

**CITY OF FORT LAUDERDALE  
 UNSAFE STRUCTURES BOARD  
 THURSDAY, OCTOBER 15, 2009 AT 3:00 P.M.  
 CITY COMMISSION MEETING ROOM  
 CITY HALL**

<u>Board Members</u>	<u>Attendance</u>	<b>Cumulative Attendance 10/09 through 9/10</b>	
		<b>Present</b>	<b>Absent</b>
John Scherer, Chair	A	0	1
John Phillips, Vice Chair	P	1	0
John Barranco [3:03]	P	1	0
Joe Crognale	P	1	0
Pat Hale	P	1	0
Joe Holland	P	1	0
Thornie Jarrett	P	1	0
Michael Weymouth	P	1	0

**City Staff**

Lori Grossfeld, Board Secretary  
 Ginger Wald, Assistant City Attorney  
 Brian McKelligett, Administrative Assistant II  
 Lindwell Bradley, Code Enforcement Supervisor  
 Gerry Smilen, City Building Inspector  
 Dee Paris, Administrative Aide  
 J. Oppерlee, ProtoType Inc. Recording Clerk

**Communication to the City Commission**

None

**Witnesses and Respondents**

CE08101034: Spensor Gordon, Representative of owner  
 CE07021325: Hope Calhoun, Attorney  
 CE09032197: Al Jackson, owner  
 CE09062328: Craig Edewaard, owner  
 CE07040050: Mike Richel, contractor; Sharita Floyd, Sharon  
 Floyd, interested parties

Index

<u>Case Number</u>	<u>Respondent</u>	<u>Page</u>
1. CE08101034	50 Isle of Venice LLC Address: 50 Isle of Venice Disposition: 120-day extension to 2/18/10. Board approved 7-0.	<u>3</u>
2. CE07021325	Jungle Queen Inc. Address: 2470 SW 21 Street Disposition: 90-day extension to 1/21/10. Board approved 7-0.	<u>7</u>
3. CE09032197	Al & Barbara Jackson Address: 1800 NW 3 Court Disposition: 90-day extension. Board approved 7-0.	<u>14</u>
4. CE09062328	Edewaard Development Co LLC Address: 544 NE 14 Ave Disposition: 30-day extension with the recommendation that within 7 days the owner remove the carport, remove the combustible material and keep the building secure from entry. Board approved 7-0.	<u>19</u>
5. CE07040050	Stark Equity Group LLC Address: 1340 Northwest 19 Avenue Disposition: 90-day extension. Board approved 7-0.	<u>38</u>
<b>Board Discussion/ For the Good of the City</b>		<u>48</u>

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 giving testimony before the Board were sworn in.**

Board members introduced themselves in turn.

**Approval of meeting minutes**

**Motion** made by Mr. Holland, seconded by Ms. Hale, to approve the minutes of the Board's September 2009 meeting. Board unanimously approved.

[Mr. Barranco arrived at 3:03]

**1. Case: CE08101034**

[INDEX](#)

**50 Isle of Venice LLC**

**50 Isle of Venice**

MS. PARIS: Good afternoon. Our first case is an old business case on page four, case CE08101034. The inspector is Burt Ford, the address is 50 Isle of Venice, the owner is 50 Isle of Venice LLC.

We have service by posting on the property 7/2/09, advertising in the Daily Business Review 9/25/09 and 10/2/09. Certified mail as noted in the agenda.

This case was first heard at the 1/15/09 USB hearing. At that time the Board granted a 60-day extension to the 3/19/09 USB hearing with the stipulation for the owner to return to inform the Board of his intentions and plans for the property. In the meantime, no work will be done on the property without permit.

Continued on page five. At the 3/19/09 USB hearing, the

Board granted a 90-day extension to the 6/18/09 USB hearing with the stipulation that the respondent return with a contract from a licensed general contractor.

At the 6/18/09 USB hearing, the Board granted a 120-day extension to the 10/15/09 USB hearing with the recommendation that the City be secured from current windstorm threats with due diligence, as observed by the City inspector.

MR. PHILLIPS: Who'd like to testify on behalf of the City?

MS. PARIS: Is the respondent still here for 50 Isle of Venice?

MR. GORDON: Good afternoon, my name is Spensor Gordon, representative; John Brown is the owner of the property and -

MR. PHILLIPS: How are you the representative?

MR. GORDON: I'm one of his partners, sir.

MR. PHILLIPS: Okay.

MR. GORDON: One of the partners in the LLC. We're here to ask for another extension. The permits have been submitted and they have been kicked back, apparently for an electrical problem. Been resubmitted, we're waiting for the permits to be delivered.

MR. PHILLIPS: Any question Board members?

MS. HALE: Permits for what? What type of permits?

MR. GORDON: For rebuilding ma'am.

MS. HALE: Okay.

MR. PHILLIPS: Can we hear from the City? Any objection to extension of time?

INSPECTOR FORD: Burt Ford, Building Inspector from the City. No objections; they did resubmit with corrections on October 5<sup>th</sup>; it's gone through the electrical and mechanical review. Unfortunately it's failed both of those again, but -

MR. PHILLIPS: They seem to be moving forward?

INSPECTOR FORD: They're moving forward, they've got a full set of plans that was submitted a while back and [inaudible]

MR. PHILLIPS: Mr. Gordon, how much time?

MR. GORDON: We'd like 120 days, sir.

MR. PHILLIPS: Any objection?

INSPECTOR FORD: No.

MR. PHILLIPS: Okay, any discussion?

MS. HALE: Was the property boarded up for wind damage if there had been a storm?

INSPECTOR FORD: Yes, and the pool is complete protected, everything, yes.

MS. HALE: Okay.

MR. HOLLAND: And we have a contractor on board, or is it going to be bid?

MR. GORDON: Not until the permit's issued sir.

MR. HOLLAND: And then you'll go for bids for a general, or the general is the one who submitted?

MR. GORDON: The general, the engineer is the owner, he will be the one who's going ahead and do the building and the contracting.

MR. PHILLIPS: No more - anyone like to make a motion?

MR. HOLLAND: I move that we grant the extension of approximately 120 days to the whatever date and -

MR. PHILLIPS: That'd be February 19<sup>th</sup>?

MS. HALE: No, that's 2009.

MR. PHILLIPS: Oh, I'm sorry. Oh, the next page.

MS. HALE: It's last [inaudible]

MR. HOLLAND: Yes, to the January 21<sup>st</sup> date.

MR. PHILLIPS: January 21<sup>st</sup>? There's a motion, any second?

MS. HALE: Second.

MR. PHILLIPS: All those in favor say aye.

BOARD MEMBERS: Aye.

MR. PHILLIPS: Any opposed?

MS. PARIS: You said 120, correct?

MR. PHILLIPS: Yes.

MR. HOLLAND: I thought that's what he asked for.

MR. PHILLIPS: 120 days.

MS. PARIS: Wouldn't that make it to February? November, December, January, February.

