

CITY OF FORT LAUDERDALE
UNSAFE STRUCTURES BOARD
THURSDAY, AUGUST 19, 2010 AT 3:00 P.M.
CITY COMMISSION MEETING ROOM
CITY HALL

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance 10/09 through 9/10</u>	
		<u>Present</u>	<u>Absent</u>
John Scherer, Chair	P	5	5
John Phillips, Vice Chair	P	7	2
John Barranco	P	9	1
Joe Crognale	P	10	0
Pat Hale	P	10	0
Joe Holland	P	9	1
Thornie Jarrett	P	9	1
Don Larson	P	8	1
Michael Weymouth	P	9	1

City Staff

Lori Grossfeld, Board Secretary
 Ginger Wald, Assistant City Attorney
 Brian McKelligett, Administrative Assistant II
 Dee Paris, Administrative Aide
 Gerry Smilen, City Building Inspector
 George Oliva, Building Inspector
 John Gossman, Code Enforcement Supervisor
 John Heller, Assistant Building Official
 Terry Burgess, Zoning Administrator
 J. Opperlee, ProtoType Inc. Recording Clerk

Communication to the City Commission

None

Witnesses and Respondents

CE08010842: Annie Townsend, owner; Henrietta Townsend, owner;
 Carnetta Best, owner

Index

<u>Case Number</u>	<u>Respondent</u>	<u>Page</u>
1. CE08010842	CARNETTA BEST, DELOISE TOWNSEND ANNIE BAYNHAM & HENRIETTA SMITH Address: 2620 NW 21 ST Disposition: 91-day extension to 11/18/10. Board approved 9-0.	<u>3</u>
2. CE10072003	BROOKS, ANGENELL P Address: 490 SW 29 AV Disposition: Owner to demolish within 30 days or the City will demolish. Board approved 9-0.	<u>21</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.

Board members introduced themselves in turn.

Mr. Jarrett arrived at 3:01.

Mr. Phillips arrived at 3:04.

Approval of meeting minutes

Motion made by Mr. Weymouth, seconded by Mr. Larson, to approve the minutes of the Board's June 2010 meeting. In a voice vote, Board unanimously approved.

All individuals giving testimony before the Board were sworn in.

1.

[INDEX](#)

Case: CE08010842

Carnetta Best, Deloise Townsend,

Annie Baynham & Henrietta Smith

2620 Northwest 21 Street

MS. PARIS: Thank you. Our first case is an old business case on page one, Case CE08010842, the inspector is Gerry Smilen, the address 2620 Northwest 21 Street. The owners are Carnetta Best, Deloise Townsend, Annie Baynham and Henrietta Smith.

We have service by posting on the property 7/21/10. We've advertised in the Daily Business Review 7/30/10 and 8/6/10. Certified mail and violations as noted in the agenda.

This case was first heard at the 2/18/10 USB hearing. At that time, the Board granted a 60-day extension to the 4/15/10 USB hearing. At the 4/15/10 USB hearing, the Board granted a 35-day extension to the 5/20/10 USB hearing. At the 5/20/10 USB hearing, the Board granted a 56-day extension to the 7/15/10 USB hearing. At the 7/15/10 USB hearing, the Board granted a 35-day extension to the 8/19/10 USB hearing.

MR. SCHERER: Okay. Good afternoon.

MS. BAYNHAM: Good afternoon. Annie Baynham, here with my sisters, Henrietta Smith and Carnetta Best. We were asked to come back to continue this [inaudible] process with the house at 2620.

MR. SCHERER: And this is the duplex that is connected by the one wall where we can't --

MS. HALE: Yes.

MS. BAYNHAM: We did obtain a lawyer, his name is John Aurelius. He's going to give us some guidance on what we can do with this. We found out the day that we left here that the property was sold to a new owner in Louisiana. It belong to a Red Fish Housing Property now. And they sold it and also quit claimed it quickly. So we're trying to get in touch with the new owners and I was hoping that Code Enforcement contact --

MR. SCHERER: They sold -- I thought you guys were going to buy it?

