans to the City for permit by 2/21/08.

Certified mailings and notifications are noted on the agenda. In addition, this was posted on the property on 1/24/08, advertised in the Broward Daily Business Review on 2/1/08 and 2/8/08.

CHAIR KERNEY: Hello.

MS. HERNANDEZ: Hi, Erika for Synergy Property Services. So I have no one here with me today. I actually, I have had a lady by the name of D.C. Bowen who is interested in purchasing the building, who had spoke to Mr. Strawn. And she actually had an architect and a GC that was going to be taking over the plans and were supposed to be here today and are not, so -

CHAIR KERNEY: So we have no plans submitted to the City.

MS. HERNANDEZ: No plans are submitted, no.

CHAIR KERNEY: Okay. Is there discussion from the Board? Last time you were here, last month, I think we discussed this, that we had basically come as far as we could go with you on this one and that if you failed to show back up here with plans submitted to the City we'd probably call for demolition.

MS. HERNANDEZ: I understand.

CHAIR KERNEY: If we do today, you still have time to demo it or get a permit-

MS. HERNANDEZ: Or get something in writing.

CHAIR KERNEY: - before it actually happens. So, any questions from the Board? Hearing none. I'll accept a motion from the Board.

MR. JARRETT: I'll make a motion. 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 that we order the City to demolish the structure should the property



owner fail to timely demolish the property. Such demolition is to be accomplished by a licensed demolition contractor pursuant to a City-issued demolition permit.

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

MS. CHARLTON: I second.

CHAIR KERNEY: I have a motion and a second, is there any discussion on the motion? Seeing none, all in favor, signify by saying aye.

BOARD MEMBERS: Aye.

CHAIR KERNEY: All opposed?

MS. HERNANDEZ: Thank you.

**8. Case: CE07051061**

[INDEX](#)

**Isabel Laos**

**539 NW 22 Avenue**

MR. MCKELLIGETT: Next item is a new business case on page number six. Wayne Strawn for the City. Case number CE07051061 at 539 Northwest 22nd Avenue. Isabel Laos is the owner.

This was posted on the property and advertised in the Broward Daily Business Review on 2/1/08 and 2/8/08. The registered mailings and notifications are noted on the agenda.

MR. MEYER: I am here for Isabel Laos, Ken Meyer. Hello Board members.

CHAIR KERNEY: Hello, uh, sir, before we hear testimony from you, we have to actually read it into their record since this is a new business case. Give us just a few minutes, thank you.

INSPECTOR STRAWN: Wayne Strawn, City building inspector. With regard to 539 Northwest 22<sup>nd</sup> Avenue. The violations that exist at the property are as follows:

FBC 117.1.1

THE SINGLE FAMILY DWELLING HAS BECOME UNSAFE. THE BUILDING IS A FIRE HAZARD AND IS BEING USED ILLEGALLY AS A MULTIFAMILY DWELLING. ADEQUATE MEANS OF EGRESS ARE NOT PROVIDED FOR ALL THE OCCUPANTS. THE BUILDING DOES NOT COMPLY WITH THE PROVISIONS OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 117.1.2

THE FOLLOWING CONVERSIONS AND INSTALLATIONS HAVE BEEN DONE WITHOUT PERMITS. THE BUILDING HAS BEEN CONVERTED INTO THREE UNITS. ELECTRICAL, MECHANICAL AND PLUMBING ALTERATIONS HAVE BEEN DONE IN THE CONVERSION PROCESS. THE CIRCULAR STAIRWAY TO THE SECOND FLOOR BALCONY HAS BEEN INSTALLED. NO CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED FOR USE AS A MULTI-FAMILY DWELLING. THE BUILDING CONVERSION, STAIRWAY

CONSTRUCTION AND ALTERATIONS WITHOUT PERMITS  
ARE "PRESUMED AND DEEMED" TO BE UNSAFE BY THE  
FLORIDA BUILDING CODE.

FBC 117.2.1.1.1

THE APARTMENTS ON THE FIRST FLOOR ARE VACANT,  
UNGUARDED AND OPEN TO CASUAL ENTRY.

FBC 117.2.1.1.3

THERE IS AN UNWARRANTED ACCUMULATION OF  
COMBUSTIBLE MATERIAL IN THE CARPORT/GARAGE.

FBC 117.2.1.2.1

VARIOUS BUILDING PARTS HAVE BECOME LOOSE, HAVE  
FAILED OR ARE HANGING LOOSE, INCLUDING BUT NOT  
LIMITED TO, FASCIA AND SOFFIT, DOORS AND  
WINDOWS, AIR CONDITIONING UNITS, CONDUIT AND  
ELECTRICAL FIXTURES, SMOKE DETECTORS AND  
KITCHEN CABINETS.

FBC 117.2.1.2.5

THE ELECTRICAL AND MECHANICAL SYSTEMS HAVE BEEN  
COMPROMISED BY A LACK OF MAINTENANCE AND  
ALTERATIONS AND EXPANSIONS OF THESE SYSTEMS  
WITHOUT PERMITS.

FBC 117.2.1.2.8

THE USE OF THE BUILDING FOR MULTIPLE LIVING  
UNITS DOES NOT PROVIDE COMPLIANCE WITH THE  
FIRE-RESISTIVITY, MEANS OF EGRESS, OR THE

ELECTRICAL SAFETY REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, ACCESS OF ALL TENANTS TO DISTRIBUTION PANELS. THE INTERIOR STAIRWAY SERVING THE SECOND FLOOR DOES NOT DIRECTLY EXIT TO THE OUTSIDE. THE CIRCULAR STAIRWAY SERVING THE SECOND FLOOR BALCONY DOES NOT PROVIDE THE REQUIRED EGRESS. THE BUILDING DOES NOT HAVE THE FIRE SEPARATION BETWEEN UNITS AS REQUIRED FOR A MULTIPLE FAMILY RESIDENCE.