MR. PHILLIPS: That's 30, 60, 90, that would be February the 18<sup>th</sup>.

MS. PARIS: Correct.

MR. PHILLIPS: Would you like to correct your motion?

MS. PARIS: I'm counting on my fingers.

MR. HOLLAND: Yes, to the, whatever date is now -

MS. HALE: February the 18<sup>th</sup>.

MR. HOLLAND: - February the 18<sup>th</sup>, thank you.

MR. PHILLIPS: And that second's fine?

MS. HALE: Yes.

MR. PHILLIPS: Okay, again, all in favor?

BOARD MEMBERS: Aye.

MR. PHILLIPS: Any oppose? Motion carries. Good luck.

MR. GORDON: Thank you very much.

**2.**

**Case: CE07021325**

[INDEX](#)

**Jungle Queen Inc.**

**2470 NW 21 Street**

MS. PARIS: Our next case will be an old business case on page one. The case number is CE07021325, the inspector is Gerry Smilen, the address is 2470 Southwest 21 Street, the owner is Jungle Queen Inc.

We have service by personal service 6/18/09, advertising in the Daily Business Review 9/25/09 and 10/2/09. Certified mail as noted in the agenda, violations as noted in the agenda.

This case was first heard at the 6/21/07 USB hearing, at that hearing the Board granted a 90-day extension to the 9/20/07 USB hearing with staff's continued weekly monitoring. At the 9/20/07 USB hearing, the Board granted a 90-day extension to 12/20/07. At the 12/20/07 USB hearing the case was continued to the 1/17/08 USB hearing, we did not have a quorum.

At the 1/17/08 USB hearing, the Board granted a 90-day extension to the 4/17/08 USB hearing. At the 4/17/08 USB hearing, the Board granted a 90-day extension to the 7/17/08 USB hearing. At the 7/17/08 USB hearing, the Board granted a 90-day extension to the 10/16/08 USB hearing, Board members John Scherer and John Barranco abstained from voting.

Next page two, at the 10/16/08 USB hearing, the Board granted a 60-day extension to the 12/18/08 USB hearing. The 12/18/08 USB hearing was cancelled; this case was rescheduled for the January 15<sup>th</sup> '09 USB hearing. At the 1/15/09 USB hearing, the case was deferred to the 2/19/09 USB hearing due to lack of a quorum. At the 2/19/09 USB hearing, the Board granted a 90-day extension to the 5/21/09 hearing, Board members John Scherer and John Barranco abstained from voting.

At the 5/21/09 USB hearing, the case was deferred to the 6/18/09 USB hearing due to lack of a quorum. At the 6/18/09 USB hearing, the Board granted a 120-day extension to the 10/15/09 USB hearing, John Scherer abstained from voting. And



I believe we do have a quorum today.

MS. CALHOUN: Good afternoon, Hope Calhoun here, on behalf of the Jungle Queen. We've made progress.

MR. PHILLIPS: Just for - John did you want to fill out that disclosure form?

MS. PARIS: And if we'd just like to announce on the record, if you'd like to announce you're abstaining from voting.

MR. BARRANCO: I will abstain from voting.

MS. PARIS: Is your mic on?

MR. PHILLIPS: By the way, Mr. John Barranco came in a little late today but, just for the members of the audience, obviously, he is a member of the Board.

MR. BARRANCO: I will abstain.

MS. CALHOUN: We have made progress. Since we were here last, we do have sign-off from electrical and zoning. Mechanical, we're close; I think we just need, I think they were, they needed something, we provided it, and they just haven't had a chance to review it yet.

Structural, we just received comments recently so we're responding to those. Fire needs shop drawings. We were prepared to give those shop drawings except that the gentleman that prepared them unfortunately passed away so we have to start from scratch there, so that's going to take us a little bit longer. And plumbing, we're still, we haven't gotten

their sign-off yet.

Most of you up here know the story, we've been going through this, as you heard, for quite some time. As you've also heard, we continue to provide staff with updates in terms of life safety issues, and Gerry can, of course, speak to that, but I believe they're still satisfied and we're still in good life safety condition.

Obviously we will still continue to provide those updates weekly as we have been. We think that we will be done very, very shortly. To that end, I'm going to ask for another 90 days, as we all know, staff is kind of short - the departments are kind of short-staffed. Inspections might go a little bit slower than usual and the holidays are coming. So I'm going to ask for 90 days and hope that you'll have mercy on us again.

MR. PHILLIPS: When do you think it's going to be done?

MS. CALHOUN: Again, we still have a few disciplines that are asking for things back and forth, some that we've received. We think that by 90 days we'll be done, we think, but anything could happen, so that's why I asked for 90. It could happen in less time, I could be back here in 90 days and say I need 30 more days, but we are hoping in 90 we can be done.

MR. PHILLIPS: Forgive me if I'm wrong, but I think you were still attorney with the City when this came on the Code

Board -

MS. HALE: She was.

MS. CALHOUN: I was.

MR. PHILLIPS: - and Pat and I have been term limited from the Code Board.

MS. CALHOUN: I was, but I was thinking -

MR. PHILLIPS: I think this case is going to follow me into retirement.

MS. CALHOUN: I was thinking, I think I've had two kids since this has happened.

MR. PHILLIPS: Gerry from the City, how, do you go along with it? The requested extension?

INSPECTOR SMILEN: Gerry Smilen, Building Inspector for the City of Fort Lauderdale, I'll go with 90 days; I'll also be willing to take a bet that we'll be here after the 90 days. It's a slow process, but they are addressing issues, there is communication, I do have, since I took this case over, I do have an engineering report, I just met with the engineer, so that's pretty much all we can hope for at this point.

The plans have been submitted and they are being, they are going through the plan review process, corrections are being made so that's really all that we could ask for at this point.

MR. HOLLAND: Can you communicate directly with the plans review staff at all on progress and their take on things?

INSPECTOR SMILEN: What I do is, I look into the system, and I've, what I'll do is I'll monitor and follow where the plans are and what needs to be done. The way it works with plan review is, it has to go through all the disciplines and then it comes back and then the ones that failed it, then that gets corrected, then it goes out, they're notified, they make the corrections, resubmit it and then it goes through again. So that's the process.

MR. WEYMOUTH: How many times has that process happened so far on this?

MS. CALHOUN: Three, three times.

INSPECTOR SMILEN: They're saying three times; I just, I got the case transferred to me last month, but these plans here have, were submitted in April of '09 so it's not too bad.

MR. WEYMOUTH: Is it the architect and the engineer that aren't able to clearly correct these plans so that they're acceptable to the City?

INSPECTOR SMILEN: Well, I think, I don't, I'm not too sure about that. I just think you have a very unique situation with this type of a complex that we're trying to get plans on and as a result, things come up and they have to be addressed as they come up.