MS. BAYNHAM: I would love to if I knew they were going to sell it for a hundred and some dollars. Hundred and forty? So, they sold it and right now we're trying to get in touch with Red Fish Housing. So I don't know what to do now. Ordered to seek a lawyer and that's what we have done. Let's see what happens.

MR. SCHERER: Okay. Gerry, how's the status of it?

INSPECTOR SMILEN: Gerry Smilen, Building Inspector, City of Fort Lauderdale. I posted the property in part of my due diligence for this hearing and nothing has changed; everything's pretty much the same.

Last hearing, you had asked for a clarification of the zoning laws and what would be the possibilities, and we happen to

have Terry Burgess here, who I think would be able to shed some light on the subject.

MR. SCHERER: Okay. Sure. Hiya Terry, how are you?

MR. BURGESS: How you doing?

MR. SCHERER: Good.

MR. BURGESS: Terry Burgess, Zoning Administrator for the City of Fort Lauderdale. Yes, we've done a lot of research with attorney's office and everything. We feel that the one portion can be demoed and the other portion can be fixed up at this time.

MR. SCHERER: Okay.

MR. BURGESS: In the future, there will be some issues, not for this owner, but for the next owner who wants to build back.

MR. SCHERER: Okay. Okay.

MR. BURGESS: But there's a process to take them through where they could possibly build that other unit back. Okay?

MR. SCHERER: Okay. So, how do we do that? Because this is just one address that's on there. Ginger, how do we?

MS. WALD: Ginger Wald, Assistant City Attorney, the only case that you have in front of you is the 2620 Northwest 21 Street. The adjoining part of the duplex - which I believe is 2630 Northwest 21 Street is not on the agenda. Previously, the Board ordered demolition of that property under that case number and therefore that can proceed to the demolition. The owners have not done that, we've never received any appeal, the order has now been placed as to the City having the authority to go

ahead and demolish that property. So that's the status of that part.

So as to this case, what you can do, you take this case as it is and I would assume you might have some other questions of the respondents in regards to what they want to do.

MR. SCHERER: Yes.

MS. WALD: But obviously, you have the same options that you have in any other case as to what the City was previously requesting, which is the demolition or providing the extension and finding out what the owners are going to do.

MR. SCHERER: Okay, does anybody have any questions?

MR. PHILLIPS: I have one, Mr. Chair.

MR. SCHERER: Sure, go ahead Jack.

MR. PHILLIPS: I don't know if Mr. Burgess or the inspector would answer this, but I assume this is a, there's a common wall between the two?

MR. BURGESS: Actually, according to the drawings, there are two common walls, two separate, they have separate --

MR. PHILLIPS: Two separate walls. Are they connected?

MR. BURGESS: They have a little block between them, that's all.

MR. PHILLIPS: Because I'm wondering if the respondents are aware - what obligation will the respondents have to protect their building when the one next door is demolished?

MR. BURGESS: I would like the Building Official to answer that.

MR. PHILLIPS: Okay. Oh, Gerry, I'm sorry Gerry.

INSPECTOR SMILEN: Gerry Smilen, Building Inspector, City of Fort Lauderdale. The way it would have to work is if we were to go ahead with the demolition of the west side as ordered by this Board, we would have to take down one of the block party walls. There's a double-block party wall as Mr. Burgess has said. There's a footer there.

Everything would have to be cut at that point and then, from there, along with the permits that would be needed to restore the other half, we would have to have some sort of an engineer certification that this wall, that party wall, could indeed be an exterior wall and pretty much fare the requirements of a high velocity hurricane zone for an exterior wall. We're not sure about the reinforcement, the columns and other rebar are in there and in place to withstand the weight, the load of that roof bearing on it now and also for the wind loads.

MR. CROGNALE: Mr. Chair?

MR. SCHERER: Yes.