FBC 117.2.1.3.1

THE BUILDING HAS BEEN CONVERTED TO A MULTIPLE FAMILY DWELLING WITHOUT OBTAINING A PERMIT TO DO SO. A CERTIFICATE OF OCCUPANCY FOR USE AS A MULTIPLE FAMILY DWELLING HAS NOT BEEN ISSUED. PERMITS HAVE NOT BEEN OBTAINED FOR EXTENSIVE ELECTRICAL CIRCUITS WHICH HAVE BEEN ADDED, INCLUDING BUT NOT LIMITED TO, THE CIRCUITS POWERING THE TWO ADDED KITCHEN STOVES AND WATER HEATING EQUIPMENT. A GARAGE DOOR HAS BEEN INSTALLED WITHOUT A PERMIT. THIS DOOR NOW ENCLOSES THE CARPORT. THE INTERIOR STAIRWAY THAT SERVES THE UPPER FLOOR NOW EXITS INTO THE ENCLOSED GARAGE. WINDOWS AND DOORS HAVE BEEN REPLACED THROUGHOUT THE BUILDING. A STEEL CIRCULAR STAIRWAY CONNECTED TO THE EXTERIOR

CONCRETE BALCONY HAS BEEN INSTALLED. NO PERMITS WERE ISSUED FOR THE STAIRWAY OR THE WINDOWS AND DOORS. AIR CONDITIONING EQUIPMENT AND WATER HEATERS HAVE ALSO BEEN INSTALLED WITHOUT OBTAINING THE REQUIRED MECHANICAL AND PLUMBING PERMITS. ALL ALTERATIONS, INSTALLATIONS WITHOUT PERMITS ARE "PRESUMED AND DEEMED" BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

I have some photographs.

[Inspector Strawn displayed photos using the Elmo]

This is a front view, front view of the building. I hope that it's light enough to see. Actually this isn't a front view, this is from the Avenue. This is from 22nd Avenue. This is a front view from 6th Street, 6th Avenue. Can you see that on your viewers?

There is the address of the building along with apartment number two clearly labeled. The other photograph just deals with Minimum Housing Code: the bad condition of the door jam. This is apartment number three clearly labeled. This is the single meter as it was originally built as a single-family house. This is the three mailboxes. This is the kitchen remodel of the original kitchen. Air conditioning equipment that was added to the side of the building.

This is an added kitchen in apartment number three, some of the plumbing work. There is the beginning of a circuit to

power the stove in the added kitchen. Some Minimum Housing, the general condition of the building, the baseboard is termite-eaten.

Here, the circuit continues along the, next to the ceiling, trying to make it over there to the kitchen where they want it. And there, the smoke detector hangs from the ceiling and the circuit continues over to the kitchen, if you can see that on that wall there, it's a little dark.

More air conditioning equipment. The circuit finally terminates in the new kitchen. It's the doorway that empties into what is now a garage that serves the upstairs which has been converted into an apartment. Garage door that's been added enclosing that area of the building.

A broken window. Here's a, that picture was taken in November, and here's the rubbish moved and as you see the window is still broken in the front of the building. And the wiring is coming apart; you can see the exposed wires coming out of the conduit. The extra plumbing for the bootleg kitchen, railings that are broken and rusted.

The windows are screwed shut. The Minimum Housing code requires that all windows be operable. More windows that are screwed shut because it's in such bad condition that's the only way you can keep it in position. I think this is a combination of illegal plumbing and illegal conduit all in one photograph.

Falling soffit, more bootleg plumbing, piping, looks like it's a supply and a waste for a lavatory or a kitchen sink. Broken window in the back of the building. Receptacle on the exterior hanging down, not acceptable. More of the same. Broken window. This was where the air-conditioning system which has since been removed, you can see the disconnect there which has exposed wires. Close-up of the same thing. That's more wiring, that's Romex that's running across the floor.

There is more illegal wiring in the carport/garage, here these conduit was been added. Air conditioning, another air-conditioning system and broken doors, interior. I take it a light fixture must have been there at one time. Holes in the interior walls. Outlets falling out of the wall. Soffit falling. Lights without globes. That's part of the, I believe that was part of the plenum at one time before their air conditioner was removed.

Got hanging wires to power a ceiling fan, inoperable smoke detector, broken windows, another upstairs air conditioning unit. The, it's the overall condition of the building that is the problem and the illegal use over many years.

The previous inspector - I remember this building being cited by a previous inspector approximately 10 years ago. And the building had to be emptied out. He went to the Code Enforcement Board with it and they emptied it back into a

single-family. But it doesn't stay that way, it just, because of the floor plan which doesn't lend itself for a single-family but lends itself perfectly to three units, it goes right back to an illegal use. So the City's asking for a motion to demolish.

CHAIR KERNEY: Okay, thank you Wayne.

MR. HOLLAND: Wayne, do you know if it's same owner from 10 years?

INSPECTOR STRAWN: No, no, it's changed many times.

MR. JARRETT: I have one question, Wayne, before you step away: is that area zoned for that?

INSPECTOR STRAWN: That piece of property would never be able to support three units; it's too small.

MR. JARRETT: Okay so it's strictly, it couldn't be.

INSPECTOR STRAWN: It only could be used as a single-family. And then in order to meet the Minimum Housing code, it would cost a lot of money to bring it to the code.

CHAIR KERNEY: Thank you, Wayne. Sir, could you step forward and state your name please.

MR. MEYER: I'm Kenneth Meyer, I've been retained by Isabel Laos, the owner of the property. She purchased this property with it in its current condition; she did not do any of these renovations or the changeover. She has a loan on this property for probably about \$180,000, I'm also here to - on behalf of the lender, who's not very happy about this



situation because they loaned on this property as probably whatever it was under an appraisal showing it as a three-unit property.