MR. PHILLIPS: Well, Gerry, you know, this is two and a half years before this Board, and it had to be two, three years before the Code Enforcement Board -

MS. HALE: Yes, because we've been here for two years -

MR. PHILLIPS: - This is probably going back five years.

MR. HOLLAND: Yes, but there is mitigating circumstances as we've seen in other cases, that it finally made it through unless, someone could check that?

MS. HALE: Yes. This didn't have problems like anything else that came before Code Enforcement, or that I've seen come before this Board, and it probably started because it is an island, and then it became a part of Broward County and was annexed back into Fort Lauderdale, parts of it, and it's just an unusual situation.

And I think they've worked so diligently, and now unfortunately, to have a death of somebody who did their plans and to have to start all over. New inspector, and the whole nine yards. I know that they have worked, and usually the owners come also, so -

MS. CALHOUN: They're here, yes, they're right there.

MS. HALE: Oh. There they are.

MR. PHILLIPS: Alright, does anyone like to make a motion on the extension of time request?

MR. JARRETT: I would like to make a motion. First I'd like to comment that I have personal experience with historical buildings in the City of Fort Lauderdale. It is a long, drawn-out process; I can totally appreciate what they've gone through, and these people have really shown due diligence

in correcting these problems. So I would make a motion for an extension of 90 days as requested.

MR. PHILLIPS: Motion's made, any second?

MS. HALE: That's the 21<sup>st</sup>.

MR. JARRETT: Oh, I'm sorry, that's January 21<sup>st</sup>.

MR. PHILLIPS: Motion's been made, any second?

MS. HALE: I will second.

MR. PHILLIPS: Okay. Motion made and seconded, extension of time to 90 days. All in favor say aye.

BOARD MEMBERS: Aye.

MR. PHILLIPS: All opposed? Motion carries.

MS. CALHOUN: Thank you very much, see you in January.

### **3. Case: CE09032197**

[INDEX](#)

#### **Al Preston Jackson**

#### **1800 NW 3 Court**

MS. PARIS: Our next case will be on page six. This is also an old business case. At the top, it's case CE09032197, the inspector is Gerry Smilen, the address is 1800 Northwest 3<sup>rd</sup> Court, the owners are Al and Barbara Jackson.

We have service by posting on the property 8/28/09, advertising in Daily Business Review 9/25/09 and 10/2/09. Certified mail and violations as noted in the agenda.

This case was first heard at the 5/21/09 USB hearing. At that time, the Board granted a 30-day extension to the 6/18/09

USB hearing with the stipulation that the owner return with his plans and architect and to remove debris from the property to the building inspector's satisfaction.

At the 6/18/09 USB hearing, the Board granted a 60-day extension to the 8/20/09 USB hearing. At the 8/20/09 USB hearing, the Board granted a 60-day extension to the 10/15/09 USB hearing.

MR. JACKSON: My name is AL P. Jackson.

MR. PHILLIPS: Hey, Mr. Jackson.

MR. JACKSON: Yes.

MR. PHILLIPS: What's been, does the City go first?

MS. HALE: No.

MR. JARRETT: No.

MR. HOLLAND: Doesn't matter.

MR. MCKELLIGETT: It's old business.

MR. PHILLIPS: Oh, okay. Mr. Jackson, what have you to say about the property, what's going on?

MR. JACKSON: Right now, we're waiting for one more of the subcontractors.

MR. PHILLIPS: You have to speak up to the mic, sir.

MR. JACKSON: We're waiting for one of the subcontractors to send his bid right now, then everything will be over. The architect has made, what made, has made whatever refrections [sic] that he has to make.

MR. PHILLIPS: Were they submitted to the City?

MR. JACKSON: Yes. So right now, we're just waiting for the, one more subcontractor to get his bid.

MR. PHILLIPS: What contractor is that? Electrical, structural, plumber?

MR. JACKSON: The - plumbing.

MR. WEYMOUTH: Has the permit been issued?

MR. JACKSON: It has been applied for, yes.

MS. HALE: Oh, applied.

MR. JARRETT: So in other words, are you caught with the situation where you're short one sub to get the whole package submitted, is that what's taken place?

MR. JACKSON: Yes. More or less, that is right now, yes. And I understand - I went by there about two hours ago - and they said the, whoever was supposed to give me the permit was already at the City at that time to give me that last permit for the City.

MS. HALE: And is your building now secured so that people -

MR. JACKSON: Yes, that's been secured for months.

MS. HALE: Okay.

MR. PHILLIPS: Hear from the City.

INSPECTOR SMILEN: Gerry Smilen, Building Inspector, City of Fort Lauderdale. I can verify that the plans originally were submitted in, I believe September 15<sup>th</sup> and they are going through the plan review process. There were corrections made



and they were resubmitted on October 12<sup>th</sup>, so -

MR. PHILLIPS: Any objection to an extension of time for Mr. Jackson?

INSPECTOR SMILEN: Not at all; he's doing what he can do.

MR. PHILLIPS: How much time would you request, Mr. Jackson?

MR. JACKSON: One month?

MS. HALE: Is that enough, Gerry?

MR. JACKSON: Okay, 60 days.

MR. PHILLIPS: Okay. Anyone like to make a motion?

MR. JARRETT: I'll make a motion. Make a motion that we grant the case a 60-day extension, and that would come to which one?

MS. HALE: December.

MR. JARRETT: December 17<sup>th</sup>.

MS. PARIS: If I could interrupt just for one moment, I know we've been discuss -

MR. MCKELLIGETT: We had a discussion at the last hearing that we would possibly not have a December hearing.

MS. PARIS: Your mic's not on.

MR. MCKELLIGETT: Oh, my mic's not on?.

MR. PHILLIPS: Okay. Mr. Jackson, how about a 90-day extension?

MR. JACKSON: That's fine.

MR. PHILLIPS: Okay. [inaudible]

MR. JARRETT: I'll amend my motion -

MR. JACKSON: I have a question now, for, if I have the permit already by that time, can I go ahead and start?

MS. HALE: Sure.

MR. JARRETT: Yes, and you won't have to come back to this meeting at all; when you get your permit issued, you will automatically be through with us.

MR. JACKSON: Okay.

MR. JARRETT: Okay.

MR. PHILLIPS: So, would -

MR. JARRETT: So I'll amend my motion, I'll make a motion that we extend it 120 days to the case, and that would be January 21, 2010.

MR. WEYMOUTH: That's going to be 90 days in February.

MS. PARIS: 120 would be February, 90 would be January.

MR. JARRETT: I'm sorry, 90 days. You're confusing me with these numbers.

MR. PHILLIPS: Okay. Motion's been made to grant a 90-day extension up 'til January 15<sup>th</sup>.

MS. HALE: I'll second.

MR. PHILLIPS: Made and second, all in favor say aye.

BOARD MEMBERS: Aye.

MR. PHILLIPS: Opposed? Motion carries. Good luck Mr. Jackson.

#### **4. Case: CE09062328**

[INDEX](#)

**Edewaard Development Co. LLC**

**544 NE 14 Ave**

MS. PARIS: Our next case will be at the bottom of page six. This is also an old business case. Case CE09062328, the inspector is Gerry Smilen, the address is 544 Northeast 14<sup>th</sup> Avenue, the owner is Edewaard Development Company LLC.

We have service by posting on the property 9/25/09, advertising in Daily Business Review 9/25/09 and 10/2/09. Certified mail and violations as noted in the agenda.

This case was first heard at the 9/17/09 USB hearing. At that time, the Board granted a 30-day extension to the 10/15/09 USB hearing with the recommendations the owner removes the combustible material, do a complete board-up and return showing progress with plans to move forward.

MR. EDEWAARD: My name's Craig Edewaard, I own Edewaard Development, Edewaard Development owns the property. And I wasn't at the last meeting, unfortunately, I was doing what a lot of people in my business are doing; I was meeting with the bank. So I sent Mr. Carbonell's son here. Mr. Carbonell's father was sick for the next week and a half, he's in the hospital, emergency surgery, he's recovering from that. So we haven't accomplished much in the four weeks that we've had.

MR. PHILLIPS: Gus Carbonell?

MR. EDEWAARD: Gus Carbonell's father -

MR. PHILLIPS: Okay.

MR. EDEWAARD: - who's also a good friend of mine. No, it's not Eric, Eric was here, no no. I'm sorry, when I - not Eric's father, Gus is not in the hospital.

And so anyway, and we've been trying to make the decision on whether we want to go forward with this thing or just demo it. Right now we've got a buyer for it that wants to improve it and bring it back to a rent-able property; it has no value in today's marketplace as vacant land.

We can demo it to a position of removing the roof rafters that are bad and do all that immediately, but it'll be 60 days before any permit is even close to being issued on this. We had to go back and get microfilm, which Eric did for us, but Gus didn't have a chance to look at it 'til two weeks after the meeting. That meeting was four weeks ago. So, like I say, 30 days was never enough time.

MS. HALE: Did you remove the combustible materials and board up the house?

MR. EDEWAARD: The house was boarded up prior to the last meeting; the house has been boarded up.

MR. HOLLAND: And the contract -

MS. HALE: I think Gerry was a little unsure about some of the doors and windows in that.

MR. JARRETT: Well, I have a concern about the house. Actually, I must disclose that I live three blocks from the house.

MR. EDEWAARD: Right.

MR. JARRETT: And the house is not boarded up today or last week or the week before.

MR. EDEWAARD: It was boarded up; the City boarded it up.

MR. JARRETT: The doors are boarded up and the windows don't have glass in them and they're not boarded up.

MR. EDEWAARD: Well, what windows? Then they've just broken recently.

MR. JARRETT: All you have to do is go look.

MR. EDEWAARD: Well, I've been over there.

INSPECTOR SMILEN: Excuse me, Gerry Smilen, Building Inspector, City of Fort Lauderdale. I believe the window that you're talking about, Mr. Jarrett, is the one that's facing the carport area where there's some jalousie panes that are missing. Other than that, the house is secured.

The City's main concern - and I went by there myself, I've put yellow tape around the carport - the carport roof is falling down and that really is a danger. There's two problems here; obviously the roof structure on the building itself, there's holes all through there, it's just falling apart. If Mr. Edewaard would like to remove that roof, that would be a start to try to make it safe and plus the fact vagrants wouldn't be attracted to go in there.

But the main thing that's exposed and that does pose a life safety issue is the carport area and carport roof.

That's something that we would like to see addressed as soon as possible.

MR. EDEWAARD: I can remove that tomorrow.

MR. PHILLIPS: Mr. Edeward, can you speak into the mic?

MR. EDEWAARD: I can remove that tomorrow. I don't think there's a permit required to do that, is there?

INSPECTOR SMILEN: Yes, there, you would require a demolition permit, but under this condition and circumstance, we would definitely welcome you to go in there and remove that.

MR. EDEWAARD: Well, fine. I can do that tomorrow.

INSPECTOR SMILEN: Okay. Well, that's a good start.

MR. JARRETT: Well, my concern is that -

MR. EDEWAARD: And the only window that I know of, that's just like I said, the window in the garage and you can't get in that window. There's one or two jalousies missing; you cannot get in the window. I went around the house and I went around the house within the last week and you can't get in the house. I checked everything, so that's fine, we'll go over there and we'll put plywood again over that thing. But we can do that tomorrow.

But it's been just a series of circumstances, unfortunately. I had the flu this, the beginning of this week all week, I just am getting better, which is not exciting. But there's been a lot of things going on, there was four

weeks from the last meeting is when this meeting is and we will go there and do what we're talking about tomorrow, we'll apply for a demo permit for the garage only because Gus has to draw plans on all of this.

MR. PHILLIPS: Are you going to demolish the entire building?

MR. EDEWAARD: Probably not and all, we, that's what we're trying to make the decision of. It's much more valuable if it's returned to a rental. And there's a need for low-income rentals. It would be demolished eventually; I bought it originally to be demolished. Obviously, the economy turned around and we're not in the demolishing position anymore.

MR. PHILLIPS: There's a question.

MR. HOLLAND: Yes, this brings us - we often have a dilemma on the issue of partial demolition and I think this is a good case where in regard to our charge for public safety, as you've expressed sympathy for to encourage a partial demolition and I think we have the support of staff on that, regarding the roof and this carport structure I believe. We're still at the tail end of high wind hurricane season potential and I would encourage a motion that would recommend that, which is the only thing we can really do; we can't order a partial demolition, I don't believe.

MS. HALE: Yes.

MR. PHILLIPS: City Attorney?

MS. WALD: Ginger Wald, City Attorney. In this case, due to the fact that it is listed as a Florida Building Code violation FBC 2007 115.2.1.2.3: The carport roof and areas of the roof over the living space are partially destroyed. You actually could, as part of that FBC violation, order that to be demolished.

MR. PHILLIPS: Okay.

MR. HOLLAND: Okay, that brings us some -

MS. WALD: I just wanted to clarify.

MR. PHILLIPS: Mr. Edewaard, is that something you're willing to do if the Board were to consider -

MR. EDEWAARD: Yes.

MR. PHILLIPS: - granting extension of time to demolish the carport, secure it -

MR. EDEWAARD: Exactly.

MR. PHILLIPS: - the doors?

MR. EDEWAARD: The carport's not part of the structure, so it could easily be done without affecting the balance of the structure. We can go in there tomorrow morning and by tomorrow night have that roof taken off.

MR. PHILLIPS: Okay.

MR. HOLLAND: Under the auspices of whatever regulations are required.

MR. EDEWAARD: Yes, we'll go get a permit; if they want to charge me a double fee [inaudible] we've done it.



MR. HOLLAND: It won't obviate anything on this Board that's required by normal building code.

MR. EDEWAARD: Oh.

MR. PHILLIPS: Okay. Any other discussions? If not, someone like to make a motion?

MR. JARRETT: Well I'd like to make one more comment.

MR. PHILLIPS: Okay.

MR. JARRETT: Let me point out that if we do make this motion, and I understand the circumstances here - I understand extenuating circumstances - but you have to appreciate, if we give you an extension, this is the second time that we have been told that this was going to be done and I just hope that next month it is in fact done in a timely manner.

MR. EDEWAARD: Okay, I don't consider this the second time, number one: Eric came here for me because I had a meeting. The people at the bank are not that easy to get ahold of. If you can imagine, I spend a lot of time talking to the people at the bank. What they tell me isn't necessarily true.

If they would have done what they would have done, I probably, this property would have been sold to somebody else and been improved because I've got somebody who wants to buy it and improve it. But we're negotiating with the bank on settling all of that stuff.

That meeting was way more important than me coming here.

That's the reason I tried to send Gus. Gus was in a meeting in Jacksonville so his son Eric went; it wasn't my intention to not be here and when Eric came to the meeting and Gus and I had discussed we were going to look at this thing as far as drawing plans.

There were no plans available, Eric got that. Gus was wiped out the next week and a half with his father being very sick in the hospital. So there's been a lot of things have happened. You can easily verify all this, Gus Carbonell answers his phone -

MR. PHILLIPS: Well, we can't call people. We don't verify anything.

MR. EDEWAARD: No, no. Okay, well no but, whatever, I'll go and gladly get [inaudible]

MR. PHILLIPS: Even if you had a cover letter given by little Eric, it's -

MR. EDEWAARD: Okay. We're not making excuses.

MR. PHILLIPS: Okay.

MR. EDEWAARD: I would have been here at the meeting; I normally don't let other people come. I had no choice, trust me.

MR. PHILLIPS: Can I ask, Mr. Edewaard -

MR. EDEWAARD: Yes.

MR. PHILLIPS: - What's this deal with the bank, Fidelity Federal, you mentioned you're dealing with the bank -

MR. EDEWAARD: Sure.

MR. PHILLIPS: - what does that have to do with us up here?

MR. EDEWAARD: Well, because anything that you sell today is sold on a negotiated basis with the bank.

MR. PHILLIPS: You mean a short sale?

MR. EDEWAARD: Yes.

MS. HALE: No, not everything.

MR. PHILLIPS: Do you own this?

MR. EDEWAARD: Do I own this?

MR. PHILLIPS: Yes.

MR. EDEWAARD: Edewaard Development owns this.

MR. PHILLIPS: Okay, Edewaard Development owns it.

MS. HALE: It's for sale.

MR. EDEWAARD: Yes.

MR. PHILLIPS: And there's a mortgage on it.

MR. EDEWAARD: And it's been listed and there's a mortgage on it.

MR. PHILLIPS: Okay, so -

MR. EDEWAARD: So any transaction that happens is negotiated with the bank.

MS. HALE: Because it's a short sale?

MR. EDEWAARD: Well it's really a negotiated sale; it's a different type.

MR. PHILLIPS: Well let's, most places probably have

mortgages in front of us.

MR. EDEWAARD: Yes.

MR. PHILLIPS: That's not the issue, the issue of the life safety of this -

MR. EDEWAARD: Exactly.

MR. PHILLIPS: - decrepit roof. And you don't need the bank's permission.

MR. EDEWAARD: I don't need the bank's permission to do anything.

MR. PHILLIPS: Alright.

MR. EDEWAARD: That was part of our meeting at that meeting, was the fact that they'd been notified and they wondered what to do. And they were given a choice. I told them, you know, you can demo it on your dime, I've already -

MR. PHILLIPS: Okay, well this is an important issue. Rather than foist off the responsibility of demolishing it, instead of some kid having it fall on his head, we don't care about that.

MR. EDEWAARD: Yes, we'll -

MR. PHILLIPS: It's life safety. So, whether or not it's up to the bank's discretion of the REO Department which may be in Dubuque, Iowa.

MR. EDEWAARD: Cleveland.

MR. PHILLIPS: This is, here, the Board is concerned about someone getting hurt.

MR. EDEWAARD: We'll be -

MR. PHILLIPS: You're the man on the ground.

MR. EDEWAARD: By tomorrow at five o'clock we'll have that roof off.

MR. PHILLIPS: Beautiful. Any motions?

MR. HOLLAND: Yes, I move that we grant an extension of 60 days with the stipulation that -

MS. PARIS: 30 or 90.

MR. HOLLAND: 30, okay, tell you what, let's go with 30. 30 days with the recommendation that the respondent pursue the partial demolition scope as suggested, with all per the code and -

MR. PHILLIPS: Does that have to be a recommendation -

MS. HALE: No, yes.

MR. PHILLIPS: - or can that be a condition precedent?

MS. WALD: You can actually, as I said before -

MS. HALE: Condition?

MS. WALD: Ginger Wald, Assistant City Attorney. Because it is listed as Florida Building Code 115.2.1.2.3 -

MR. HOLLAND: I Got that.

MS. WALD: - you can actually order the demolition of the carport area.

MS. HALE: Right.

MR. HOLLAND: As -

MS. WALD: And not as to the entire structure, because of

the way this was written up and presented to you.

MR. HOLLAND: Okay. What I'm getting at in the motion is I'm, that's as equal to an order for total demolition by either he does it or the City does it type thing. I guess I wasn't thinking in those terms as much as a voluntary demolition as he stated he would do -

MR. PHILLIPS: Well, I guess -

MS. HALE: Yes.

MR. HOLLAND: - instead of an order, but that raises a good point to the motion, do we need the impetus of the enforced partial?

MS. HALE: Yes.

MR. HOLLAND: And bear with me because this is new stuff. We've debated about, oh, you take the roof wood off and then the tie beams area going to fall, and things of that nature. Which, I'm less concerned about tie beams flying than wood flying.

MR. PHILLIPS: Ginger? The City Attorney. Go ahead.

MS. WALD: And I do understand, and I don't want to tell you what your motion should be; I just want to give you your options so you do understand your options based upon your questions.

MR. HOLLAND: Yes, I'm just trying to be clear.

MS. WALD: Please move any way you want.

MR. PHILLIPS: [inaudible] I think what you meant was -

MR. HOLLAND: Well you raised a good point

MR. PHILLIPS: - if, I think you should make it a 30-day extension conditioned upon the demolishing it, and if not, at the next meeting then we would just order the demolition and not wait for it. I think -

MS. HALE: Wait, Gerry has something he'd like to say about this roof.

INSPECTOR SMILEN: Just to clarify, the way this carport is structured: it's wood, you have columns, but the actual beams are wood beams and the rafters are bearing on the wood beams. So, when he removes that roof, everything will be removed. That's a danger to the outside of the building and I think that would be the best thing that we could look for right now, something being very quickly executed.

MR. HOLLAND: But we're also, if -

MR. PHILLIPS: Mr. Edewaard has an excellent reputation in the community; I know he can get it done, he said he'll get it done.

MR. HOLLAND: Yes, but I also want to be very clear here, we're talking the roof to the house as well as the carport.

MS. HALE: No.

MR. HOLLAND: No?

MR. PHILLIPS: Just the carport.

MR. HOLLAND: Just the - oh, the roof?

INSPECTOR SMILEN: Just the carport, because right now,

the - what he's going to do is, he's going to take care of the window that Mr. Jarrett had addressed -

MR. HOLLAND: Gotcha.

INSPECTOR SMILEN: - and every, the house will be secured-

MR. HOLLAND: Understood.

INSPECTOR SMILEN: The only thing that's exposed now is the carport.

MR. HOLLAND: Understood, it doesn't involve the main roof.

MS. HALE: No.

MR. HOLLAND: Okay, got that; I apologize.

MR. PHILLIPS: Would you like to amend that motion?

MR. HOLLAND: I might need a little help. Anybody else want to move this one?

MR. JARRETT: Can I have a question for the City Attorney? Ginger, now, when we do this in this manner, this doesn't clear the case, right?

MS. WALD: Correct.

MR. JARRETT: Okay. [inaudible]

MS. WALD: Because it is only on, again, it's the way this case is written up and I know we took a, I took a different position, but the case was written differently. Because the case is written up, you've already made your findings of fact that each one of those Florida Building Code



violations do exist, you can take action collectively on every single one of the violations or you can take action individually on the violations.

Because this one is written up, and it's written up individually and one of the violations is specifically related to the carport roof, you can order, if you choose, again, please, you can order the demolition of the carport roof and not order demolition of the entire remaining structure, and give an extension of time to come into compliance.

MR. PHILLIPS: Well -

MS. WALD: So, that is a -

MS. HALE: Okay, yes.

MS. WALD: Again, that is one possibility,

MR. PHILLIPS: Ginger, if we liened a record, if we liened a motion, we find the violation exists, we order the property owner, Mr. Edewaard, to demolish in 30 days, we order the City to demolish should he fail to do so, to be accomplished by a licensed demolition contractor, City-issued permit, he's given 30 days, he said he's going to go out and do it, and, but we limit it to the carport -

MS. WALD: Correct.

MR. PHILLIPS: If we insert that language in -

MS. WALD: Yes.

MR. PHILLIPS: - you think that'll accomplish what we want here?

MS. WALD: Well, again, that is one way you can go. Another way you can go, which is what I believe Mr. Holland actually was moving, was giving the extension of 30 days and ordering -

MS. HALE: Yes.

MS. WALD: - that the owner, because you don't have to yet order the City - I know that's something that you normally do - the order that the carport roof, under Florida Building Code 115.2.1.2.3 to be demolished. Or, another option is, you can go ahead and say we expect to see that carport roof being demolished and we're giving you 30 days. And then that, obviously would be an indication to the owner that, hmm, we're expecting to see that.

MS. HALE: Ginger, why would we give him 30 days; he said he'll do it tomorrow?

MS. WALD: Well, you can order any time period.

MS. HALE: Alright, can we start all over again then?

MR. HOLLAND: Yes we're, these finer, yes, these finer points I want to be clear.

MS. WALD: He still has a motion pending, so -

MR. PHILLIPS: You want to withdrawn that motion and do this one?

MR. HOLLAND: When we, while we're still having, I haven't, I really didn't get that motion out so this is pre-motion, I hope.

MS. WALD: Okay.

MR. HOLLAND: When we get into ordering partial demolitions, I'm trying to address staff's concerns for unexpected structural issues that are valid. And I want to be very clear that in the recommendation the qualified craftsmen and tradesmen will know how to do this properly without us ordering something that's possibly ill-defined and misinterpreted.

MS. WALD: And you don't actually have to order it.

MR. HOLLAND: Exactly.

MS. WALD: I just want you to know that in this case -

MR. HOLLAND: It's an option.

MS. WALD: - it is available to you, that's all.

MR. HOLLAND: Right, and as far -

MR. PHILLIPS: You think it's a good idea?

MS. WALD: I can't answer that.

MR. PHILLIPS: Why not? You're our attorney.

MR. HOLLAND: And Jack -

MR. PHILLIPS: I'm not a Board member.

MR. HOLLAND: And my understanding, we've already found these violations to be in effect, yes, that's the way we don't necessarily need that motion clause.

MR. WEYMOUTH: Gerry, has the combustible material been taken out of the building?

INSPECTOR SMILEN: No it has not.

MR. WEYMOUTH: There ought to be something done  
[inaudible]

MR. HOLLAND: I move that we extend this case to, for 30  
days to the November 19<sup>th</sup> date.

MR. WEYMOUTH: November 18<sup>th</sup>, 18. oh, I'm sorry, I'm on  
[inaudible]

MR. HOLLAND: The 19<sup>th</sup>, that's okay.

MR. PHILLIPS: Well, that's the next hearing.

MR. HOLLAND: The November 19<sup>th</sup> date with the  
recommendation that the applicant, I mean that the respondent  
pursue the partial demolition as he expressed. And that we  
also, that he also removes, we recommend that he remove the  
combustible debris within the residence and maintain the  
securing of the building from entry.

MR. PHILLIPS: Motion is made. Any discussion or  
comment?

MS. HALE: Yes I'd like -

MR. HOLLAND: [inaudible] we need a second first?

MS. HALE: - yes, I'd like to make a comment on that.

MR. PHILLIPS: Hold on, do we have a second for the  
motion?

MS. HALE: Oh, I'll second it.

MR. PHILLIPS: Okay, discussion.

MS. HALE: He's volunteered to demolish it tomorrow, so  
could we amend that demolition order to something like three

business days, which would give him until next Tuesday? Because that is the dangerous part of this. Then he will come back in 30 days, hopefully with his plans and his partner or whatever it is he's going to do, or he will tell you he has sold the property as it is for sale. But it means by next Tuesday the dangerous part of this is gone. Am I right Gerry?

MR. HOLLAND: And I welcome that in the motion.

MS. HALE: Okay.

MR. HOLLAND: AS the maker of the motion, I will recommend that he pursue the partial demolition in the seven stated days.

MS. HALE: Well, whatever.

MR. PHILLIPS: She said three.

MR. HOLLAND: I'll go seven.

MR. JARRETT: I would like to ask the motion maker to also amend the motion to include the complete boarding up of the structure, including windows.

MR. HOLLAND: It was in there.

MR. JARRETT: Oh, did you say that? Okay.

MR. HOLLAND: Yes, securing of the structure from entry.

MR. JARRETT: Okay.

MR. PHILLIPS: So the motion that's been made that, extension of time of 30 days be provided with the recommendation that the present owner, within seven days remove the carport and that the combustible material be

removed and that the carport window be boarded up.

MR. HOLLAND: Or the whole structure, the whole structure, maintain -

MS. HALE: Is everything else boarded up? Is this -

MR. HOLLAND: Just to maintain the entire -

MR. PHILLIPS: Okay. Would you like to second that motion?

MS. HALE: Oh, I'd love to.

MR. PHILLIPS: Okay. Any other, no further discussion? All in favor say aye.

BOARD MEMBERS: Aye.

MR. PHILLIPS: All opposed? Motion carries.

**5. Case: CE07040050**

[INDEX](#)

**Stark Equity Group**

**1340 NW 19 Avenue**

MS. PARIS: Our last case will be on page three.

MR. PHILLIPS: Page three.

MS. PARIS: This is an old business case. Case CE07040050. The inspector is Gerry Smilen, the address is 1340 Northwest 19<sup>th</sup> Avenue, the owner is Stark Equity Group LLC.

We have service by posting on the property 8/29/09, advertising in Daily Business Review 9/25/09 and 10/2/09. Certified mail and violations as noted in the agenda.

This case was first heard at the 2/19/09 USB hearing. At that time the Board granted a 30-day extension to the 3/19/09 USB hearing with the stipulation that the owner return with written, detailed proposals from his general contractor and his architect and his engineer of their plan for rehabilitation.

At the 3/19/09 USB hearing, the Board granted a 28-day extension to the 4/16/09 USB hearing with the stipulation that the respondent return with written, detailed proposals from his general contractor, architect and engineer, with plans ready to be submitted to the City.

At the 4/16/09 USB hearing, the Board granted a 30-day extension to the 5/21/09 USB hearing. At the 5/21/09 USB hearing, the Board granted a 60-day extension to the 7/16/09 USB hearing. At the 7/16/09 USB hearing, the Board granted a 30-day extension to the 8/20/09 USB hearing and at the 8/20/09 USB hearing, the Board granted a 60-day extension to the 10/15/09 USB hearing.

MR. RICHEL: Hi, Mike Richel, the general contractor for the property. And let me state that I think his was a pretty good act for me to follow. Hopefully, mine's much simpler. And there's no more important meeting than this on my agenda.

MS. HALE: Good.

MR. RICHEL: Let's just get that out of the way.

MR. HOLLAND: How many days do you want?

MS. HALE: Unfortunately, he's gone.

MR. RICHEL: Anyways, I just picked the plans up this morning. We've got comments from mechanical, plumbing and structural. We're getting there. Electric passed, plumbing was just missing the septic to sewer conversion permit. Everything else is approved, so that's a breeze. Mechanical was a couple of new comments that weren't on the plans before; I guess it was another plans reviewer that looked at them.

Structural, I think my architect's letter was a little ambiguous; Harry Colton didn't understand or just didn't accept it. So I spoke to the architect before this meeting, he's going to get an engineer on board so we can comply with everything. I hope to have the plans back to resubmit in a week, and all I need is, I guess, another 30 days or whatever time you want to grant me to finally get the permits issued.

MR. HOLLAND: You just looked at those today? When were you notified those plans were ready for pickup?

MR. RICHEL: I was actually never notified. I wasn't, it's funny because I kept going online and looking at the main page for the permit, for the review results, and online it says, on the main page it says plumbing failed 5/21/09, and I kept going from, I watched it for two weeks now, I kept thinking well, it's just stuck in plumbing, he hasn't had a chance, somebody's on vacation.

Finally, today I called and they said no, it was reviewed



on the 28<sup>th</sup>. Well, there's no indication on the main page unless I click on plumbing and then I go to that page. So, I got crossed up on a little of the online information; now I know better than to trust it. So now I just have to -

MR. PHILLIPS: That was back in May?

MR. RICHEL: Well, it was initially reviewed in May. This has been going on for several months. It was initially reviewed and rejected and failed in May and then it was resubmitted and, I don't know if it's been reviewed by plumbing every time we've resubmitted, and the last time it was kicked out in August. So I don't know why that page isn't updated, but it's not.

MR. PHILLIPS: Are you part of the Stark Equity Group?

MR. RICHEL: No.

MR. PHILLIPS: Were you retained by them?

MR. RICHEL: I am retained by them, yes.

MR. PHILLIPS: Now, even if the permits are issued, it's a fire and windstorm hazard; it doesn't comply.

MR. RICHEL: The what? I'm sorry?

MR. PHILLIPS: It's just not work is being done without a permit, but there are some, I guess life safety, partially destroyed by an aborted remodel/repair attempt.

MR. RICHEL: Actually, that's really old news. The place has been, it was completely remodeled. We've taken down some drywall inside to allow the architect to see what was done.

But that's one of the issues back when - who'd Gerry take it over from - Wayne, was the Code Enforcement Officer, it was completely remodeled. And that's after Tim Stark got the notice; that's when he hired me. So there are no life safety issues involved, to my knowledge.

MR. PHILLIPS: Okay, Gerry?

MS. HALE: As much as you know. In other words, it was all done without permits?

MR. RICHEL: Yes, he knows that, he's got all [inaudible]

MS. HALE: Yes, so you, we don't know, but we assume -

MR. PHILLIPS: Yes.

MS. HALE: It looks new.

MR. RICHEL: All of that work was done, yes. Every bit of it was done without a permit and that's why I'm here.

MR. WEYMOUTH: What did the structural engineer find as far as the footings go?

MR. RICHEL: We actually, there are no footings. What we have is a actually a double slab, so we're going to have to trench out underneath the perimeter of that back room and put some rebar in there and pump concrete in.

MR. WEYMOUTH: How does that address pre-treatment of termite, slab cracking devices, I mean, is that going to be an acceptable method to correct it? Has that part of the comments that are coming back?

INSPECTOR SMILEN: Gerry Smilen, Building Inspector, City of Fort Lauderdale. This would have to be something that would be worked out with the engineer. If it would be pre-treated before they would pressure grout that area and if that was acceptable to the engineer to comply with building code then that, so be it, that would be his decision and it would be his license on the line for that.

MR. WEYMOUTH: Have they done the soils reports to see if there's bearing capacity there?

INSPECTOR SMILEN: Well, I can tell you, I went by there yesterday to do an inspection and the condition of the house is, it is secured, I did notice in the back, where that extension was put on there that they did dig underneath the slab area, there were about three areas that they dug underneath, so they were doing exploratory procedures to find out what was there.

As far as the plan review goes, it seems like they're on top of it. The plans were rejected on the 29<sup>th</sup> of September, which isn't too far back.

So it seems to me like they're trying to legitimize this structure here and the fact that it's secured and it doesn't seem to be any type of a life safety issue at this point in time, I'm more than willing to go with an extension so they can obtain their permits and hopefully get this thing complied.

MR. PHILLIPS: Any, how much time were you looking for?

MR. RICHEL: Listen, I don't mind coming here every month, so 30 days is fine with me. I get a nice cup of coffee and sit down and enjoy - actually, it was fun being the last guy on the page today.

MS. HALE: Wow. Where does he get the coffee?

MR. RICHEL: So, I don't mind. You know, it's up to you.

MR. PHILLIPS: Where do you get the coffee? We'd like to-

MR. RICHEL: I stopped at 7-11. And next time I'll call in the orders first.

MR. HOLLAND: Eighth-floor vending machine.

MR. PHILLIPS: Would anyone like to make a motion?

MS. HALE: Well Gerry, what are we talking about?

INSPECTOR SMILEN: I just, I just wanted to also state for the record that this is my favorite board to be at, just to let you know.

MS. HALE: Okay Gerry. Gerry, how long were you thinking of?

MR. PHILLIPS: [inaudible]

MR. RICHEL: Absolutely not.

MR. PHILLIPS: Anyone like to make a motion?

MS. HALE: Yes. Wait a minute.

MR. PHILLIPS: Ginger?

MR. HOLLAND: Oh.

MR. PHILLIPS: Oh.

MS. WALD: Do you want to speak, do you want to come speak? Go ahead.

MR. PHILLIPS: Come on up.

MS. WALD: People signed in to -

MR. PHILLIPS: Come on up and tell us what you feel about this.

MR. HOLLAND: Yes, we're very informal.

MR. PHILLIPS: We're your Board; we're here for you.

MS. WALD: Stand up here, state your name, okay.

MS. SHARIDA FLOYD: Hi, I'm Sharida Floyd, that's my grandmother's house. My uncle lost it and I wanted to see if I can buy it.

MR. PHILLIPS: Your uncle lost it?

MS. SHARIDA FLOYD: Yes.

MR. PHILLIPS: How'd he lose it?

MS. SHARIDA FLOYD: He refinanced it, right?

MR. PHILLIPS: Oh, foreclosure.

MS. HALE: Foreclosure.

MS. SHARIDA FLOYD: Um hm.

MR. PHILLIPS: Have you been in touch with the Stark Group about buying it back?

MS. SHARIDA FLOYD: I couldn't get in touch with anybody.

MS. SHARON FLOYD: Trying to find people, we've been trying to find out who to talk to about the house but we can't

find -

MR. HOLLAND: You came to the right place and he's right behind you, there you go.

MR. RICHEL: Well, I'm not the guy to talk to.

MR. HOLLAND: He can, you can lead them to, you can lead them to -

MS. SHARON FLOYD: [inaudible] turn it down, so we got nervous because we got so many memories in the house and -

MR. WEYMOUTH: Is this house for sale?

MS. SHARON FLOYD: - suggested a first-time home buyers [inaudible] thing.

MR. RICHEL: It will be.

MS. HALE: Yes.

MR. RICHEL: It will be once it's complete.

MS. HALE: Because it -

MR. RICHEL: Stark Equity Group -

MS. SHARON FLOYD: I mean, you guys were saying tearing it down, so that's why was her trying to [inaudible]

MS. HALE: Yes.

MR. RICHEL: Stark Equity Group buys them, fixes them and sells them.

MR. HOLLAND: Yes, it really has sentimental value to you; I appreciate that.

MS. SHARON FLOYD: Yes.

MS. SHARIDA FLOYD: I got in touch with Gerry, he said we

can purchase permits or something.

MR. HOLLAND: Okay.

MS. HALE: Alright.

MR. HOLLAND: Point well taken.

MR. PHILLIPS: Okay.

MR. HOLLAND: Thank you for letting us know how you felt.

MR. PHILLIPS: Thanks for coming.

MS. HALE: Gerry?

MR. PHILLIPS: Motion?

INSPECTOR SMILEN: Gerry Smilen, Building Inspector, City of Fort Lauderdale. I would recommend 90 days extension on this.

MR. PHILLIPS: Pat, would you like to make the motion?

MS. HALE: Okay. I move that we extend it through 90 days and that will be until - when is it - January 21<sup>st</sup>.

MR. PHILLIPS: Second?

MR. HOLLAND: Second.

MR. PHILLIPS: All in favor say aye?

BOARD MEMBERS: Aye.

MR. PHILLIPS: Opposed? Motion carries.

MR. RICHEL: You don't mind if I come next, in November just for the heck of it, right?

MS. HALE: No, if you bring coffee.

MR. RICHEL: There you go.

MR. HOLLAND: Eighth floor.

**For the Good of the City**

[INDEX](#)

MS. PARIS: Okay, we have two issues left. The first is, is there any communication to the City Commission?

MR. PHILLIPS: Does not appear to be any.

MS. PARIS: And our second issue is, has the Board considered whether or not they would like to have a hearing in December? We discussed it -

MR. PHILLIPS: Anyone like to make a motion to forego the hearing in December inasmuch we only have four or five anyway, so we'd probably make it up in January.

MR. JARRETT: I'll make the motion.

MR. PHILLIPS: Motion that we dispense with the December hearing?

MR. JARRETT: I will make the motion that we dispense with the December hearing.

MR. PHILLIPS: Any second?

MS. HALE: Second.

MR. PHILLIPS: All in favor?

BOARD MEMBERS: Aye.

MR. PHILLIPS: Opposed?

MR. MCKELLIGETT: Although I will say, we had nothing more important to do today than come here.

MS. PARIS: All day long I just, I couldn't wait.



MR. PHILLIPS: Anyone like to adjourn the meeting?

MR. CROGNALE: Job security.

MR. WEYMOUTH: I think that's your job, Jack.

MS. HALE: Are you alright?

MR. PHILLIPS: Do we have to have a motion to -

MS. PARIS: No.

MR. PHILLIPS: Okay. Meeting's adjourned.

MS. PARIS: Thank you sir.

[Meeting concluded at 3:48 pm.]

*see Paris*

---

BOARD CLERK

---

JOHN F. PHILLIPS, CHAIRPERSON

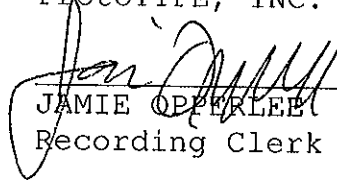
Minutes prepared by: J. Opperlee, Prototype Services

CERTIFICATION

I hereby certify that I have recorded and transcribed the City of Fort Lauderdale Unsafe Structures Board meeting held October 15, 2009, at 3:00 p.m., City Hall, 100 North Andrews Avenue, City Commission Meeting Room, Fort Lauderdale, Florida.


Dated at Ft. Lauderdale, Broward County, Florida, this 25 day of October, 2009.

ProtoTYPE, INC.

  
JAMIE OPPERLEE  
Recording Clerk

SWORN TO and SUBSCRIBED before me by JAMIE OPPERLEE who is personally known to me and who signed the foregoing for the purposes therein expressed.

DATED this 25 day of October, 2009.

  
NOTARY PUBLIC  
State of Florida at Large

Notarial Seal:



D.J. GROSSFELD  
MY COMMISSION # DD 667809  
EXPIRES: April 26, 2011  
Bonded Thru Budget Notary Services