MR. CROGNALE: Question I have is, is the Advisory Board, are we being in a position to make a determination that could be, in future, precedent setting for a similar situation, since there's so many foreclosures of the similar type properties on the horizon?

MR. SCHERER: Um, Ginger? Yes, that's for you.

MS. WALD: Yes and no. Yes as to yourselves, no as to the legalities. Because each one of these cases and each one of these properties has to be evaluated in and of itself. You have to meet the criteria and make that determination on each property.

So therefore, they are individual cases, it's not a precedent legally. Maybe it's something that would be a precedent that the Board, the things that they would want to hear and have determined for every case, if there's more of these cases that are going to come forward. As far as I know, there's no other cases that are going to come forward.

As to what Mr. Burgess said was - because you've got to remember, this was Broward County annexed into the City of Fort Lauderdale from the prior hearings that we've heard what had occurred, and that there were other properties like this. Like this in the sense that they're duplexes and they have the same type of lot issue, which I know that Zoning is now - since we've brought this to their attention - looking at as being in a meeting yesterday with them.

So they're looking at these issues from a zoning perspective which hopefully will help a lot of the issues that came up today in the future. And of course, our hope is we don't have any additional properties like this at all that have to be determined whether to be demolished or not.

MR. SCHERER: Don?

MR. LARSON: Gerry? You mentioned that this wall carries, is going to carry the weight of the roof. Was this a bearing wall that's there because if it's, does this wall go straight from the footer straight up to the roof or was it, the roof bridged over it and it was just sealed off because of the, like for fire --

INSPECTOR SMILEN: The roof, well, it's there basically as a tenant separation wall for fire and it does, the roof bridges across it. It goes right up to the bottom of the sheathing.

MR. LARSON: So basically, the roof is not, there's no bearing on it at this point because --

INSPECTOR SMILEN: That's correct because there was a truss on each side.

MR. LARSON: [inaudible] a bearing load, and I didn't think it did; that's the reason why I brought it up.

INSPECTOR SMILEN: That's correct.

MR. LARSON: And maybe down on the footer, is the footer wide enough to cover both those walls or is it just one of the walls is on the footer?

INSPECTOR SMILEN: No, they're both on the footer and the footer is designed to bear the weight of that wall. Now, whether that whole assembly will bear the weight of the roof once the roof is cut, it has to bear on that wall now. It wasn't designed

originally for that. If they, what is there will work, then an engineer would have to certify that. Or it would have to --

MR. LARSON: There won't be [inaudible] that much weight on that wall.

INSPECTOR SMILEN: I'm sorry?

MR. LARSON: There won't be that much weight on that wall.

INSPECTOR SMILEN: Well, I'm not an engineer, I wouldn't want to say yes or no.

MR. LARSON: Well, if you've got a truss going on, it's going to be pulled back to the side, to the front and back walls. [inaudible]

INSPECTOR SMILEN: Well, you have a truss on each side of the wall.

MR. LARSON: Right.

INSPECTOR SMILEN: And that's what's taking the bearing, because they're bearing on the tie beam on each side. But when you take away that one truss, then this all of a sudden will bear on there, because there's going to be an overhang, and that'll be the edge of the wall now instead of, it'll be open. So --

MR. LARSON: Be weight on it, but not as much as normal.

INSPECTOR SMILEN: Well, yes.

MR. LARSON: Yes, Okay.

INSPECTOR SMILEN: It'll be more than what it was originally designed for.

MR. LARSON: Yes. Thank you Gerry.

INSPECTOR SMILEN: Okay.

MR. SCHERER: I think we have some questions for the owners.
Go ahead Thornie.

MR. JARRETT: Good afternoon.

MS. BAYNHAM: Good afternoon.

MR. JARRETT: Now that you heard what you wanted to hear
about --

MS. BAYNHAM: I wasn't clear. I didn't get it clear enough
to understand.

MR. JARRETT: Well basically, what your problem was, is
there was an issue the last couple of meetings that if the one
side of the duplex came down, whether or not your side would be a
legal structure. According to Terry Burgess, that can be worked
out.

MS. BAYNHAM: Right. Great.

MR. JARRETT: So now that you know that that can be worked
out, what are your intentions?

MS. BAYNHAM: Well, intention --

MR. JARRETT: Are you going to hire a structural engineer to
make those determinations?

MS. BAYNHAM: Well, I guess I will have, before we didn't
have, didn't know we had to go this process, but I'm sure we have
to do what we have to do to get it done.

MR. JARRETT: So with this from the Zoning, your intentions
are to move ahead and to restore the building?

MS. BAYNHAM: That's our intention.

MR. JARRETT: And you have the finances to do that?

MS. BAYNHAM: We're trying to get the finance. If not, I'll have to go to my -- like I said, I'm retired -- so I have to pull into my funds and get it done, but --

MR. JARRETT: How much time do you think you would need to determine this?

MS. BAYNHAM: Oh gosh, could you give me at least 60 days to try to pull funds together? We already met with several contractors to give us a price on what we can do. Now we got, we have to go and throw in the fact that we're having one part of the building demolished. And so we have to bring that up, see whether or not it's going to cost us even more money now to try to get that building back together.

Again, I'm meeting with the lawyer tomorrow, just to get some recommendations, see what he say, he is a, he deals with this type of issue so hopefully he can give us some kind of guidance with it.

While I'm standing here too, if you don't mind, can I ask a question? Did anyone get in touch with the new owners to tell them that this building -- I can't see them buying the property last month to find out it's going to be demolished next, soon as possible. Did anyone notify the Red Fish?

MR. JARRETT: Well, for the record, I see the City Attorney shaking her head no, so, she probably [inaudible]

MS. BAYNHAM: I think they'll be surprised.

MR. SCHERER: They notified everybody that they needed to.

MS. WALD: Let me answer this, Ginger Wald, Assistant City Attorney, at the time that you heard the other case for the other property, the other side of the duplex, the owner was the bank - I forget exactly the name, Wachovia, whatever the name was, and that notice was provided. Additionally, after the order was executed by the Chair, that order is mailed to the owner, the bank, and then the order is also recorded in the public records of Broward County.

If the bank was selling the property as you stated, and I don't have any information but I believe you, then it is their responsibility to provide that information and additionally, the new owners, probably should have done a title search --

MR. SCHERER: Might have an issue.

MS. WALD: -- to see if this happened. So, in regards to whether we noticed them, no, because that case is concluded as part of this Board.

MR. SCHERER: Okay. So, Gerry, one more thing to add before we take a motion?

INSPECTOR SMILEN: Yes. Gerry Smilen, Building Inspector, City of Fort Lauderdale. Before the Board makes a decision on whatever they're going to make -- whether it's an extension or whatever - I'd like to also bring to their attention that the

thing that might hinder the rehabilitation of this unit is the time factor of when we're going to demolish the other side.

So seeing as I don't have anything -- that isn't in the works as of this point, I haven't seen a permit that has been applied for or anything like that. I feel and I urge the Board to take that into consideration if you are leaning towards an extension because 60 days might not be enough.

MR. SCHERER: Okay.

MR. WEYMOUTH: I agree.

MR. PHILLIPS: Mr. Chairman?

MR. SCHERER: Hang on, we have Michael and then --

MR. PHILLIPS: I'm sorry.

MR. WEYMOUTH: I don't know whether this is a question for Ms. Wald or whether it's for the Building Department, but during the course of demolition of not their unit but the other one, if there is damage to their property during the course of that demolition, whose responsibility is it to correct it?

MR. HOLLAND: While she's coming up, if I may. I had a similar question regarding the demolition contractor and the role of having a professional engineer assist in the partial demolition scope of which would make the building safe as well as carrying out the essence of the demolition. Ms. Wald, sorry.

MS. WALD: I can't answer your question; I can answer the question that was originally asked.

MR. SCHERER: Okay.

MS. WALD: Ginger Wald, Assistant City Attorney, in regard to damage, if there is damage, and we're going to use that loosely because we're talking in questionable terms, it is the responsibility of the contractor and ultimately that becomes the responsibility of the City of Fort Lauderdale.

MR. SCHERER: Okay.

MR. WEYMOUTH: All right then the second half of my question then becomes, I understand that there's two party walls there. One party wall comes down, I can't believe that there's two footers there; I've got to believe there's a common footer there. Do we demo the footer? And if we demo the footer, we're now rendering what was probably a good footer, at least when the original house or unit was built, now we have created a situation for them to where they need to modify their structure because of something that the City did.

INSPECTOR SMILEN: Gerry Smilen, Building Inspector, City of Fort Lauderdale. They're going to have to modify the structure anyway. Because once we remove that, we're going to expose the bare block wall, regardless of whether it's the double wall or the single wall. That will have to be addressed. The same thing where we would have to cut the roof, that would also have to be addressed. So this would have to be addressed too.

What we would probably do, I can't say for sure, but a good way to go about it would be to get an engineer involved to look

at the plans and see where cutting the footer would compromise the structure or not and what would be needed.

MR. SCHERER: And we've advised the owners to get an engineer involved.

INSPECTOR SMILEN: That's correct.

MR. SCHERER: So, the owners need to have their own engineer too.

MR. HOLLAND: And again, and Mr. Chair, and following up on my partial statement, I think the best that could happen is if the owner, working in conjunction with the other unit owner, was able to come up with an engineer's assessment for a partial selective demolition that may incorporate the improvement of the other unit and whereby we may be able to rescind the order of demolition for that unit or the City, with its resources, may be able to offer some assistance through the demolition contractor and their engineering agents and/or the City's personnel to perhaps render assistance, but it's more of a legal question here.

I just, again, find it difficult that there hasn't been a precedence for this and this is the only one the City has. But maybe it's because of the nature of the structure and the annexing of the unit. I do know we have a lot of duplexes in the City, probably just on one common wall, which hypothetically could come up again. But I think it's worthy of looking into

selective demolition and perhaps rescinding the order on the other.

What's most important is the safety of the area and surrounding buildings and they're, the other unit needs to continue with some sort of demolition to make it safe. That said, it's still possible that a selective demolition would be more economically feasible for the City, even when you add in the engineering time to secure it.

Now liabilities, there's a whole 'nother dicey issue that I wouldn't want to get into. But from an engineer's perspective, I think it would be more cost effective to do a select demolition allowing for a number of options: rebuild or [inaudible]

MR. SCHERER: Let me kind of re-focus where we are; let's focus. We're, the other unit has already been ordered to be demolished, now we're talking about whether we give an extension to them, or whether we demolish their structure. So let's, I mean, there's --

The City has professionals on their staff and whoever demolishes it, they need to make sure that they don't damage the footer or the walls, period. So, is anybody like to make a motion to give an extension or demolish?

MR. HOLLAND: Well just to, sorry, just to clarify my point, it's not quite that simple when it comes to engineering. The wall may not be self-standing --

MR. SCHERER: Right, I understand --

MR. HOLLAND: -- and it could get more involved than your usual cut and paste [inaudible]

MR. SCHERER: -- and my thought is that the City's demolition company has to have some type of engineering that is up to them to do. And I understand what you're saying, but, we could recommended it and say, just do this, please look at it, and that's about it.

MR. HOLLAND: Yes, I just wanted, I thought it was pertinent because --

MR. SCHERER: I mean, they're not going to take down the footer and the whole place come down on them; hopefully they have a competent demolition companies to do this.

MR. HOLLAND: On the other hand, I think they're two fee-simple properties, correct Gerry?

INSPECTOR SMILEN: That's correct.

MS. HALE: Yes.

MR. HOLLAND: In a demolition, there may be some - well, no, there is some interesting law about protecting adjacent properties. I know this from soil excavation, that you can't do things that would affect it. So I don't think you need to --

MR. SCHERER: You said the wrong word; you said law, and here we go.

MS. WALD: Here's the thing, Ginger Wald --

MR. SCHERER: And she'll tell us what it is.

MR. HOLLAND: It usually digresses into that.

MS. WALD: Ginger Wald, Assistant City Attorney. With all due respect Mr. Holland, and I hate to keep saying this, but that other case actually is not in front of us. And so, it's not in front of you, the order has already been made and imposed and the case is, as far as I know, not being brought up, has not been placed on appeal and is in a position now where the City has to make the determination for the demolition and they have to do it the right way. And that's basically all I can say. And I think what you're saying is making the recommendations, be careful to do it in the right way. And that, of course, is duly noted. Thank you.

MR. SCHERER: Is there anybody that would like to make a recommendation or a motion, Gerry, you want to?

MR. JARRETT: Make a motion?

INSPECTOR SMILEN: I just want to just shed a light on one thing --

MR. SCHERER: Make a motion? Would he?

INSPECTOR SMILEN: -- one other thing. When the demolition permit is applied for, they will take into consideration, the plan reviewers, where they have to cut that wall and where it'll have to be and they will require certain things to satisfy the situation.

MR. SCHERER: Okay.

MR. PHILLIPS: I'd like to move that that we find the violations exist as alleged and we grant the respondents 90 days to come into compliance.

MR. SCHERER: Okay, there's a motion, is there a second on the motion?

MR. JARRETT: Second.

MR. SCHERER: Any discussion? Seeing none, all those in favor say aye.

BOARD MEMBERS: Aye.

MR. SCHERER: Those opposed? Okay, you have 90 days.

MS. PARIS: Who seconded that motion?

MS. HALE: I don't know.

MR. SCHERER: Sorry.

MS. PARIS: No, just a reminder that the mics don't pick up everything so it is important that everyone make sure their mics are on and they're speaking close enough to them so we can hear everybody.

MR. SCHERER: Okay.

MS. PARIS: Thank you. We actually need to amend your motion.

MR. SCHERER: To the November date, because we didn't put a date in.

MS. PARIS: Or to 91 days, either one.

MR. SCHERER: Okay.

MR. PHILLIPS: I'd like a nunc pro tunc amendment, make it 91 days to come into compliance.

MR. SCHERER: Is there a second?

MS. HALE: Yes, I'll second.

MR. SCHERER: All those in favor say aye.

BOARD MEMBERS: Aye.

MS. PARIS: Thank you.

2.

[INDEX](#)

Case: CE10072003

BROOKS, ANGENELL P

490 SW 29 AV

MS. PARIS: Our last case on the agenda will also be at the bottom of page one. It's a new business case, Case CE10072003, the inspector is George Oliva, the address 490 Southwest 29 Avenue, the owner is Angenell P. Brooks.

We have service by posting on the property 8/2/10, advertising in the Daily Business Review 8/6/10 and 7/30/10. Certified mail as noted in the agenda.

INSPECTOR OLIVA: Good afternoon Board, George Oliva, Building Inspector for the City, presenting Case CE10072003. I did a site inspection on the property on March 16, 2010, at which time the violation was cited as page one of the agenda shows. Also, the following pictures were taken, and I would like to enter them into the records.

[Inspector Oliva displayed photos of the property]

MR. SCHERER: There we go.

INSPECTOR OLIVA: Okay. The picture shows the damaged roof of the property, the carport ceiling and front porch has been damaged by the water. The ceiling material's hanging loose and falling down into the floor throughout the property due to the water penetration. That's a picture of the front porch of the property. And also as you can see the tie beam below the two column, there's a column that is missing already from the center. The tie beam is sagging, which you're going to see in the next picture and it's already been cracked at the center, and it's cracked also on the left column, and remember that the right column is missing from the front porch.

And there you can see the front view, where the, you can see it better, the way that it's sagging at the center of the tie beam. And there's another view from the column on the right side that is cracked. And that's a view from the roof, from across the street where you can see that the roof also is sagging by the center, right here, on top of the living room area.