They've done some evaluations on this and it's, in their opinion it would take 40-\$50,000 to reconvert this back to single-family. Concurrently with this whole thing, it's also, my client owns an adjoining property next to this. It's targeted for purchase by the City under redevelopment, under the CRA for the Fort Lauderdale Community Redevelopment Agency, and there's been offers made to purchase this property.

So it's kind of strange that this is going on at the same time and they really, in the process of appraising the property and my client would rather have, would like to have 60 days to basically get this thing ironed out or to have plans built, plans done.

Nobody's in possession of this property. It's relatively boarded I think Mr. Strawn met, we met some of the owners out there, and they have plans they're proposing at about a cost of \$50,000 that they figure to renovate it in the event it has to, it can be converted back to a single-family.

It may not be the most viable single-family but it's better for a lender's concern that it's not a piece of vacant land when they have a loan on it for \$180,000.

CHAIR KERNEY: So, the intentions of your client are to develop a set of drawings and go in for permit?

MR. MEYER: For try to go in, to go in for permits and basically leave it, leave it vacant the way it's been, to keep it secured and try to get the plans and bring and get permits for converting it back to a single -

CHAIR KERNEY: You say 'keep it secure' but it's not secured right now.

MR. MEYER: I think it was when you were there. I don't know, you met with the owners there at the time, and I think you spoke to them, correct?

INSPECTOR STRAWN: We still have the broken window situation, it's not properly secured.

MS. HALE: But it's vacant.

INSPECTOR STRAWN: It's, there may be someone living there upstairs, it's difficult to say. There's always a crowd of people hanging about. Whether or not someone is a legal tenant there - Do you know if they have any legal tenants there?

MR. MEYER: Not, no, they have no legal tenants.

INSPECTOR STRAWN: That answers my question. It's unguarded and open.

MR. PHILLIPS: Do they have any illegal tenants?

INSPECTOR STRAWN: They may, but that's why it should be secured.

MR. MEYER: Well I agree to get it secured upon condition that we got an extension for us to basically avoid the demolition. Because it may be something that's going to be tied in with this purchase of the property and they look at it differently, whether it's a vacant lot or it's a single-family home too.

MR. HOLLAND: Question, do you represent both the owner and the lender?

MR. MEYER: The lender just wanted to make sure that I was here to basically advise them of what was going on, and to -

MR. HOLLAND: But you have no contractual relationship with them?

MR. MEYER: I have no contractual relationship with the lender but they're very concerned with the situation. Honestly, they are not happy about this whole thing, you know, this was not, probably done correctly when it started. My client owns the adjoining property next door that's like under this whole target, the redevelopment situation. And the other property I think is fine, is that correct?

INSPECTOR STRAWN: Yes, I don't have any problem with the four-unit building behind it. I would speak to the timeframe that he refers to and the offer to buy. The case number here goes back quite a ways and at first was originated by Inspector Snow and then he asked me to look at the building.

And I was preparing to do an Unsafe Structures case on it when word came out that Economic Development was going to buy it. I spoke to Alfred Battle from Economic Development and he said that he had sent out notices to many, many businesses on the Sistrunk corridor making an offer if they wished to sell their property, that the City was interested. Economic Development was.

At the time we contacted, when we found out that they were considering buying it, we contacted Economic Development and suggested that the condition of the building may not be a wise purchase. They withdrew the approval of the purchase and we went forward with our case. But our case predated the letter going out from Economic Development so this isn't a case where the City is trying to get something cheaper.

CHAIR KERNEY: I see, thank you.

MR. HOLLAND: You mentioned a four-unit adjacent?

INSPECTOR STRAWN: It's immediately to the south.

MR. HOLLAND: Is that a different zoning district or - when you say, is it multifamily -

INSPECTOR STRAWN: It's a multifamily.

MR. HOLLAND: It's noncompliant, or - ?

INSPECTOR STRAWN: Beg your pardon?

MR. HOLLAND: I'm sorry, the zoning district. Between both houses, the adjacent and the case matter, is it duplex zoning or simplex, do you know?

INSPECTOR STRAWN: The four-unit building is legal, if that's what - it's a legal four-unit building.

MR. HOLLAND: It is a legal four-unit building.

INSPECTOR STRAWN: Yes, yes. Whether or not today's zoning would allow them to build four units on that parcel, I think that's doubtful. But when it was built, it has legal nonconforming status, yes.

MR. HOLLAND: Okay, grandfathered, whatever.

MR. BARRANCO: I've got a question. If we granted an extension, let's say we granted a 30-day extension, and you guys came back in 30 days, would you be able to board that property up and make it safe within the 30 days?

MR. MEYER: I think I, [inaudible] boarded up, that is correct.

MR. BARRANCO: And then from there maybe we could reconsider what the next step would be.

CHAIR KERNEY: The biggest concern that I have is with the comment that you made that the owner feels that 40 or \$50,000 is going to bring this back into compliance.

MR. MEYER: You might be correct.

CHAIR KERNEY: And in my professional opinion you're not even close. You're probably five times that at least. So, can you speak on your client's behalf that they would be willing to spend or commit those kind of funds, because

there's no sense in talking about it if they're thinking they're going to spend 40 and it's going to cost them 250.

MR. MEYER: I don't think they, I don't think it's viable for them to spend 250 for this; I just don't, I don't know if that's a viable alternative.

CHAIR KERNEY: Thank you for your candor. Is there any more questions from the Board?

MR. JARRETT: Wanted to comment. We can, in regard to your comment about would you agree to board up, you know the Board can include that in the motion, an order to board up, if that's what we want to do. You're requesting a 60-day extension? And you would come back to us with 60 days with an answer to either you're going to proceed to rehab the building to a single-family, or that it would be demo'ed?

MR. MEYER: Yes.

MR. JARRETT: I'm inclined to give him an, give the property an extension, with the order that it be boarded up. And I assume the power is off and that type of thing is all, already been taken care of.

MR. MEYER: Yes, I don't think, I think it's probably off for nonpayment or something.

INSPECTOR STRAWN: Wayne Strawn, City building inspector, I have contacted Chief Electrical Craig Stevens and asked him to direct Florida Power and Light to kill the power to the building. It hasn't happened yet, but it's going to.

CHAIR KERNEY: Okay, thank you Wayne.

MR. PHILLIPS: Mr. Meyer?

MR. MEYER: Yes?

CHAIR KERNEY: I'm sorry -

MR. PHILLIPS: Is this matter in foreclosure?

CHAIR KERNEY: Could I interrupt you for a second? I have an open motion on the floor, actually. I apologize. Let me get a second and then we'll move on for [inaudible]

MS. HALE: Second.

CHAIR KERNEY: I have a motion and a second. With that, I'm sorry, go ahead with your question.

MR. PHILLIPS: I just asked if the matter was actually in foreclosure.

MR. MEYER: No Mr. Phillips, it's not in foreclosure. It may not stay that way, but currently it's not in foreclosure.

CHAIR KERNEY: I'm sorry, could you speak into the microphone?

MR. MEYER: Currently, it's not in foreclosure and it's, the lender's concerned that their collateral is totally being, if the property is demolished, their collateral basically goes down the tubes.

CHAIR KERNEY: Before we call the question, for the maker of the motion, typically in a situation like this we ask for some sort of plans, or at least a contract with an architect or an engineer to show that in fact we are moving forward.

MR. JARRETT: Then we should include that in the motion, that, number one in the motion, you would be directed by the Board to secure the building immediately.

MR. MEYER: To what?

MR. JARRETT: To secure the building.

MR. MEYER: Right.

MR. JARRETT: That is, board it up properly.

MR. MEYER: Right.

MR. JARRETT: And you don't have to go get a permit if this Board orders you to do that. That has been a point that has been a problem in the past.

MR. MEYER: I would assume it's not, right [inaudible]

MR. JARRETT: So you don't need a permit, you just go do it. And then you come back here in 60 days with a set of plans. Because if you don't come back in 60 days with a set of plans then we'll probably order to demolition the building.

CHAIR KERNEY: Alright, I have an amendment to the motion. Who seconded that?

MS. HALE: I did.

CHAIR KERNEY: You did, would you accept that as the second?

MS. HALE: Yes.

CHAIR KERNEY: Okay, the motion's been amended with the second. Any discussion on the motion? All in favor signify by saying aye.



BOARD MEMBERS: Aye.

CHAIR KERNEY: All opposed? Thank you.

MR. MEYER: Thank you.

**9. Case: CE07080995, CE07080958**

[INDEX](#)

**Enclave at the Oaks Townhomes LLC**

**502 SW 20 Avenue, 460 SW 20 Avenue**

MR. MCKELLIGETT: Next item is a new business case on page number 10, and I have some question about whether the person here is representing 502 Southwest 20th Avenue and 460 Southwest 20th Avenue. Correct? Thank you. Then in that case, I will start on page number nine. Jorg Hruschka for the City. Case number CE07080955, 502 Southwest 20th Avenue, Enclave at the Oaks Townhomes LLC. Certified mailings and notifications are noted on the agenda. Posted on the property on 5/18/08 advertised in the Broward Daily Business Review on 2/1/08 and 2/8/08.

Over to page number 10, Jorg Hruschka from the City. Case number CE07080958 at 460 Southwest 20th Avenue, Enclave at the Oaks Townhomes LLC. Notifications, certified mailings noted on the agenda. Posted on the property 2/18/08 advertised in the Broward Daily Business Review on 2/1/08 and 2/8/08.

INSPECTOR HRUSCHKA: Thank you. Board, this is a new case, or actually two new cases. The only difference between

the two of them is that one building was built in 1940, which is 460 Southwest 20th Avenue.

CHAIR KERNEY: Okay, just to be clear, when you read the one case in, you're reading the exact same violations for the second case.

INSPECTOR HRUSCHKA: The only difference would be that, yes.

CHAIR KERNEY: I just want to get that on record. Okay, great, go ahead.

INSPECTOR HRUSCHKA: Okay, the other one is 502 Southwest 20th Avenue, and the home was built in 1953. The violation for 502 Southwest 20th Avenue and 506, besides from the age, are as follows:

FBC 117.1.1

THE ONE STORY SINGLE FAMILY HOME BUILT IN 1953 HAS BECOME UNSAFE. THE STRUCTURE HAS BEEN GUTTED AND CONSTITUTES A FIRE AND WINDSTORM HAZARD. IT HAS BEEN SUBSTANTIALLY DAMAGED BY NEGLIGENCE AND VANDALISM.

FBC 117.2.1.1.1

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

FBC 117.2.1.1.2

THE BUILDING HAS AN UNWARRANTED ACCUMULATION OF TRASH AND IS FILLED WITH DEBRIS AND OTHER

COMBUSTIBLE MATERIALS.

FBC 117.2.1.2.3

THE BUILDING IS PARTIALLY DESTROYED. WINDOWS AND DOORS HAVE BEEN REMOVED. THE REMOVAL OF BOTH COPPER WIRING AND PLUMBING COMPONENTS HAVE DESTROYED THE PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS.

FBC 117.2.1.2.5

CRITICAL COMPONENTS OF THE ELECTRICAL SYSTEM, INCLUDING BUT NOT LIMITED TO COPPER WIRING, SWITCHES, OUTLETS AND BREAKERS HAVE BEEN REMOVED AND WOULD POSE A SERIOUS HAZARD, IF ENERGIZED.

FBC 117.2.1.2.6

THE REMOVAL OF CRITICAL PLUMBING SYSTEM COMPONENTS CREATE AN INADEQUATE AND MALFUNCTIONING SANITARY SYSTEM AND WASTE DISPOSAL SYSTEM.

These are both the same. I will be entering pictures for 502 Southwest 20<sup>th</sup> first just to indicate the scope of the damage to the property.

[Inspector Hruschka showed photos of the property on the Elmo]

This is the front of the building, all windows have been removed. This is the rear section of the building. This is

the former kitchen of the building, it has been totally gutted. The bathroom has been gutted too, all the plumbing components have been removed. It's basically gives the essence of the damage on the inside due to vandalism and -

There's also two accessory buildings that go with 406. This is one of the accessory buildings and I don't even know how to describe this particular structure, whatever the purpose is. It was a nursery before and the way it looks. It's a smaller home built in 1940 here. All the windows, aluminum windows have been removed. The kitchens, that's a picture of the living area. This one here shows the kitchen area, as you can see all the plumbing copper has been removed.

Next one is converted garage, same condition. And basically, that would be the exhibit that we have to present to you. And the City requests that we do demolish the properties.

CHAIR KERNEY: Okay, thank you. Do we have a respondent? Good afternoon, could you state your name for the record?

MR. COPELAND: Yes, my name is Vory Copeland, I'm the owner's rep and also the GC on the project. We have everything here to basically to demo the project. It was with the other two that was heard back on January 20<sup>th</sup>, the 1901 and the 506 property also. But we have everything here finally from all, FPL, Teco Gas, all everything needed to go ahead and demo.

CHAIR KERNEY: Okay, and that's a permit application you

have on the property?

MR. COPELAND: Yes, that's a permit application right here.

CHAIR KERNEY: It hasn't been submitted yet.

MR. COPELAND: No, we're still, we had to wait for the plumber to submit his sewer cap letters, applications.

CHAIR KERNEY: Okay, all right, great. Any discussion from the Board?

MR. HOLLAND: Have we had any review of this package, Wayne? Have you seen it? I'm sorry, Jorg?

INSPECTOR HRUSCHKA: No, I have not seen this package.

CHAIR KERNEY: Would you like to take a look at it?

MR. HOLLAND: I think -

INSPECTOR HRUSCHKA: How about we just put it on the Elmo to show what we have. This actually demo permit for four structures on, okay, that's actually not relevant to this case. There's a notice of commencement. I have here four requests for the City of water disconnects for the water meters. Teco Gas letter. FP&L letter, four FP&L letters. Consulting, or I guess it's asbestos, I guess that would be it?

MR. COPELAND: Asbestos, yes.

CHAIR KERNEY: Is the address correct on all those letters? I can't - is it for the property that we're speaking of?

INSPECTOR HRUSCHKA: It's including those.

CHAIR KERNEY: Okay.

INSPECTOR HRUSCHKA: It includes the two from last month and the two from this month, all of them. We have four letters here for FP&L, the asbestos, if you can see it, here's 465 with 2506 and 1901. Do you have the other ones here?

MR. COPELAND: It's all on there.

INSPECTOR HRUSCHKA: Here's a report by Orkin about the pest control issues [inaudible] I have to rely on the statement of the owner that it pertains to all of them.

CHAIR KERNEY: I'm sorry, say that again?

INSPECTOR HRUSCHKA: I cannot identify that it's all four properties; I have to rely on the statement of the owner.

CHAIR KERNEY: Okay.

INSPECTOR HRUSCHKA: The asbestos removal is for all four properties here too.

CHAIR KERNEY: But we don't have a permit application with the correct address on it, right?

INSPECTOR HRUSCHKA: But we still, they put in for a septic permit on Friday last week for one property, and three of them are still missing and those are required before they can put this in.

CHAIR KERNEY: I see, okay. And the drawings that you have show what?

MR. COPELAND: All four houses are being demo'ed.

CHAIR KERNEY: Being demo'ed, okay. There's a question from the Board, with, the last time you were in front of us there was some, there was a pool involved or?

MR. COPELAND: Yes, that's been completely drained.

CHAIR KERNEY: Okay alright great. Alright, do we have any discussion from the Board, any questions?

MR. HOLLAND: How much time do we, are we requesting?

MR. COPELAND: Not for me, how long Fort Lauderdale's going to give us a permit. So I'm assuming 30 days. They said two weeks when I talked to them, but somebody always told me about 45 days, but they're saying two weeks, according to the Fort Lauderdale clerk.

CHAIR KERNEY: Okay, somewhere between 30 and 60 days.

MR. JARRETT: Is the building secure? [inaudible]

MR. COPELAND: All but two. It's got a fence around everything besides two of the buildings. Which need to, they need to come back and put - National Fence needs to come back and connect one end all the way across. It'll be fully secure.

MR. JARRETT: Is that an area where there's a problem about people?

MR. COPELAND: Yes, it is. It's by Stranahan High School so kids do walk through there. And I think that's the biggest problem we have.

MR. BARRANCO: And is the pool fenced there?

MR. COPELAND: The pool is fenced in on the back side. But it's still, like I say, you still have that front side that still need to be fenced in so it would complete anybody from going to the whole property.

CHAIR KERNEY: When do you anticipate that happening?

MR. COPELAND: Hopefully Monday. I talked to National already, they're supposed to come out and, I gave them the survey so they're supposed to come out Monday and have it done.

INSPECTOR HRUSCHKA: Speaking for the City, I would not support anything in excess of 30 days, simply because of the urgency of the matter in reference to hurricane season coming back up to. And looking at the scope of paperwork that he already has, really, the plumbing should be really done in the next two weeks anyway and I don't think we should go more than 30 days right now.

CHAIR KERNEY: Okay, thank you. Any questions or comments from the Board? Seeing none, I'll entertain a motion.

MR. HOLLAND: I move that we grant an extension of 30 days to the March 20<sup>th</sup> date with the conditions that the property be super-secured, particularly the fence, and that we get regular monitoring daily by the owner of that secured condition, as well as what we do get from staff due to the sensitive nature of this property's location.



CHAIR KERNEY: Alright, I have a motion for an extension to the March 20<sup>th</sup> meeting with the stipulation that you'll bring the property secure and do a daily check that it remains secure until that next, until the 20th of March. I have a motion, do I have a second?

MS. HALE: I'll second.

CHAIR KERNEY: I have a motion and a second. Is there any discussion on the motion? All in favor, I'm sorry.

MR. HOLLAND: I guess it would be appropriate, are you comfortable with those conditions?

MR. COPELAND: Yes, I'm a GC, it's not a problem.

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

BOARD MEMBERS: Aye.

CHAIR KERNEY: All opposed? Thank you.

MR. COPELAND: Alright, thanks.

**10. Case: CE06102225**

[INDEX](#)

**James Poole**

**1748 Northwest 29 Way**

MR. MCKELLIGETT: Next item is an old business case on page number three. Wayne Strawn for the City. Case number CE06102225, 1748 Northwest 29th Way. James Poole is the owner.

This case was presented to the USB on 7/19/07. The Board granted a continuance to 10/18/07, owner to return with his

plans and building permit. At the 10/18/07 the USB granted a 30-day extension to 11/15/07, owner to submit a permit application by 11/15/07. At the 11/15/07 USB granted a, Board granted a 30-day extension to the owner to 12/20/07 to have subcontractors hired and a permit application filed by that date.

At the 12/20/07 USB hearing, the Board granted a 30-day extension to 1/17/08, owner to return with proof of permit application and a letter from his engineer. At the 1/17/08 USB hearing the Board granted a 30-day extension, the owner to address comments and resubmit plans by 2/21/08.

The notifications, certified mailings are noted on the agenda. This was posted on the property on 1/24/08 also advertised in the Broward Daily Business Review on 2/1/08 and 2/8/08.

CHAIR KERNEY: Thank you, do we have a respondent? Good afternoon, state your name please.

MR. POOLE: Good evening. James Poole, property owner, 1748 Northwest 29th Way. And I'm back before you for an extension. I've been trying to get ahold of the architect that drew these drawings up for me. It's not my regular architect who I normally use. And being for cost reasons I used this architect for the first time. And he did not return my phone calls from since the last Board meeting.

But I have someone here today that got in contact with

him who actually introduced me to him. And he's been out in Louisiana working and he hasn't called me back but he's, I got word from him that he's going to address the comments that the City made about the drawings. So, but I can't I couldn't address the comments without the architect.

CHAIR KERNEY: Just for the new Board members, if I'm not mistaken, you had submitted plans, the plans were pushed back for comments, which is something typical that happens. You were supposed to come back with those comments addressed and have been turned back in to the City. You can't make that happen because your architect is not available, is essentially what you're saying.

MR. POOLE: Yes, he was not available, yes.

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

MR. BARRANCO: Yes, I have a question. Do you have those comments here?

MR. POOLE: No, I do not have them here.

CHAIR KERNEY: I don't recall; did you have them last time? It wasn't -

MR. POOLE: No, the plans actually was just submitted last time I was here. Last time I was here they had just been submitted and they, actually they had just reviewed them.

CHAIR KERNEY: We granted an extension so that, for the owner to address the comments and resubmit the plans. So you

must have had the plans back from, during last month's meeting, because we granted the extension so that you could address the comments and resubmit them.

MR. POOLE: Correct.

CHAIR KERNEY: So you have the plans in your possession still, you haven't resubmitted them, they haven't been addressed.

MR. POOLE: Correct, because I haven't been getting ahold of the architect.

CHAIR KERNEY: Right, okay.

MR. POOLE: I'm not a - I'm only a builder, you know. He drew these drawings up and I know he's the one that has the stamp on it, he's the one that has to make the corrections to the plans.

CHAIR KERNEY: John, to answer your question I don't think there was, there wasn't that much, there wasn't that many comments, it wasn't something that was going to take a lot to fix, right, on the plans.

MR. POOLE: No, he just needs to do his job properly.

CHAIR KERNEY: Alright. It's all coming back to me now.

MR. HOLLAND: I have a question, can you elaborate on the contractual arrangement you have with this architect and the state of the account with him.

MR. POOLE: Well, I've already paid him in full for the plans but he's not a local architect so I figured it might

have been a couple humps and I felt if I could hold his hand during the way and we'd get these plans and go through the Building Department. But he's just not been available since the last time I've been before here. But I hear that he has the flu and soon as he gets better I'm on top of him.

CHAIR KERNEY: Would you like to step forward and, have you been sworn in sir?

MR. EDWARDS: I've been sworn.

CHAIR KERNEY: Okay, great, state your name please, for the record.

MR. EDWARDS: My name is Matthew Edwards. I'm not an attorney, so I don't know if you want to hear anything -

CHAIR KERNEY: No, we can hear from you. If you have testimony that will corroborate -

MR. EDWARDS: This gentleman helped me out when another contractor -

CHAIR KERNEY: Speak into the mic.

MR. EDWARDS: This gentleman had helped me out last year when a contractor had screwed me over pretty bad. He's a contractor and I gave him the name of a architect that I knew. He had moved into town, he had a condo down in Miami. He was a client of a firm that I worked for as a paralegal.

That gentleman though has since gone back to New Orleans and there are a lot of large projects that he was doing there. They had lost touch of how to get in touch with one another.

He called me up, I just spoke to the architect last night, he said he didn't even know that he was trying to get in contact with him. I guess he only had a house number for him down at his condo in Miami Beach.

CHAIR KERNEY: I see.

MR. EDWARDS: And that's where, I got in contact with him, he said, 'Hey, I had the flu I haven't been checking my messages down there' and that he had some really large projects because New Orleans, I guess they're building now.

CHAIR KERNEY: In your personal opinion, do you believe this architect can turn this thing back around, being in Louisiana? You're friends with him, you know him.

MR. EDWARDS: Listen, the guy helped me out, I would not - yes I do. I believe what this guy tells me. And I do know that he didn't know how to get in contact with the architect. I'm the one who had the conversation with him. I thought the architect would have already called him today. He told me that he would have. He just said he's been up, he's had the flu and he's been up to his neck with work. He's doing whole, drawings for whole subdivisions over there in New Orleans and that's the reason why he hasn't been back to - but I will give him his personal cell phone. If he doesn't call him back today, then I'll give his personal cell phone to this gentleman.

CHAIR KERNEY: Okay.

MR. EDWARDS: Since it was through a law firm I didn't want to give out his personal cell phone.

CHAIR KERNEY: Right, I understand.

MR. EDWARDS: That wasn't the number that he gave to me to give to him.

CHAIR KERNEY: We appreciate your taking your time to come down and talk to us. If I'm not mistaken, this isn't a - do we have, we don't have the pictures of this do we? Do we have the file on this? This was just a structure that was started and didn't get completed. Yes, this isn't the -

MR. HOLLAND: Without permit, there's a retroaction on the permitting.

CHAIR KERNEY: Right, but it was, the foundation was poured or something like that. It wasn't -

MS. HALE: The driveway.

MR. POOLE: It's just the foundation and the blocks that are up.

CHAIR KERNEY: Right, that's it, yes, okay, yes. It's not like the entire house is falling down.

MR. POOLE: And right now my mortgage company just sent me a letter, so I have to get rid of this problem. You know what I mean?

CHAIR KERNEY: Okay. Well you're doing a whole lot better than the last time you were here, remember?

MR. POOLE: Yes, yes, you're absolutely right, I remember

too.

MR. HOLLAND: I'd like to ask the other gentleman a question, I'm sorry. Your conversation with the architect, was there any indication of a problem with the contract and the payments thereof, as far as your knowledge?

MR. EDWARDS: He told me everything was fine, that he thought it was through. He didn't think he had many more business here, and he's just been up to his neck and he had the flu, and he's been up to his neck. Now, whether he's in Miami or whether he's in New Orleans, today, I can't tell you. But he said, 'I've had the flu, I've been doing this and I've been doing whole subdivisions in New Orleans and I just, I didn't even know that he was looking for me.'

MR. HOLLAND: Mr. Poole, was this arrangement an hourly arrangement with this architect or a lump sum?

MR. POOLE: No, this is a lump sum contract.

MR. EDWARDS: He didn't have any complaints about money. He didn't -

CHAIR KERNEY: You've got to speak into the, sorry.

MR. EDWARDS: At least he didn't, he didn't voice any kind of complaints about payments to me. Whether there are or there aren't I can't tell you, but he didn't voice any complaints. He said he didn't know he was looking for him and he said it was such a small job anyhow that he's going to try as hard as he get to it quickly. I told him please do it for



me, as a favor.

MR. HOLLAND: Understood. So it doesn't sound like a money, he has an obligation to complete his lump sum arrangement. We just need to get him to do it, right?

MR. EDWARDS: Yes. He didn't speak of money with me, and if money is owed, usually it comes up.

CHAIR KERNEY: I believe Wayne has something he would like to add.

INSPECTOR STRAWN: Wayne Strawn, Building Department, City of Fort Lauderdale. I can update the Board on the reviewer's comments. A current survey to locate the improvements on the site so the, evidently a valid survey was not turned in, or a current survey was not turned in. And - energy calculations for the air-conditioning have to be provided, circuit all electric, provide the correct job costs, shutter permit because of the windows, the envelope of the building requirement, soil bearing capacity. So it looks like there's a certain amount of, a great deal of suffering that these plans are going to have to go through yet.

MR. BARRANCO: A lot of that sounds like it has nothing to do with the plans though. There was only one comment in there affecting the plans: circuiting the electrical. Everything else is, get a surveyor, get a geotechnical engineer, and get a mechanical engineer to -

INSPECTOR STRAWN: And get energy calculations. But all

those people have to be found.

CHAIR KERNEY: I remind the Board though, that this is not a home where the ceiling's falling in and there's drug dealers running in and out of the place. This is this gentleman's home, the reason it's in front of us is because the minimal amount of work that was done was done without a permit and deemed unsafe. So, is there any more comments or discussion from the Board?

MR. PHILLIPS: Mr. Poole, what's the name of this architect?

MR. POOLE: Troy Everette, Verette.

MR. EDWARDS: Troy Verrett.

MR. PHILLIPS: Have you ever met him?

MR. POOLE: I've met him on several occasions and actually, I thought it was going to be a good network because I handed him a couple jobs and he did this one for me too. So we had -

MR. PHILLIPS: Does he have a bona fide office here in South Florida?

MR. POOLE: I have never been to his office; I've always met him out in the field.

MR. PHILLIPS: I'm saying, does he actually have an office?

MR. EDWARDS: I don't know if he has an office. I know that he only came here because his home was complete - He had

a home in New Orleans, and one in Mississippi, both of them were completely wiped away in -

MR. PHILLIPS: Is he licensed as an architect in Florida?

MR. EDWARDS: It was my understanding that he was.

MR. PHILLIPS: Okay. Why don't you get a local architect Mr. Poole? It would be real easy.

MR. POOLE: Yes, Yes, I have a local architect who I use, but on this particular project I tried him out. I tried him out and now he's been paid and he already signed and sealed these plans so, you know -

MR. PHILLIPS: How much did you pay him?

MR. POOLE: This was a \$1,500 job for him.

MR. PHILLIPS: 1,500?

MR. POOLE: Yes. So he did these plans for 1,500 for me. And he's been paid and at the same time, I don't want to go and accumulate more costs, get another architect involved when this one has already been paid.

MR. PHILLIPS: Just seems to me the problem may be that this person because he had the flu, and he's in New Orleans and he's swamped. It's just building up an excuse not to get it done.

MR. POOLE: I totally agree, and I'm not the one to try to give excuses.

MR. PHILLIPS: So, at some point, I think you should tell him to fish or cut bait, give you your money back and hire

someone else. Because it doesn't even seem that you're even at step one with the soils tests, and the survey, the as-builts and everything else that was previously mentioned.

MR. POOLE: You're absolutely correct. And most of these problems are like after the fact. And I do have a engineer that I've already been spoken with about the foundation and the soil and everything's going to be fine with that. I just have to go ahead and submit it all at one time.

So when I get this architect and get him to redo the calculations, what he needs to do on the drawings, then I can submit the whole, I'll address all the comments at one time instead of doing piece by piece by piece by piece. It's only because I haven't got in contact with him.

MR. HOLLAND: Excuse me, and the name of this engineer?

MR. POOLE: The engineer that I work with, he is through Complete Kitchens. He's affiliates of another affiliate. I got a friend of mine that's on another, what is it, actually Atlantic Kitchens, he's also a general contractor and he introduced me to the engineer and he met me up to his house. I have this card, but I don't have his name locked in my memory.

CHAIR KERNEY: I figured out the problem, there's too many friends involved.

MR. POOLE: Yes, yes, yes.

MR. PHILLIPS: What's the name of the architect?

MR. POOLE: The architect is Troy Verrett.

MR. PHILLIPS: Troy?

MR. POOLE: Verrett.

MR. PHILLIPS: How do you spell that?

MR. EDWARDS: V-E-R-R-E-T-T.

MR. POOLE: Might even have his card in my pocket.

CHAIR KERNEY: Mr. Poole, a lot of this stuff you can probably handle on your own: getting the survey, getting the - I wouldn't let the architect do the load counts for the air conditioning anyway. They're going to be wrong. You might as well get somebody that knows [inaudible] I'm sorry, is there an architect on the Board? Did I insult somebody?

MR. BARRANCO: That would be me.

CHAIR KERNEY: Oh, I'm sorry.

MR. HOLLAND: Welcome aboard.

CHAIR KERNEY: Welcome aboard.

MR. PHILLIPS: Who normally does energy counts, the architect or an engineer?

CHAIR KERNEY: On a home, a lot of times it's the architect. On a commercial building, it's certainly the mechanical engineer.

MR. JARRETT: Mr. Poole, you're a general contractor.

MR. POOLE: Yes sir.

MR. JARRETT: Thus, you have the ability to go out and take care of all those issues. You're going to have to get an

air conditioning permit. Your air conditioning contractor can do your air conditioning calculation. You're going to have to get an electrical permit. Your electrical contractor can do the circuitry that they're asking for. And you probably know several engineers to go deal with that. Can we make a motion?

CHAIR KERNEY: Sure, absolutely.

MR. JARRETT: I make a motion that we give you a 30-day extension to get all your ducks in a row.

CHAIR KERNEY: Is that how you want the motion to read - ducks in a row?

MR. JARRETT: And hopefully you won't be back to the Board. You'll have a permit and you won't be back. But if you do have to come back in 30 days, we would expect to see where you have re-submitted, or have submitted all of these items that are on those comments. Because you really can submit them all yourself as your general contractor.

MR. POOLE: You're absolutely -

CHAIR KERNEY: I've got an open motion. Let's clean it up a little bit. So, the motion is for an extension to the March 20<sup>th</sup> meeting. We'll leave the ducks out of it and just say that Mr. Poole will have his plans re-submitted to the City. So essentially, it's the exact same motion from last month's meeting. I have a motion, do I have a second?

MS. HALE: I'll second.

CHAIR KERNEY: A motion and a second. Is there

discussion on the motion? All in favor, signify by saying aye.

BOARD MEMBERS: Aye.

CHAIR KERNEY: All opposed? Good luck to you.

MR. POOLE: Thank you. You guys have a great evening.

CHAIR KERNEY: Would that be all the cases?

MR. MCKELLIGETT: That will be all the cases. The only other thing we have is on page number 12. Case no. CE07101530 and it is complied.

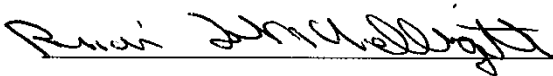
**COMPLIED CASES**

CE07101530

**BOARD INTRODUCTIONS**

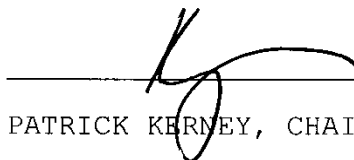
Board members introduced themselves in turn.

[Meeting concluded at 4:30 p.m.]



---

BRIAN MCKELLIGETT, BOARD CLERK



---

PATRICK KERNEY, CHAIRPERSON

Minutes prepared by: J. Opperlee, Prototype Services

CERTIFICATION

I hereby certify that I have recorded and transcribed the City of Fort Lauderdale Unsafe Structures Board meeting held February 21, 2008, at 3:00 p.m., City Hall, 100 North Andrews Avenue, City Commission Meeting Room, Fort Lauderdale, Florida.

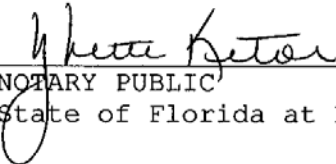
Dated at Ft. Lauderdale, Broward County, Florida, this 25 day of February, 2008.

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 20<sup>th</sup> day of February, 2008.

  
\_\_\_\_\_  
NOTARY PUBLIC  
State of Florida at Large

Notarial Seal:

