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**CITY OF FORT LAUDERDALE
UNSAFE STRUCTURES BOARD
THURSDAY, MAY 19, 2011 AT 3:00 P.M.
CITY COMMISSION MEETING ROOM
CITY HALL**

Cumulative
Attendance
10/10 through
9/11

Board Members

	Attendance	Present	Absent
John Scherer, Chair	P	4	0
John Phillips, Vice Chair	P	3	1
John Barranco	A	2	2
Joe Crognale	P	4	0
Pat Hale	P	4	0
Joe Holland	A	3	1
Thornie Jarrett	P	4	0
Don Larson	P	3	1
Michael Weymouth	P	4	0

City Staff

Lori Grossfeld, Board Secretary
Ginger Wald, Assistant City Attorney
Brian McKelligett, Administrative Assistant II
Jorg Hruschka, City Building Inspector
Chris Augustin, Building Official
Alex Hernandez, Chief Mechanical Inspector
Dee Paris, Administrative Aide
Barbara Hartmann, ProtoType Inc. Recording Clerk

Communication to the City Commission

None

Witnesses and Respondents

None

Index

<u>Case Number</u>	Respondent	Page
1. CE10111174	GLASS, OLIVER C JR	<u>3</u>
Address:	1600 NW 6 ST	
Disposition:	30 days to demolish or the City will demolish. Board approved 7-0.	
2. CE10111194	GLASS, OLIVER C JR	<u>3</u>
Address:	1602 NW 6 ST	
Disposition:	30 days to demolish or the City will demolish. Board approved 7-0.	
3. CE10121437	GAY, EDWARD G IV	<u>8</u>
Address:	620 E CAMPUS CIR	
Disposition:	30 days to demolish or the City will demolish. Board approved 7-0.	
4. CE11022493	JOHNSON, JACK M	<u>10</u>
Address:	4 NW 7 ST	
Disposition:	Withdrawn	
5. CE11032272	EDWARDS, CHRISTINE	<u>11</u>
Address:	1621 NW 26 AV	
Disposition:	30 days to demolish the carport only or the City will demolish. Board approved 7-0.	

The regular meeting of the Unsafe Structures Board convened at 3:03 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.

1 **Approval of meeting minutes**

2 Motion made by Mr. Larson, seconded by Mr.
3 Phillips, to approve the minutes of the Board's April 2011
4 meeting. In a voice vote, Board unanimously approved.

5 INDEX

6 1. Case: CE10111174

7 GLASS, OLIVER C JR

8 1600 NW 6 ST

9 2. Case: CE10111194

10 GLASS, OLIVER C JR

11 1602 NW 6 ST

12 MS. PARIS: Our first case will be on page one,
13 it's a new business case. These are all new business cases
14 today. Case CE10111174, the Inspector Jorg Hruschka, the
15 address 1600 Northwest 6th Street, the owner is Oliver C.
16 Glass Jr. We have service by posting on the property
17 4/12/11, we've advertised in the Daily Business Review
18 4/29/11 and 5/6/11, notifications as noted in the agenda.

19 INSPECTOR HRUSCHKA: I guess good morning or good
20 afternoon, Jorg Hruschka, Building Inspector, City of Fort
21 Lauderdale. Two quick questions: we have two adjoining
22 properties 1600 and 1602, I would just like to request that I
23 can present the pictures at the same time for both properties
24 because they're adjoining in part of one complex.

25 MS. HALE: Are they a duplex like, together?

1 INSPECTOR HRUSCHKA: No, it's a two-story building
2 on the left hand side and a single-story on the, next to it.

3 MS. HALE: Okay.

4 INSPECTOR HRUSCHKA: Same owner but it's also a
5 site wall that encompasses both lots; it's just a lot
6 separation. So if that's okay with the Board, I would like
7 to do that.

8 MR. SCHERER: Sure.

9 INSPECTOR HRUSCHKA: And number two, do you want
10 me to read in all the violations, or is it okay if I just
11 say, state as presented in --

12 MR. SCHERER: You can state as presented and then
13 just walk us through your photos, that'll give us a better
14 idea of --

15 INSPECTOR HRUSCHKA: Okay, not a problem. All
16 right.

17 MS. WALD: If, Ginger Wald, Assistant City
18 Attorney, if you so choose to hear both cases, then I'll go
19 ahead and have Dee announce the other case. I don't see a
20 problem with it; they are both the same owner and they are
21 adjoining properties.

22 MR. SCHERER: Okay, have Dee read the --

23 MS. PARIS: And the case on page two is Case
24 CE10111194, the inspector is George Hruschka, the address
25 1602 Northwest 6th Street, the owner is Oliver C. Glass

1 Junior.

2 We have service by posting on the property
3 4/12/11, we've advertised in the Daily Business Review
4 4/29/11 and 5/6/11, notifications as noted in the agenda.

5 MR. SCHERER: Thank you.

6 INSPECTOR HRUSCHKA: Jorg Hruschka, Building
7 Inspector for the City of Fort Lauderdale presenting Case
8 CE10111174 and CE10111194, adjoining properties and the
9 addresses are 1600 and 1602 Northwest 6th Street.

10 The first inspection of the property was on
11 11/18/2010 by Inspector George Oliva. I inspected and took
12 over the case on 4/6 of this year and found that the
13 violations specified in the NOV exist. I would like to enter
14 into evidence the Notice of Violations as Exhibit 1, which
15 details all the Florida Building Code violations as well as
16 the remedial actions required. Also would like to introduce
17 the following photos as Exhibit number 2. Okay.

18 [Inspector Hruschka displayed photos of the
19 property.]

20 Some of these pictures, you're going to see
21 pictures taken from the outside, where you can actually see
22 the roof sheathing where we have holes in the roof section.
23 Another picture of the, it would be 1602 here, outside door
24 that was missing, off the hinges. Another picture of 1602.
25 That would be 1600 here and the ceiling sections. Again,

1 same picture concept, another one.

2 This is a picture of 1600 from the outside,
3 actually from the time that this picture was taken, the
4 railings have been removed.

5 A shot of 1602, which is the lower, the one-story
6 building. Here we see a site wall, actually this is a buffer
7 wall on the bottom part you see the existing, where the paint
8 is lighter colored, that was the existing buffer wall and
9 that buffer wall has been extended to approximately eight to
10 nine feet in height without a permit. Here you can see this
11 block walls again, with the buffer wall.

12 This is kind of showcase, there's a tree right in
13 between the two blocks here and there is no, there is no, we
14 should have rotated maybe, okay. There is no column ties,
15 there is no steel in there. Continue please. Basically, in
16 the center of the wall, hopefully can see that, is a big huge
17 hole about maybe six feet by five feet that compromise the
18 structural integrity of that wall.

19 This is a shot of the top of wall, where they
20 heightened it. So there is no bond beam, no tie beam or
21 anything of that nature. Again, we can see the original
22 buffer wall that's colored in orange and the extension of the
23 buffer wall. Again, another interior shot of both
24 properties. Another, and I think we're back to the original
25 ones.

1 So that's basically, we would like to do, we're
2 asking for the demolition of both buildings, the site walls
3 on the west side and the east side and the illegal extension
4 of the buffer wall. We would like to keep the buffer wall,
5 because that's required. But basically that's what we're
6 asking for, for the demo permit. Hopefully the Board will
7 find for the City and grant an order to demolish the property
8 and in the absence of a demo permit or building permit for
9 repair by the owner in the next 30 days. And again it's only
10 for buildings itself site walls on the north, on the west and
11 east side and the extension of the buffer wall.

12 MR. SCHERER: Okay. Is there any questions for
13 Jorg? Is there any respondent? None.

14 MR. LARSON: Make a motion, Pat.

15 MR. SCHERER: Anybody like to make a motion?

16 MS. HALE: Okay.

17 MR. PHILLIPS: Sure. I move we find the violation
18 exists as alleged and that we order the property owner to
19 demolish the structure within 30 days and we order the City
20 to demolish the structure should the property owner fail to
21 timely demolish. Such demolition to be accomplished by a
22 licensed demolition contractor pursuant to a City issued
23 permit.

24 MS. HALE: I second.

25 MR. SCHERER: Motion and a second. Any

1 discussion? None. All those in favor say aye.

2 BOARD MEMBERS: Aye.

3 MR. SCHERER: Motion carries. Unanimous. Okay.

4 [INDEX](#)

5 3. Case: CE10121437

6 GAY, EDWARD G IV

7 620 E CAMPUS CIR

8 MS. PARIS: Our next case will be on page three.

9 This is a new business case, Case CE10121437. The inspector
10 is Jorg Hruschka, the address: 620 East Campus Circle, the
11 owner is Edward G. Gay IV.

12 We have service by posting on the property
13 4/12/11. We've advertised in the Daily Business Review
14 4/29/11 and 5/6/11. Notification as noted in the agenda.

15 INSPECTOR HRUSCHKA: Jorg Hruschka, Building
16 Inspector for the City of Fort Lauderdale. Presenting Case
17 CE10121437. The site address is 620 East Campus Drive.

18 The property was first inspected by Jorg Oliva on
19 4/29/2010. I took over the case and inspected the property
20 on April 6th, 2011 and found the violation as specified in the
21 NOV do exist. I would like to enter into evidence the Notice
22 of Violation as Exhibit 1, which details all the Florida
23 Building Code violations, as well as the remedial actions
24 required. I also would like to introduce the following
25 photos as Exhibit number 2.

1 [Inspector Hruschka displayed photos of the
2 property]

3 Here is basically an exterior shot of what Mr.
4 Oliva found. You can see the tarps over the front of the
5 property. I had the opportunity, step over the roof. Most
6 of the damage is located on the west side of the front of the
7 property. The rear is okay, has a little bit of issues, but
8 most of the stuff is in the front. All the windows were
9 removed, the interior is gutted.

10 Here is a shot of roof damage that was due to a
11 tree branch, but substantial tree branch hitting the
12 southwest corner of the property, and it damaged the roof
13 section approximately three, four feet over the home itself
14 and caused the ceiling to cave in. Again, that's the same
15 shot of that particular damage.

16 Here's the rear section of the property you can
17 see. Again, a shot of the inside, and overall condition of
18 the outside.

19 MS. HALE: Don't those neighbors complain?

20 INSPECTOR HRUSCHKA: That's why we're here today.
21 Because they complained.

22 MS. HALE: That's a nice-looking house. It's on
23 the [inaudible]

24 INSPECTOR HRUSCHKA: Yes, actually I think the
25 City boarded it up too, so, we actually beautified it a

1 little bit so it's not as an eyesore anymore as that, but
2 it's still a windstorm hazard as prescribed by the Florida
3 Building Code.

4 MS. HALE: All right, hang on, [inaudible]. Okay.
5 I got it.

6 INSPECTOR HRUSCHKA: The City is asking the Board
7 to find for the City and grant an order to demolish the
8 property in the absence of a demo permit or building permit
9 for repair by the owner in the next 30 days. Thank you.

10 MR. SCHERER: Okay. There's no respondent. Any
11 questions from the Board or a motion?

12 MS. HALE: I would make a motion. I move that we
13 find the violations exist as alleged and that we order the
14 property owner to demolish the structure within 30 days and
15 that we order the City to demolish the structure should the
16 property owner fail to timely demolish. Such demolition is
17 to be accomplished by a licensed demolition contractor
18 pursuant to a City issued demolition permit.

19 MR. LARSON: I second it.

20 MR. SCHERER: Motion and a second. Any
21 discussion? All those in favor say aye.

22 BOARD MEMBERS: Aye.

23 MR. SCHERER: It's unanimous. Thanks. Next case.

24 [INDEX](#)

25 4. Case: CE11022493

1 JOHNSON, JACK M

2 4 NW 7 ST

3 MS. PARIS: Page four at the top, Case CE11022493
4 is withdrawn.

5 [INDEX](#)

6 5. Case: CE11032272

7 EDWARDS, CHRISTINE

8 1621 NW 26 AV

9 MS. PARIS: Bottom of page four, CE11032272,
10 Inspector Jorg Hruschka, the address, 1621 Northwest 26th Ave.
11 The owner is Christine Edwards. We have service by posting
12 on the property 4/12/11, we've advertise in the Daily
13 Business Review 4/29/11 and 5/6/11. Notifications as noted
14 in the agenda.

15 INSPECTOR HRUSCHKA: Jorg Hruschka, Building
16 Inspector for the City of Fort Lauderdale, presenting case
17 CE11032272, address being 1621 Northwest 26th Avenue. This
18 is a follow-up case to CE07070655. The first inspection of
19 the property was on July 2007 by Inspector Leonard Champagne.
20 The case started as a structural repair to a carport without
21 permits. However, the roof repairs were insufficient and the
22 roof decking deteriorated over the years.

23 I've monitored the vacant property for years now.
24 The roof structure of the carport is now severely
25 deteriorated and has become a windstorm hazard. I would like

1 to enter into evidence the Notice of Violations as Exhibit 1,
2 which details all the Florida Building Code violations as
3 well as the remedial actions required. Also would like to
4 introduce the photos as Exhibit 2.

5 [Inspector Hruschka displayed photos of the
6 property]

7 Here's a front shot of the carport itself, here is
8 a section that you can see where the roof sheathing just
9 completely deteriorating, is hanging loose down, there's
10 probably a gap of four to five feet. Also, structural
11 support beam has been compromised, totally deteriorated and
12 both rot and termite infested. And that's a front shot of
13 the property itself. And --

14 MR. SCHERER: So we're just talking about the
15 carport.

16 INSPECTOR HRUSCHKA: We're only for the carport,
17 only for the carport.

18 MR. SCHERER: Okay, okay.

19 INSPECTOR HRUSCHKA: City is asking the Board to
20 find for the City and grant an order to demolish the
21 property, or actually the carport portion of the property, in
22 the absence of a demo permit or building permit for repair by
23 the owner in the next 30 days. Request, again, is only for
24 the demolition of the carport and nothing else.

25 MR. CROGNALE: Jorg, Jorg, question for you Mr.

1 Jorg.

2 INSPECTOR HRUSCHKA: Yes sir.

3 MR. CROGNALE: The columns, the four columns,
4 decorative columns holding it up -

5 INSPECTOR HRUSCHKA: Yes.

6 MR. CROGNALE: They're, looks like they're bolted
7 through the beam structure. Is that a uplift hazard, is it
8 anchored properly into the concrete?

9 INSPECTOR HRUSCHKA: The columns seem to be
10 original and in decent condition actually. I didn't see any
11 rust on the bottom.

12 MR. CROGNALE: You didn't see any rust on the
13 bottom?

14 INSPECTOR HRUSCHKA: I didn't see any rust on the
15 bottom except the decking itself is just so deteriorated that
16 that would just fly apart in any kind of windstorm event.
17 And the structural components would probably go with it at
18 the time.

19 MR. CROGNALE: It looks like it's a repairable
20 thing. I, why don't they're not fixing this, it doesn't look
21 like --

22 INSPECTOR HRUSCHKA: Probably the carport, do you
23 know there's a lot of the rafters that's going across and the
24 main beam going across on the one side, on the right-hand
25 side if you look at the front of the property. That's

1 totally deteriorated. Is it repairable? Absolutely, it's
2 probably more a replacement of the whole carport roof
3 structure itself. Also the framing and the sheathing and the
4 roof system itself.

5 MR. PHILLIPS: Someone living in there now, Jorg?

6 INSPECTOR HRUSCHKA: No, it has been vacant for
7 years and years. There seems to be some issue with someone
8 being deceased and then the ownership parts and all that
9 stuff. So, no one has been in there for years and I've
10 watched it probably a good three years now.

11 MR. PHILLIPS: [inaudible]

12 INSPECTOR HRUSCHKA: No, actually it's a pretty
13 nice property.

14 MR. LARSON: Have you been able to see inside
15 Jorg?

16 INSPECTOR HRUSCHKA: No, everything is covered up.
17 I actually stepped on the rest of the roof before I came here
18 to make sure that we're only taking down the carport, if
19 there was any evidence for any other real substantial leaks,
20 I would have brought that forth.

21 I did notice there's a couple of areas in the back
22 where the flat roof joins the pitched roof. There is an area
23 that probably will have to be repaired there's probably going
24 to be some minor interior damage to the property and you can
25 see a little bit of a roof leak right over the entrance area.

1 However, I do not feel comfortable to take someone's property
2 away just on a little repairable roof damage there. So the -
3 -

4 MR. SCHERER: Okay, go on.

5 INSPECTOR HRUSCHKA: -- actually the carport
6 itself is the main concern for me.

7 MR. JARRETT: I have a question -- and I don't
8 know if you can answer this Jorg, maybe Chris can answer it -
9 - when we contract a demolition contractor, assuming we call
10 for demolition here, and they remove the carport, how are
11 they going to, are they going to be required in that contract
12 to seal the part of the roof off where they pull the carport
13 off to keep from more damage being done to the home? What do
14 we do about that?

15 INSPECTOR HRUSCHKA: I think our contracts allow
16 us to negotiate with them on the partial and I'm not quite
17 sure, I would have to double check, but we probably can make
18 a provision in that contract saying please cover it up with
19 at least a temporary fascia board or something like that at
20 the end.

21 The way it's designed, it looks like that, the
22 pitched roof and the flat roof meet probably just about the
23 exterior side of the wall, so if there's a fascia board
24 protecting that component we should be okay. But
25 unfortunately I can't give you a straight answer on that.

1 MR. JARRETT: Okay. Maybe --

2 MR. CROGNALE: I'm surprised that the owners,
3 there's not been a respondent, because to protect the balance
4 of their property. That doesn't seem like an insurmountable
5 fix.

6 INSPECTOR HRUSCHKA: Right. That's why I have
7 monitored

8 for --

9 MR. CROGNALE: Doesn't seem insurmountable. I'm
10 surprised that they're not here.

11 INSPECTOR HRUSCHKA: Yes, we have monitored it for
12 years now. We had multiple, multiple cases on that for
13 maintenance issues, for this was, again, it was only a
14 repair, originally a repair case. However, it deteriorated
15 so much that we have to take it down because now it is a
16 windstorm risk to neighbors. Don't want to take that chance
17 now with upcoming hurricane season.

18 MR. SCHERER: Okay.

19 MR. PHILLIPS: I'd like to make a motion.

20 MR. SCHERER: Ginger, were you going to say
21 something?

22 MS. WALD: Ginger Wald, Assistant City Attorney.
23 Your question in regards to ownership, I know that Jorg had
24 made some reference that there were some title issues.
25 According to the title work that we did, to provide the

1 notices, there was a final judgment quieting title, where
2 Christine Edwards, who is the present owner of this property
3 had sued Mae Johnson. And that final judgment was entered in
4 2008. And according to the addresses that we were able to
5 obtain and provided service to, the owner Christine Edwards
6 lives in Pine Lake Georgia or Stone Mountain Georgia, and we
7 provided notices to both of those places, and of course with
8 also posting the property and her former attorney who filed a
9 charging lien, so I guess she didn't pay him, Richard Connor
10 in Davie Florida.

11 MR. PHILLIPS: He did a charging lien on the
12 house?

13 MS. WALD: He did a - no, he filed a charging lien
14 from the --

15 MR. PHILLIPS: Court file.

16 MS. WALD: Yes, the court file. But we look up
17 everything. And then we do have the signature by a C.
18 Edwards on 4/14/11, which is Christine Edwards we're
19 assuming, from one of the addresses. So hopefully that
20 answers that question.

21 MR. SCHERER: Okay.

22 MR. PHILLIPS: Who was that? Was, he was senator
23 from --

24 MS. HALE: No.

25 MR. PHILLIPS: -- that ran in Delaware that --

1 MR. LARSON: Jorg, what's the property on either
2 side look like, adjoining to it?

3 INSPECTOR HRUSCHKA: They're really nice, it's a
4 nice neighborhood.

5 MR. PHILLIPS: Yes.

6 MS. HALE: Yes.

7 MR. LARSON: Is there, the thing that's bothering
8 me is the fact that if they're, if we've got to go in and
9 tear this, just the part over the partial over the carport,
10 and the rest of the house has already got a couple leaks in
11 it and they've not done anything within three years, I don't
12 expect them to do anything in the next three years
13 [inaudible]. Is this going to be back before us, or do we
14 just do the case and get it over with and clean up the
15 neighborhood and give them a chance to go in there and build
16 something decent.

17 INSPECTOR HRUSCHKA: I do not have any evidence of
18 the interior damage to the property. I would be very
19 uncomfortable to bring it forth and say --

20 MR. LARSON: I understand.

21 INSPECTOR HRUSCHKA: -- I would like to ask you to
22 destroy someone's property that has a value attached to it on
23 my say or on my motion. If we have to get that to it later
24 on, I'd rather bring it back then than put someone into
25 jeopardy with their personal property that's worth thousands

1 of dollars.

2 MR. PHILLIPS: Yes.

3 INSPECTOR HRUSCHKA: I would be very hesitant to
4 do that.

5 MR. LARSON: I just don't see throwing good money
6 after bad because I don't think we're going to go anywhere
7 with it. I understand why we have to do it, but it just bugs
8 me.

9 INSPECTOR HRUSCHKA: It's a tough question. This
10 property is comparable to all the other ones, they're all
11 same style --

12 MR. LARSON: Yes.

13 INSPECTOR HRUSCHKA: -- same size and things like
14 that. So it's not outstanding. If the carport is missing
15 it's easily be rebuilt and once the resolution is filed --

16 MR. LARSON: Or maybe we tear down, maybe
17 somebody'll come in and buy it.

18 MR. SCHERER: Well, the only thing that's before
19 us right now is the carport, so.

20 MR. LARSON: Yes.

21 MR. PHILLIPS: Can I move? I'd like to move that
22 we find the violation exists as alleged and we order property
23 [sic] to demolish the carport structure --

24 INSPECTOR HRUSCHKA: Carport structure only.

25 MR. PHILLIPS: -- within 30 days and we order the

1 City to demolish the carport structure should the property
2 owner fail to timely demolish it. Such demolition to be
3 accomplished by a licensed demolition contractor pursuant to
4 a City issued demolition permit. And of course with the
5 proviso that any aperture left by the demolition of the
6 carport be sealed up, so it doesn't --

7 MS. HALE: Leak.

8 MR. PHILLIPS: -- damage the rest of the house to
9 the extent possible.

10 INSPECTOR HRUSCHKA: Right.

11 MR. SCHERER: Okay, there's a motion, is there a
12 second?

13 MR. LARSON: Second.

14 MS. PARIS: Hang on just one second while we
15 consult with the Board Attorney.

16 MR. PHILLIPS: Uh-oh.

17 MS. HALE: You made trouble.

18 MS. WALD: There's a few options. Ginger Wald,
19 Assistant City Attorney. There's a few options in regards to
20 the motion. Obviously, you can find that the violations do
21 exist, you can order the demolition. You could find that the
22 violations do exist and you can order that the property owner
23 bring it into compliance with today's Code. Or you can find
24 that the violations don't exist, and of course the case is
25 then dismissed.

1 The addition of making certain repairs to the
2 property is not actually in front of you, that would be
3 something that would be more appropriate for a Code
4 Enforcement Board or for a Special Magistrate as to a
5 different type of violation and that's not what we have
6 because that violation doesn't exist because the carport's
7 there. So, you're correct, that would not be an appropriate
8 addition to the motion.

9 MR. SCHERER: Okay, so, a friendly amendment to
10 the motion to remove the part about making sure water doesn't
11 come in the building.

12 MS. WALD: Whatever that part was, I'm sorry I was
13 talking.

14 MR. SCHERER: That, okay.

15 MR. PHILLIPS: All right, I'll do a friendly
16 amendment.

17 MR. SCHERER: Okay, is there second on the
18 amendment?

19 MS. HALE: Sure, I'll --

20 MR. LARSON: Second.

21 MR. SCHERER: Okay. Any --

22 MS. PARIS: So, the motion is down to a motion to
23 demo the carport, period.

24 MR. SCHERER: Yes, yes.

25 MR. PHILLIPS: Can't even put a little asterisk?

1 MS. PARIS: So the motion is to demo the carport,
2 period.

3 MR. SCHERER: Motion is to demo the carport,
4 period, as requested, and it's up to Chris to make sure it
5 doesn't get rain inside the building so.

6 MS. HALE: Yes.

7 MS. PARIS: There you go.

8 MR. PHILLIPS: There we go.

9 MR. SCHERER: It's recommended.

10 MR. SCHERER: He is the Building Official.

11 MR. PHILLIPS: Obiter dicta.

12 MR. SCHERER: Is there any more discussion? All
13 those in favor say aye.

14 BOARD MEMBERS: Aye.

15 MR. SCHERER: Motion is unanimous.

16 Communication to the City Commission

17 MS. PARIS: That concludes our agenda. Do we have
18 any communication to the City Commission?

19 MR. LARSON: None.

20 [Meeting concluded at 3:26 pm.]

21 
22 _____
BOARD CLERK

23 
24 _____
USB BOARD CHAIR

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

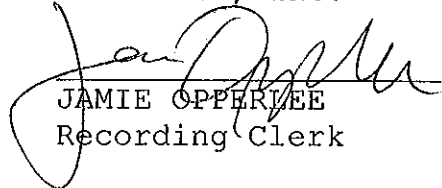
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CERTIFICATION

I hereby certify that I have recorded and transcribed the City of Fort Lauderdale Unsafe Structures Board meeting held May 19, 2011, 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 JUNE, 2011.

PROTOTYPE, INC.

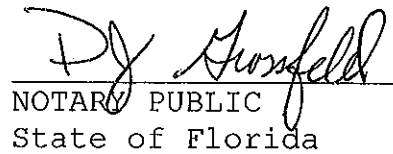

JAMIE OPPERLEE
Recording Clerk

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 JUNE, 2011.



D.J. GROSSFELD
MY COMMISSION # EE 065058
EXPIRES: April 26, 2015
Bonded Thru Budget Notary Services


NOTARY PUBLIC
State of Florida