I would like to remind the Board that we are going to the peak of the hurricane season and the neighbors right behind that property and the one next to them, they keep calling me and asking me what is the City going to do with that property. They have great concern that we get like a tropical storm and that

roof is going to fly into the property.

So we're asking the Board to find for the City and grant a order to demo the property in the next 30 days.

MR. SCHERER: Okay. Is the respondent here?

INSPECTOR OLIVA: No, she, the last time that I spoke to her, she said that she doesn't want to do anything with the property that the City can do whatever we want, and she made that statement in the CEB hearing that we went to.

MR. SCHERER: Okay.

MR. HOLLAND: I'll move it.

MR. SCHERER: Second?

MR. JARRETT: Can I ask one question first?

MR. SCHERER: Sure.

INSPECTOR OLIVA: Sure.

MR. SCHERER: Thornie.

MR. JARRETT: Is the house unlocked?

INSPECTOR OLIVA: No, no, the house --

MR. JARRETT: Did you - that one picture with the carport, not the inside.

INSPECTOR OLIVA: Well, the inside, you can see it from the front window --

MR. JARRETT: Uh-huh [affirmative]

INSPECTOR OLIVA: You can see inside into the living room and the ceiling is coming down also.

MR. JARRETT: So it's the same thing --

INSPECTOR OLIVA: It's the same all over the place. That house was damaged by Wilma when she came by.

MR. SCHERER: Okay, Joe?

MR. PHILLIPS: Any news from the Bank of America?

INSPECTOR OLIVA: They give the house back to the owner; they don't want nothing to do with her. I spoke to the guy in charge of the department to rebuild the houses. Bank of America declined any ownership on that property. They went to a foreclosure, they had a final sale set for last year and they give the property back to the owner; they put the property back into the lady's name.

MR. SCHERER: Okay.

MR. PHILLIPS: So this is free and clear.

INSPECTOR OLIVA: It is free and clear, but she doesn't want to do anything. She said the insurance only offered \$4,000 for the whole damage and she doesn't want to take it, she doesn't want to do anything.

MR. SCHERER: Pay for the demo.

MR. PHILLIPS: Could this be, you know, could this be --

INSPECTOR OLIVA: Going forth, I already tried and here we are.

MR. SCHERER: All right Joe, [inaudible] to make a motion?

MR. PHILLIPS: A Code lien where it could be taken by the City? NO?

MR. SCHERER: It's before us.

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

MR. PHILLIPS: Second.

MR. SCHERER: Motion and a second. Any discussion? None, all those in favor say aye.

BOARD MEMBERS: Aye.

MR. SCHERER: Motion passes unanimous.

INSPECTOR OLIVA: Thank you Board.

MR. SCHERER: Anything else?

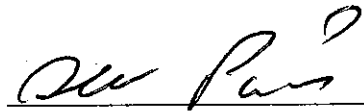
MS. PARIS: Any communication to the City Commission?

MR. SCHERER: Nope.

MS. PARIS: That's it.

MR. SCHERER: Motion to adjourn.

[Meeting concluded at **3:29** pm.]



BOARD CLERK



JOHN SCHERER, CHAIR

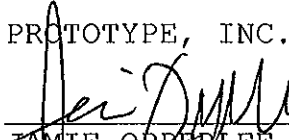
[Minutes prepared by: J. Opperlee, Prototype, Inc.]

CERTIFICATION

I hereby certify that I have recorded and transcribed the City of Fort Lauderdale Unsafe Structures Board meeting held August 19, 2010, 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 16 day of September, 2010.

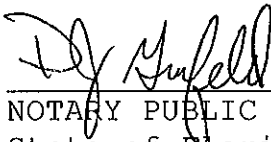
PROTOTYPE, INC.



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 16 day of September, 2010.



NOTARY PUBLIC



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

State of Florida at Large

Notarial Seal: