

CITY OF FORT LAUDERDALE
UNSAFE STRUCTURES BOARD
THURSDAY, OCTOBER 18, 2012 AT 3:00 P.M.
CITY COMMISSION MEETING ROOM
CITY HALL

Cumulative
 Attendance
 10/12 through
 9/13

Board Members

| | Attendance | Present | Absent |
|------------------------------|------------|---------|--------|
| Michael Weymouth, Chair | A | 0 | 1 |
| Joe Holland, Vice Chair | A | 0 | 1 |
| John Barranco | P | 1 | 0 |
| Joe Crognale | P | 1 | 0 |
| Pat Hale | P | 1 | 0 |
| Thornie Jarrett | P | 1 | 0 |
| Don Larson | P | 1 | 0 |
| John Phillips [arrived 3:04] | P | 1 | 0 |
| B. George Walker | P | 1 | 0 |

City Staff

Lori Grossfeld, Board Secretary
 Erin Saey, Clerk III
 Ginger Wald, Assistant Attorney
 George Oliva, City Building Inspector
 Gerry Smilen, City Building Inspector
 Jeri Pryor, Code Enforcement Supervisor/Clerk
 Chris Augustin, Chief Building Official
 Dee Paris, Administrative Aide
 Jamie Opperee, ProtoType Inc. Recording Clerk

Communication to the City Commission

None

Witnesses and Respondents

CE12032397: Phillip Seager, owner; Freya Taylor, neighbor;
 Cheryl Otten, neighbor
 CE11111569: Adam Barnett, bank attorney; Robert Sinofsky,
 interested buyer
 CE12070419: Bruce Jacobs, attorney; Krzystof Tylinski,
 owner

| | | | |
|----|---------------------------|--|--------------------|
| 1 | <u>Index</u> | | |
| 2 | <u>Case Number</u> | <u>Respondent</u> | <u>Page</u> |
| 3 | 1. CE12032397 | SEAGER, PHILLIP L | <u>3</u> |
| 4 | Address: | 715 NE 15 AVE | |
| 5 | Disposition: | Owner is ordered to demolish the property within 28 days or the City shall demolish. Board approved 7-0. | |
| 6 | | | |
| 7 | 2. CE11111569 | BROWN, MORRIS L & JACQUELINE D | <u>42</u> |
| 8 | Address: | 1642 NW 13 CT | |
| 9 | Disposition: | The Board granted the motion for reconsideration, reconfirmed the previous findings of fact and granted a 91-day extension. Board approved 6-0 with Mr. Phillips abstaining. | |
| 10 | | | |
| 11 | 3. CE12070419 | TYLINSKI, ALBA G | <u>62</u> |
| 12 | Address: | 2319 NE 35 DR | |
| 13 | Disposition: | Withdrawn. | |
| 14 | | Board Discussion | <u>64</u> |
| 15 | | Communication to the City Commission | <u>65</u> |
| 16 | | For the Good of the City | <u>65</u> |

The regular meeting of the Unsafe Structures Board convened at 3:01 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.

Selection of Temporary Chair

Ms. Hale nominated Mr. Barranco for temporary Chair, seconded by Mr. Larson. In a voice vote, motion passed unanimously.

1 **Approval of meeting minutes**

2 **[This item was heard out of order]**

3 **Motion** made by Mr. Phillips, seconded by Ms. Hale,
4 to approve the minutes of the Board's September 2012 meeting.
5 In a voice vote, motion passed 7-0.

6 **Cases**

7 **1. Case: CE12032397**

[INDEX](#)

8 **SEAGER, PHILLIP L**

9 **715 NE 15 AVE**

10 MS. PARIS: The first case we're going to hear is
11 on page one. Case CE12032397, this is an old business case.
12 The Inspector is Gerry Smilen, the address 715 Northeast 15
13 Avenue. The owner Phillip L. Seager.

14 We have service by posting on the property 7/30/12.
15 We've advertised in the Daily Business Review 9/28/12 and
16 10/5/12. Violations and certified mail as noted in the
17 agenda.

18 This case was first heard at the 5/17/12 USB
19 hearing. The Board ordered a thirty-five-day extension to
20 the 6/21/12 USB hearing. At the 6/21/12 USB hearing, the
21 Board ordered a twenty-eight-day extension to the 7/19/12
22 hearing. At the 7/19/12 USB hearing, the Board ordered a
23 ninety-one-day extension to the 10/18/12 USB hearing.

24 You will, oh, I'm sorry, I haven't sworn anyone in
25 yet. And just before I do, there's an e-mail in your package

1 pertaining to this address. I'll give you a second to do it,
2 thank you.

3 MS. PARIS: And you all have the e-mail?

4 MR. BARRANCO: One question, just to be clear, this
5 is a new case?

6 MS. PARIS: This is, no, this is an old business
7 case, and --

8 MR. BARRANCO: I thought we were going to start
9 with the new case.

10 MS. PARIS: We were, but there's some discussion
11 and they --

12 MR. BARRANCO: Oh, about the new case, okay.

13 MS. PARIS: Yes. So we're not ready to present
14 that. This is the one that we've heard several times and as
15 I said you should have an e-mail in your package. Do you
16 want to take a couple seconds to read it, from a concerned
17 neighbor.

18 INSPECTOR SMILEN: Excuse me, can I see that?

19 MS. HALE: Why don't we get this kind of crap
20 earlier so we can read it?

21 MR. JARRETT: I got it a couple days ago.

22 MR. BARRANCO: I got it in my, yes.

23 MR. PHILLIPS: I got it.

24 INSPECTOR SMILEN: Oh, I did see this.

25 MR. BARRANCO: You better check with her and be

1 sure you're getting [inaudible]

2 MS. HALE: I didn't get it. Discrimination.

3 MS. PARIS: Never mind.

4 MR. JARRETT: I thought I got it from [inaudible]
5 the first one.

6 MR. BARRANCO: No, I got it from Lori. Okay, it's
7 all yours Gerry.

8 INSPECTOR SMILEN: Okay, good afternoon Board.
9 Gerry Smilen, Building Inspector for the City of Fort
10 Lauderdale. Here to report any progress on case CE12032397
11 at 715 Northeast 15 Avenue. At this point we do not have a
12 permit that's been obtained for the work. The only permit
13 that has been obtained since the fire in the back of the
14 building was for a board-up, which was done successfully.

15 At this point, permit number 12070556, it was, it
16 failed the first review and it was resubmitted on September
17 5, of 2012, where was rejected again and it is now ready for
18 correction as of September 12, 2012. It failed one
19 discipline, it was for plumbing, and it doesn't seem like a
20 very difficult task to take care of. The plumbing plan
21 reviewer was just requesting to have the plumbing fixtures
22 that are going to be removed and replaced to be more or less
23 noted on the plan.

24 So at this point we still do not have a permit, and
25 that's where we stand on this property.

1 MR. BARRANCO: Okay, thank you. Any questions from
2 the Board for Gerry?

3 MR. JARRETT: I have a question for Gerry. Gerry,
4 what's the, so a complete package of architectural plans or
5 engineering plans were submitted by a general contractor?

6 INSPECTOR SMILEN: That's correct, yes.

7 MR. JARRETT: And deposits were made and so on and
8 so forth?

9 INSPECTOR SMILEN: Yes, well, it couldn't go
10 through the process without, so, at this point --

11 MR. JARRETT: Have they picked up the plans that
12 need corrections and everything?

13 INSPECTOR SMILEN: As far as I know, no. I spoke
14 to the contractor yesterday, I asked him what was going on
15 with it. He said he got a notification card and he said on
16 the notification card that it was approved, that he can pick
17 them up. I said, well you know, we have a hearing tomorrow.
18 So I said well if, on our system it says it's not.

19 I said, if there's a mistake made and you can go
20 down and get the permit that would be the best interest for
21 you and the property owner to get the permit before the
22 hearing. Here we stand today, nothing's happened.

23 MR. JARRETT: Have you been by the property? Is it
24 properly boarded up?

25 INSPECTOR SMILEN: Yes.

1 MR. JARRETT: Um-hm. [affirmative]

2 INSPECTOR SMILEN: It's, it, the building is
3 secured, but we still, the violations still exist even though
4 the building's secured.

5 MR. JARRETT: Right. And they, they, did you say
6 that they pulled the permit for boarding up the house?

7 INSPECTOR SMILEN: That's correct, yes.

8 MR. JARRETT: And it, and it's not been approved,
9 or?

10 INSPECTOR SMILEN: No, that permit was issued and
11 inspected; that's a closed-out permit.

12 MR. JARRETT: Okay.

13 MR. BARRANCO: And Gerry, before we open this up to
14 the public, would you mind, do you still have photographs of
15 the damage of what still exists? Could you go through that
16 with us just to refresh all our memories?

17 INSPECTOR SMILEN: Sure. I, if we have them here
18 I'd be more than happy to.

19 MS. HALE: Gerry, could you tell me again, when was
20 this fire?

21 INSPECTOR SMILEN: Uh, well.

22 MS. HALE: Oh, sorry.

23 INSPECTOR SMILEN: I can't, I don't have the whole
24 case history with me. I would, looking from where the, where
25 the case numbers are it appears it would be in the March

1 area.

2 MS. HALE: Okay.

3 MS. TAYLOR: [inaudible] March 19.

4 MS. HALE: Oh, March 19.

5 [Inspector Smilen displayed photos of the property]

6 INSPECTOR SMILEN: Alright, this is the front. The
7 fire had affected the back portion. It's a duplex so the
8 front doesn't look too bad but when you get to the back
9 that's where you start seeing the problems. That was a door
10 that was put in at a later date.

11 Now this is the fire area here; that's in the back.
12 As you can see we had the power disconnected, showing the two
13 electric meters for the duplex. That's one window that was
14 completely burned out. Going around to the overhang showing
15 more damage as we get around the corner. Now you're seeing
16 damage to the structural beams above.

17 And that's damage to a canopy on the outside and
18 then you can see there's all kinds of structural members on
19 the roof. That's the kitchen or what was left of it.
20 There's a whole area inside there really needs attention.
21 They were talking about replacing the roof and the trusses.
22 More smoke damage. Wall A/C unit there. As you can see,
23 those roof rafters and beams are all, all have to be
24 replaced.

25 MR. LARSON: Gerry, has any work been done on those

1 rafters or anything up there?

2 INSPECTOR SMILEN: No.

3 MR. LARSON: Nothing. So we've been sitting on and
4 getting nowhere with this situation.

5 INSPECTOR SMILEN: The only thing that's been done,
6 the place was cleaned up and it was boarded up so nobody can
7 get inside. And that's where we stand. They really can't do
8 much about it until they get the permit, so --

9 MR. LARSON: Right.

10 MS. HALE: And is the front habited? Is somebody
11 in the front of the duplex?

12 INSPECTOR SMILEN: No. No.

13 MS. HALE: No. Is that boarded up also? Or just
14 the fire?

15 INSPECTOR SMILEN: It, that isn't boarded up it's
16 just locked. In other words, there was no damage to the
17 doors or the windows on that particular part so that's just
18 locked up.

19 MR. LARSON: Is there --

20 MS. HALE: So, it is the back that is boarded.

21 INSPECTOR SMILEN: Correct.

22 MS. HALE: Okay. And the front is not habitated
23 but is locked and empty and --

24 INSPECTOR SMILEN: That's correct.

25 MS. HALE: Is it the front that seems to be the

1 problem in the neighborhood?

2 MR. LARSON: Has the grass and stuff been cut?

3 INSPECTOR SMILEN: I haven't, there are some
4 neighbors that might want to tell you the present condition.
5 I haven't been there in the last month or so, so I can't -- I
6 actually take that back. I was by, I just did a drive-by
7 last week, it looked like, it looked pretty good from the
8 front. But there's other concerns that I think if the
9 neighbors want to step up here and talk about it they would
10 be better to tell you than I could.

11 MS. HALE: Okay.

12 MR. BARRANCO: Alright do, does anybody have any
13 more questions for Gerry?

14 MR. JARRETT: One more, just quick question.
15 Gerry, what is your opinion or opinion of staff, is this
16 permit process moving or at the proper speed? Do you feel
17 like it's being drug out or is it being done in a timely
18 manner?

19 INSPECTOR SMILEN: Well, that's kind of a hard
20 question to answer. I mean, you know, I have an opinion, I
21 don't know, you could say it's right, wrong or indifferent.
22 But when you're looking at, we're at October 18, and the
23 plans were rejected for the second time on September 12, and
24 we're also looking at a factor that it's not a very hard
25 thing to fix, just one discipline failed it because of the

1 plumbing, just showing where the fixtures have to be removed
2 and replaced, I would say there seems to be some sort of a
3 delay and possibly the property owner, who is here today,
4 maybe he could enlighten you on that.

5 MR. LARSON: Now, about the letter we received and
6 I'm very concerned about that with what's going on there.

7 MR. BARRANCO: Okay, I think at this point if we
8 don't have any other questions for staff I'm going to open it
9 up for any public comment. I'd like to hear from the owner
10 of the property if he or she's here.

11 MR. SEAGER: Yes, I'm here.

12 MR. BARRANCO: And just to remind everybody -- the
13 public and the Board members -- that we are the Unsafe
14 Structures Board. And we're here to determine whether this
15 building is safe or is going to be made safe and the option
16 we have is to demolish the building or ask you to demolish
17 the building. And I just want to be clear about that. So
18 could you please state your name and your address, for the
19 record.

20 MR. SEAGER: Phillip Seager, 4271 Dale Road, Palm
21 Springs Florida.

22 MR. BARRANCO: Could you tell us a little bit about
23 where you are with the permit process and your reconstruction
24 process.

25 MR. SEAGER: Well we just got the final budget for

1 it last week. And we're supposed to sign the contracts with
2 the contractor, the final stuff, to pull all the rest of the
3 permits. We're all are working and that was the only holdup.
4 I've never heard anything about anything being rejected. He
5 mostly talks to my brother.

6 MR. BARRANCO: Um-hm [affirmative]. So your intent
7 is --

8 MR. SEAGER: To fix the whole back property.

9 MR. BARRANCO: And when will that be done?

10 MR. SEAGER: As soon as possible: we're not
11 dragging our feet on this.

12 MR. BARRANCO: Could, do you have an exact date as
13 to when you're going to sign a contract?

14 MR. SEAGER: Oh, we're supposed to do it next week.

15 MR. BARRANCO: So next week --

16 MR. SEAGER: We're supposed to talk to him about it
17 next week. That's, you know, we're supposed to, that's what
18 we, that's when he gave me this yesterday.

19 MR. BARRANCO: So next week you will have a signed
20 contract and you will begin construction when?

21 MR. SEAGER: They're going to pull the permits, um,
22 as soon as possible.

23 MR. CROGNALE: Mr. Chairman?

24 MR. BARRANCO: Yes?

25 MR. CROGNALE: I have a question for respondent.

1 MR. CROGNALE: Okay.

2 MR. LARSON: Mr. Chair?

3 MR. CROGNALE: The permit's been applied for. Lack
4 of a contract prior to permits being comped, pulled or
5 applied for, usually the contract goes in as part of the
6 scope of the work with the application for the building
7 permit. So he's saying now that you don't have a contract,
8 but who applied for the building permits for all the
9 disciplines?

10 MR. SEAGER: The contractor.

11 MR. CROGNALE: For all the disciplines, he applied
12 for all the --

13 MR. SEAGER: Yes. I was there the same time when
14 the roofer was there and a few other gentlemen and him.

15 MR. CROGNALE: Was there a design professional
16 involved in this also? Okay, so you do have --

17 MR. SEAGER: Oh yes.

18 MR. CROGNALE: You do have a professional.

19 MR. SEAGER: Oh yes.

20 MR. CROGNALE: And that's what the general
21 contractor relied on to apply for the permits.

22 MR. SEAGER: Yes.

23 MR. CROGNALE: Absent a contract with you.

24 MR. SEAGER: Right.

25 MR. PHILLIPS: I guess the question is, did you

1 hire the contractor yet?

2 MR. SEAGER: Oh yes, he's going to be the one that
3 works, that's going to do the work for us. I already gave
4 him a check already. Well, the first check.

5 MR. PHILLIPS: Alright. So then [inaudible] what
6 do you mean by next year?

7 MR. SEAGER: [inaudible] the bids and I don't know
8 the whole technical process, my brother and him do all the
9 talking back and forth. But they have to submit the bids and
10 get it all, everything on paper. Get whatever they have to
11 do. You know, but I'm, we're supposed to see him again next
12 week and sign the contracts.

13 MR. BARRANCO: Would you mind giving us a copy --

14 MR. SEAGER: I don't have a copy for everyone.

15 MS. PARIS: Hang on.

16 MR. BARRANCO: Just so we can pass it around.

17 MR. SEAGER: Yes.

18 MR. BARRANCO: And the drawings as well. Just so
19 everybody gets a clear idea of what the scope is here. You
20 guys want to pass that along. Just give us one minute so we
21 can digest this.

22 MR. LARSON: In regards to some of these things
23 that the, that we got on the e-mail that came in.

24 MR. SEAGER: I never got a chance to read that.

25 MR. LARSON: One thing that came up on it that the

1 termites that's in the fica [sic] tree out there. Are you
2 going to zero in on that because [inaudible] termites are not
3 nothing to forget about.

4 MR. SEAGER: Well, it was treated for subterranean
5 termites a few years back. A few years, consecutive years.

6 MR. LARSON: Are you going to get an exterminator
7 in there to work on that?

8 MR. SEAGER: if it's [inaudible] yes, because you
9 just brought it to my attention. That's the first I've heard
10 of it.

11 MR. LARSON: That's why I'm asking you.

12 MR. SEAGER: Yes, if it needs it, yes. We have to
13 [inaudible].

14 MR. LARSON: Because these, some other things in
15 there, the neighbors shouldn't have to put up with some of
16 this stuff that's going on and needs to be cleaned up.

17 MR. SEAGER: Well, the neighbors deck has enough
18 termites itself [inaudible] from the Ficus tree.

19 MR. LARSON: Well they're roamers, so they'll go
20 any which way.

21 MR. BARRANCO: We have any other questions for this
22 gentleman? So the only permit, well, you're not that
23 familiar with what's going on is what you're telling us.
24 Your brother knows. He probably should've been here.

25 MR. SEAGER: My brother and the contractor.

1 MR. BARRANCO: We're obviously trying to help
2 everybody out here.

3 MR. SEAGER: Thank you.

4 MR. BARRANCO: It would have been good to hear from
5 your brother.

6 MS. HALE: And the contractor.

7 MR. BARRANCO: And the contractor. It sounds like
8 you have a really short way to go here on the permit. You
9 obviously need to hire the contractor and start work and pull
10 that permit. I would hope that happens in the next couple of
11 weeks. We still have to hear from the rest of the public but
12 we may call you back up here.

13 MR. SEAGER: Okay.

14 MR. BARRANCO: If we have any more questions.

15 MR. PHILLIPS: Was there fire insurance?

16 MR. SEAGER: No, I didn't have it; I have to pay
17 this all out of my pocket, and my brother's.

18 MR. CROGNALE: Mr. Chair, question for the
19 respondent.

20 MR. BARRANCO: Yes.

21 MR. CROGNALE: I noticed on your contract
22 application that you have probably about twenty line items
23 that are by owner.

24 MR. SEAGER: Yes, my brother's doing those things.

25 MR. CROGNALE: [inaudible]

1 MR. SEAGER: He's qualified and licensed.

2 MR. CROGNALE: He is a licensed contractor.

3 MR. SEAGER: Oh yes, and insured.

4 MR. CROGNALE: That needed some clarification
5 because --

6 MR. SEAGER: Oh yes.

7 MR. CROGNALE: Owners can't pull that type of
8 permit.

9 MR. SEAGER: Oh yes, that's, it means my brother's
10 doing it.

11 MR. BARRANCO: Yes and they, just so everybody
12 knows, the City of Fort Lauderdale, they've been a lot more
13 accommodating as far as the sub permits go.

14 MR. JARRETT: Um-hm. [affirmative]

15 MR. BARRANCO: And we've got the Chief here, but
16 they've been helping us out with that all the way across so.
17 He will need to have all his permits in place once they pull
18 the permit.

19 MS. HALE: Look, he's got all but one.

20 MR. BARRANCO: But that'll be the final thing he
21 has to do. Okay, anybody else from the public? Thank you
22 sir. Please come up, state your name and address.

23 MS. TAYLOR: My name is Freya Taylor, I live on the
24 south side of this property at 709 Northeast 15 Avenue, where
25 I've been a resident for fifteen years. I sent you a memo --

1 because there was so much to discuss -- I've been in contact
2 with Charlotte Rodstrom and Scott from her office. I've been
3 in touch with the Victoria Park Association and the members
4 thereof. I've been in touch with the police on maybe fifty
5 occasions. I know virtually all the officers that work in
6 the area.

7 We're talking about a permit, or a permit being
8 applied for; we have no proof any permit has been, no dollars
9 have changed hands. Gerry Smilen, who is a very nice man and
10 I've talked to him a number of times in front of the
11 property, said I drove by and everything looked good. I have
12 pictures taken last Saturday where the City trucks pulled up
13 and mowed it for the second time. Sorry, Friday morning.
14 They also mowed it in August.

15 We're talking about an owner that can't even mow
16 the property. Nothing is being done. We have rats, we have
17 termites. Gerry said it was boarded up and with all due
18 respect that is not true. The side unit, the one that had
19 the fire, that window has been open for the last two months.
20 Three times the police have come and moved out homeless
21 people who are living there. The local hookers use the area
22 and bring their customers in at night. I live door to the
23 property, I listen to this and I watch it all the time.

24 I have pictures of the inside of the house.
25 Pictures that were taken looking in the windows that are open

1 into, not the fire side but the rest of the house. All, I
2 have read the minutes from the first meeting. The second
3 meeting the owner wasn't there. I've read the minutes from
4 the third meeting and I am not seeing any progress.

5 I hear a lot of talk about, well we thanks do this,
6 well, my brother's the contractor or who's the licensed
7 contractor. Nothing has been done.

8 March 29, my house almost caught fire. The owner
9 was arrested that night buying drugs. The people he was with
10 that day were understandably, I guess annoyed. That house
11 was set on fire. I called the Fire Department. This has
12 been going on for four years. We build communities.

13 At this point I would say do not live in Victoria
14 Park much as I love it. I've heard people in Publix say
15 don't drive down 15 Avenue it's the drug house the police are
16 always there. We've have squatters in the house, we have an
17 open case with a squatter where I'm dragged to court.

18 I don't believe that one penny is going to be put
19 into this house. At one point last year when the owner got
20 out of jail I signed a lease with him giving me permission to
21 turn the water and the electric on. The reason was twofold.
22 One, so I had some control so that I could call the police
23 and say look I have a lease, electric, water, secondly, I
24 could start de-junking it. Because I live next door to it.
25 All of which I did.

1 At that time, the owner would come down on weekends
2 and use it as a relapse house. So finally in January he said
3 tear up the lease. I tore up the lease and the fire happened
4 in March. He was moving back into the house is my belief, I
5 heard him over there cleaning it up with this Mr. X. that
6 day. Because he'd been arrested the week before for battery
7 on an elder person.

8 I am not safe living there, my house is not safe,
9 my neighbors aren't safe. These are the neighbors from the
10 north side. There are people all around. We'll gather
11 impromptu in the street. This, it will not be done. There
12 isn't the money to do it, there isn't the money to mow the
13 lawn. He owes the City for the last two mowings. And the
14 house, again, Gerry, I'm sorry, but the house is not being
15 secured. It's open as we speak. Anyone who wants to drive
16 by, I'll take you a tour. You can take pictures inside the
17 window of the house that's just, filled with junk. There are
18 pictures from Saturday.

19 MS. PARIS: Ma'am, you can put those pictures up
20 here.

21 MS. TAYLOR: Oh, sure.

22 MS. HALE: You put it there and it comes on our
23 television screens.

24 MS. TAYLOR: Okay. This way?

25 [Ms. Taylor displayed photos of the property]

1 MR. BARRANCO: When did you take these pictures?

2 MS. OTTEN: I just took some of them on Friday
3 morning.

4 MR. BARRANCO: Friday morning? Thank you.

5 MS. OTTEN: This Friday morning.

6 MS. TAYLOR: This last Friday morning.

7 MS. OTTEN: Right, and City workers were just
8 coming to mow for the second time.

9 MS. TAYLOR: For the second time.

10 MR. BARRANCO: So, all of these are Friday morning?
11 Okay.

12 MS. OTTEN: Yes.

13 MS. TAYLOR: Well, no, I've got some others.

14 MR. BARRANCO: Could you just show us Friday
15 morning?

16 MS. OTTEN: I'll show you mine that are Friday
17 morning.

18 MS. TAYLOR: I've got them here.

19 MS. OTTEN: Okay, yes. I'm looking at this here
20 and it's Friday morning.

21 MS. HALE: On Friday morning did you take a picture
22 of the window that was un-boarded? Good, let's see that.

23 MS. OTTEN: I did.

24 MS. PARIS: Ma'am, could you state your name for
25 the record.

1 MS. OTTEN: Yes, and Cheryl Otten, I'm the neighbor
2 on the north side.

3 MS. PARIS: Thank you.

4 MS. TAYLOR: Okay, I just put them down here. This
5 is a picture into the main part of the house, not the burned
6 part of the duplex.

7 MR. LARSON: That's not secure.

8 MS. OTTEN: They've pushed in the board, or the air
9 conditioner, and they come in there at night.

10 MS. TAYLOR: This is --

11 MS. OTTEN: The prostitutes and the men they bring.
12 I mean, the saga continues. We're mad as hell and we're sick
13 and tired of it.

14 MS. TAYLOR: This is again, looking into the house.
15 The supposedly boarded up house that the old furniture and
16 the junk that's inside.

17 MR. PHILLIPS: Is that the TV that's on?

18 MS. OTTEN: It's the air conditioner that they
19 pushed inside onto --

20 MR. PHILLIPS: No, to the right. Is that a TV?
21 Oh, no, that's the --

22 MS. TAYLOR: Oh, no, that's the --

23 MS. OTTEN: That's the couch and an air
24 conditioner.

25 MR. PHILLIPS: That's the compressor.

1 MS. OTTEN: Yes, the back of the air conditioner
2 you can see.

3 MS. TAYLOR: This is outside showing some junk.

4 MS. OTTEN: Back door, and it's boarded up on the
5 back side.

6 MS. TAYLOR: Actually, Leonard Champagne and the
7 neighbors helped board that up. And faith notices you
8 already know about.

9 MS. OTTEN: No electricity in there.

10 MS. TAYLOR: This is the portion where you can see
11 burn damage. It's a canopy. This is --

12 MR. BARRANCO: Could you speak into the mic? I'm
13 having a hard time hearing you.

14 MS. TAYLOR: Sorry.

15 MS. OTTEN: That's the back side, the canopy, I'll
16 say it. And here's the back into the unit that's in the back
17 that used to be a rental unit.

18 MS. TAYLOR: That has the melted fan.

19 MS. OTTEN: And that's all open as well.
20 Continually. I mean, no matter what you put up there, they
21 come at night and they break it open.

22 MR. JARRETT: Are those, are those windows that you
23 just had up there, are they also --

24 MR. BARRANCO: Could you go back to that last
25 picture please?

1 MS. OTTEN: That one there? Yes, that's the back
2 apartment.

3 MS. TAYLOR: That's the side [inaudible]

4 MR. LARSON: They can get, they can go through
5 those windows?

6 MS. TAYLOR: Yes.

7 MS. OTTEN: Oh yes, they can go right in; it's wide
8 open.

9 MR. LARSON: Then the house is not secure.

10 MS. HALE: That's not a boarded up window then.

11 MS. TAYLOR: It may have been boarded up for about
12 two days at the time of the last meeting, but that's then.

13 MS. OTTEN: It's been, right. Come in and --

14 MR. BARRANCO: One question on those windows: is
15 there glass in those windows?

16 MS. TAYLOR: No.

17 MS. OTTEN: They're jalousies, but there's none in
18 there.

19 MR. BARRANCO: There's no glass, so I can walk
20 right through there?

21 MS. OTTEN: Yes. Crawl right in the house.

22 MS. HALE: There's just glass on the top of the,
23 here. The bottom, see, there's a little glass there on the
24 bottom and then the rest is all --

25 MS. TAYLOR: This is, again, windows open. There's

1 a major leak in the fire damaged side. There's standing
2 water, mosquitoes.

3 MS. HALE: Is this window on the fire damaged part
4 or is this window going into the main --

5 MS. OTTEN: That's the main part; that's the
6 kitchen.

7 MS. HALE: Okay.

8 MS. TAYLOR: This side is into the main kitchen.
9 Both are open.

10 MR. PHILLIPS: Cheryl, can I ask you something? I
11 mean, Gerry's testified, the owner is here, it looks like
12 there's a bona fide attempt. It's just about to get a GC to
13 fix things up. If we gave him let's say thirty days to come
14 back and prove contracts are in place, permits issued,
15 coupled with the requirement that they board up these windows
16 immediately, the openings. Would that be something, at least
17 a step in the right direction for you two?

18 MS. OTTEN: Well, here's what I think. I've lived
19 there, I knew the original owner, Mr. Hershman who left --

20 MS. HALE: Would you speak into the mic?

21 MS. OTTEN: The original owner, Mr. Hershman, who
22 left the house here to Phillip, which he should have never
23 done, big mistake. I called the attorney when Mr. Hershman
24 died, the estate attorney, and he told me that Dick did leave
25 the house to him and that he was leaving him a thousand

1 dollars a month to live on.

2 Philip is in trouble with the law continuously; he
3 has no other source of income. And when he gets that, the
4 first thing he does, I'm sure is he parties. We've seen it
5 over and over again. My poor daughter, I had to go to work -
6 -

7 MR. PHILLIPS: Is that the gentleman behind you?

8 MS. OTTEN: Yes. And leave my daughter at home
9 alone with these drug addicts, prostitutes, pimps, he's Mr.
10 pimp, drug dealers. I mean, this has been a nightmare. Let
11 me tell you this is how, we, my husband, we just took our
12 first family vacation in five years. We could never leave our
13 home alone ever because we were afraid of what would happen.
14 You know, it's like six feet from our home, six feet from her
15 home.

16 MS. TAYLOR: These are the most recent mug shots
17 that show the night of the fire.

18 [Ms. Taylor presented photos to the Board]

19 MS. OTTEN: Yes. And I don't think anything is
20 going to happen. There is, he has no money to have anything
21 happen. His brother is a tile guy, and he may work for a
22 gentleman who might be a general contractor, I don't know.
23 Whether his brother is a general contractor I don't know, I
24 can check that out. But this is never going to end. I mean,
25 I've come out in the morning to see him on the bumper having

1 oral sex with a drug dealer.

2 MR. SEAGER: That's a lie.

3 MS. OTTEN: Well, and thank God my daughter didn't
4 follow me out. How would you like to see that before your
5 morning cup of coffee?

6 MR. SEAGER: [inaudible]

7 MR. BARRANCO: Let me, let me remind everybody.

8 MS. OTTEN: It's pretty bad, it's brutal and I'm
9 telling you it's been awful.

10 MR. BARRANCO: I appreciate your candor but --

11 MS. OTTEN: Yes. We need help. I'm sorry, I'm
12 just trying to, I apologize.

13 MR. BARRANCO: This is the Unsafe Structures Board
14 and we're here to determine if the structure is safe or not
15 and I understand there are other issues.

16 Ms. OTTEN: It's unsafe. Would it help? I don't
17 think. He's made a fool of you once, he's made a fool of you
18 twice, how many meetings has he been here? Three? This is
19 the fourth one. Nothing has been done. I don't think
20 anything else is going to be done. It is what it is.

21 MR. PHILLIPS: He's living in Palm Springs now?

22 MS. TAYLOR: He's living with, last I heard he's
23 living with his brother and he has his name on his brother's
24 deed to the house. Last I looked taxes haven't been paid on
25 this house in three years that the tax certificates have been

1 purchased by somebody else. Because this latest tax
2 certificate I think it was May first of this year, I don't
3 know who bought that. No money has been spent on the house.
4 No lawn has been mowed. If you look at the bill for August
5 and this latest mowing, it's not been paid. The City is
6 paying it. Our taxpayer dollars are paying it. This is just
7 ongoing which is why we are here to pull the whole thing
8 together for you.

9 MS. OTTEN: Yes.

10 MS. TAYLOR: There's the criminal, I've had the
11 captain of the Police at my house saying, Freya, this is the
12 only address in Fort Lauderdale that I have memorized. Just
13 the amount of resources going to this house. So the
14 gentleman can say, well I faxed something over this morning.
15 I want to see a receipt. Has he paid one dime for anything?
16 Nothing will happen. If by law you have to give him a month,
17 that's what you have to do, but it will be no different. I
18 feel personal jeopardy even being here.

19 MS. HALE: Yes, I can understand that. Ginger,
20 what does the, we'll just talk about the tax record that we
21 have the correct person here. Ginger?

22 MS. WALD: Yes ma'am.

23 MS. HALE: She says that there are no taxes paid
24 on that, what does the tax rolls tell us?

25 MS. WALD: I don't have the tax rolls with me.

1 They would not be as per an interested party that I would
2 have to send a notice to.

3 MS. HALE: Is Mr. Seager --

4 MS. WALD: I can use my trusty phone and look it up
5 real quick. But take, if that is true, and taking it as true
6 since she was placed under oath and just testified, there, if
7 the taxes were not paid, what will happen is it'll go for a
8 tax certificate, notices provided. And then a tax
9 certificate may be bought.

10 The County is approximately, they've caught up with
11 a lot of the nonpayment of taxes with tax deed sales and in
12 fact I think two months ago I probably got a hundred notices.
13 So they actually are moving forward with the tax deed sales
14 at the County. They were waiting about eight years.

15 Now we're getting closer to five years and
16 hopefully they'll continue to get caught up and get us to
17 about three years. But all that's going to do would be a tax
18 deed sale and the certificates could be redeemed. It really,
19 it's nothing that's going to happen immediate and it's
20 nothing that's going to happen let's say within the pendency
21 of a month. Because I haven't received any type of
22 notification that a tax deed sale is pending.

23 MS. HALE: So you have no idea how many times the
24 City has even mowed the yard.

25 MS. WALD: I can look that up.

1 MS. HALE: Have they done it in the past?

2 MS. WALD: I know this because I went to Special
3 Magistrate hearings and that's the only reason I know it that
4 I know of two cases in which that were open and I believe
5 they were in this year, one may have been in last year,
6 please don't hold me to that. But I do know of two regular
7 code cases as we like to call them for overgrown grass.
8 Normally what happens in those cases is that a work order
9 will be provided and the City will go and cut the grass, and
10 then they'll bill the owner.

11 MR. BARRANCO: Sure.

12 MS. WALD: The owner has thirty days --

13 MS. HALE: But you don't know how many times this
14 particular property has had its yard mowed.

15 MS. WALD: No. But if somebody has one of their
16 computers we can look that up for you and get that answer to
17 you pretty quick.

18 MS. HALE: I'm more interested in the tax.

19 MS. WALD: Well, I can look that up on my phone.

20 MR. BARRANCO: Ginger, before you do.

21 MS. WALD: Yes.

22 MR. BARRANCO: I've got a question for you since
23 you're up.

24 MS. WALD: I'm here.

25 MR. BARRANCO: The question I have is, and I think

1 everybody here is sort of leaning towards, we've given the
2 chances, and if we do put in an order to demolish this
3 building, he's currently applied for permits.

4 MS. WALD: Correct.

5 MR. BARRANCO: What happens to that order of
6 demolition if he does in fact pull that permit and start the
7 work?

8 MS. WALD: We can still demolish.

9 MR. BARRANCO: You can.

10 MS. WALD: Yes.

11 MR. BARRANCO: Okay.

12 MS. WALD: My suggestion would be --

13 MR. PHILLIPS: [inaudible] stay of execution?

14 MS. WALD: My suggestion would be that if the City
15 wanted, or the owner wanted to come back and bring it back in
16 front of the Board for them to consider that motion that was
17 already heard and the order was already rendered that is
18 something that they should proceed to do. Always the option
19 as you know for any owner is to appeal the order of the
20 Unsafe Structure Board if they wish to do that and can always
21 ask for a stay of the execution. But those are the options
22 that would be available.

23 MR. BARRANCO: Does anybody else have any
24 questions?

25 MR. WALKER: I have a question.

1 MR. JARRETT: I have one, oh I'm sorry.

2 MR. WALKER: Do you know if this property's been
3 referred to the Nuisance Abatement Board?

4 MS. WALD: I do not know.

5 MR. WALKER: Do the neighbors?

6 MS. TAYLOR: The what board?

7 MR. WALKER: The Nuisance Abatement Board.

8 MS. TAYLOR: I believe --

9 MR. BARRANCO: Could you please come up to the mic?

10 MS. PARIS: Ma'am, could you speak into the mic
11 please?

12 MS. TAYLOR: Sorry.

13 MS. WALD: It's okay.

14 MR. BARRANCO: Thank you.

15 MS. WALD: Come on up. State your name one more
16 time.

17 MS. TAYLOR: Freya Taylor. One of the notices,
18 many notices on the house did say it was from the Nuisance
19 Abatement Board and also had a bill for mowing the lawn back
20 in August and then the lawn was just mowed again. They also
21 took a lot of trash out to the house. The house generally --

22 MS. WALD: [inaudible] Nuisance Abatement.

23 MS. TAYLOR: That is?

24 MS. WALD: No.

25 MS. TAYLOR: [inaudible] it says not.

1 MS. WALD: It's not.

2 MS. TAYLOR: Okay. No, we've had so many notices
3 on the house. These are --

4 MS. WALD: Oh, you have them. I may be able to
5 answer some of your questions.

6 MS. TAYLOR: These are all nuisances.

7 MS. WALD: Pat, thank you very much. Stay here.

8 MS. TAYLOR: Can I take that?

9 MS. WALD: No, stay right up here. As was
10 provided, we do have, and I'm just going to read the case
11 into the record. Case number CE12051510. This is one of
12 the, this type of nuisance is the grass, it's not nuisance
13 abatement, that's a different type of -

14 MS. TAYLOR: Okay.

15 MS. WALD: And this, they went ahead and, the City
16 went ahead and mowed the grass and I don't know how much is
17 owed. There you, you got that one?

18 MS. HALE: So your --

19 MS. WALD: So this is at least one 2012 case and
20 this went out --

21 MS. TAYLOR: August.

22 MS. PARIS: Ending 5/10.

23 MS. WALD: It was a June case that was opened.

24 MS. PARIS: Is that the one that ends 11/10?

25 MS. WALD: Yes.

1 MS. PARIS: \$358.53.

2 MS. WALD: \$358.53.

3 MS. TAYLOR: And also the latest one.

4 MS. HALE: We still have no idea about the Broward
5 County taxes.

6 MS. WALD: Wait, you've got to give me a second to
7 go --

8 MS. HALE: Oh.

9 MS. WALD: Remember, I was waylaid and asked two
10 other questions?

11 MS. HALE: This phone is slow; you've got to get
12 another one.

13 MS. WALD: So, Nuisance Abatement Board, whoever's
14 question that was. I have not seen one. I have not seen any
15 type of notice that was recorded in the public records
16 because we go ahead and do the title searches on these
17 properties. We do updated ones before we come to the hearing
18 and then my secretary does another quick down and dirty one
19 two days before hand. I have not seen that that has occurred
20 but I will look that up to see if a case has been opened.
21 And I think Thornie.

22 MR. BARRANCO: Do any members have any other
23 questions?

24 MR. JARRETT: Ginger.

25 MS. WALD: Thank you.

1 MR. JARRETT: Your answer to John in reference the
2 demolition order. If we issue a demolition order how is it
3 canceled? I didn't quite catch all that answer. But if we
4 issue a demolition order and if the building permit is
5 actually issued, that does not cancel the demolition order?

6 MS. WALD: It's not an automatic cancel. And it's
7 almost apples and oranges. And this is something that the
8 department has grappled with in the past. Because just
9 because the permit was issued does not mean that the property
10 has now been made safe when you have already made a
11 determination that it's unsafe.

12 And what happened in the past is that permits have
13 been issued and no work ever got done. And then you've seen
14 those cases come back to you because you've seen them with
15 like an '04 number and an '05 number and you're like, wow
16 this sounds familiar, or why haven't we heard this case?

17 And then we explain to you, well, a permit was
18 issued, they never did anything, the permit expired, the
19 property's still unsafe. So my advice to them is, just
20 because the permit is issued, that's their road to recovery
21 and to make it safe. But that doesn't mean it automatically
22 is going to happen.

23 And this Board's order still stands. Just because
24 there is an issue of a permit does not invalidate this
25 Board's order because the property is still unsafe, legally,

1 technically. But that is something that the department has
2 grappled with in the past. And that's why I say let's come
3 back to this Unsafe Structure Board. Let's let them look at
4 it and make a determination on whether they are moving to
5 make this safe. And you can always vacate to your own
6 order.

7 MR. BARRANCO: Thank you Ginger.

8 MS. WALD: You're welcome. And I'm going to look
9 the tax stuff up for you right now, so.

10 MR. BARRANCO: This point, does anybody have any
11 other questions before we close this to the public?

12 MR. LARSON: I have none.

13 MR. BARRANCO: Okay. Hearing none, does anybody
14 want to discuss this further on the Board or does anybody
15 want to make a motion?

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

17 MR. BARRANCO: Let's hear your motion.

18 MR. PHILLIPS: I move we find the violation exists
19 as alleged and we order the property owner to demolish the
20 structure within twenty-eight days, which is the November
21 hearing. And that we order the City to demolish it should
22 Mr. Seager fail to timely demolish it. Such demolition to be
23 accomplished by licensed demolition contractor pursuant to a
24 City issued demolition permit.

25 I would say thirty days, but that would bring us

1 into January, which would be three months. And that's why I
2 suggest twenty-eight days. And if they're real serious, then
3 they need to get back here with everything done and maybe
4 we'll consider a stay of execution. My motion is that we
5 order it, the violations exist and we order the property to
6 demolish it within twenty-eight days.

7 MR. LARSON: I'll second that.

8 MR. BARRANCO: We have a motion, we've got a
9 second. And then --

10 MS. PARIS: All in favor.

11 MR. BARRANCO: All in favor?

12 MR. JARRETT: Can we have discussion?

13 MR. BARRANCO: Aye. Well, we probably should have
14 discussion.

15 MR. JARRETT: John, I don't quite understand that,
16 the motion. In other words, you're saying that we're
17 ordering the demolition within twenty-eight days but you said
18 something about the respondent --

19 MR. PHILLIPS: No, I'm ordering the twenty-eight by
20 way of obiter dicta or just parenthetically, Mr. Seager if
21 he's really, I am, what's that?

22 MR. SEAGER: I said if I was sincere, it I don't
23 get -- [inaudible] I get twenty-eight days.

24 MR. PHILLIPS: I personally am upset. You have
25 neighbors on the left and the right of you, you have

1 children. The pictures don't lie. Your criminal background
2 I don't think is really relevant, I'm not holding that
3 against you except to the extent it may reflect what's going
4 on in this place if it's a - I mean, it is a drug house?

5 MR. SEAGER: It used to be, yes.

6 MR. PHILLIPS: Okay. And you know --

7 MR. SEAGER: Very much so. And I apologize to my
8 neighbors {inaudible}

9 MR. PHILLIPS: People tend not to change. And we
10 can't, this is life, liberty, you have children, you have
11 neighbors.

12 MR. SEAGER: And I have children.

13 MR. PHILLIPS: It's not -- but you don't live
14 there.

15 MR. SEAGER: No, but I --

16 MR. PHILLIPS: And it's not right. And if you were
17 serious, you'd cover up that hole where the air conditioner
18 was, you'd cover up the windows, you'd have respect for your
19 neighbors and the property. And it can't continue.

20 And if you're really serious, then you'd better get
21 ahold of your brother if he's -- is your brother licensed or
22 is he a tile guy?

23 MR. SEAGER: He's licensed and insured.

24 MR. PHILLIPS: Licensed, what? Licensed to do
25 what? Put tile in?

1 MR. SEAGER: And he does lots of work from the City
2 of Boynton Beach. We do painting, we do tile, we --

3 MR. PHILLIPS: [inaudible] Is he a licensed, is he
4 a licensed --

5 MR. SEAGER: No, not a contractor, no.

6 MR. PHILLIPS: Okay. You made a statement he's
7 licensed, is he --

8 MR. SEAGER: He's licensed and he's got insurance,
9 \$75,000.

10 MR. PHILLIPS: Does he have a plumbing license,
11 does he have plumbing --

12 MR. SEAGER: Not plumbing.

13 MR. PHILLIPS: -- electrical, air-conditioning,
14 structural engineer, roofing, any of the licenses that
15 require technical work?

16 MR. SEAGER: No, the contractor does.

17 MR. PHILLIPS: Okay, you made a statement --

18 MS. HALE: Does he have a license to do what?

19 MR. LARSON: The contractor --

20 MR. SEAGER: I'm not sure, I just know he's insured
21 up to \$75,000 because he just had it added onto his
22 insurance.

23 MS. HALE: Okay.

24 MR. PHILLIPS: Mr. Seager --

25 MR. BARRANCO: Board members, Board members, hold

1 on, let me call this to order because we closed it, the
2 public discussion, now all of a sudden everybody wants to
3 open it up. We've had a --

4 MR. PHILLIPS: He was just answering the question.

5 MR. BARRANCO: Let's keep the discussion
6 [inaudible]

7 MR. PHILLIPS: I'd like it demolished.

8 MR. BARRANCO: Jack.

9 MR. PHILLIPS: If you're serious you have the
10 chance to come in and perhaps request us not to demolish it.
11 But I suggest we demolish the property.

12 MR. BARRANCO: Well, you not only suggested it,
13 there is a motion. We are discussing it. There was a
14 second.

15 MR. PHILLIPS: Okay.

16 MR. BARRANCO: And we're going to take this thing
17 to vote. Thank you, nothing further.

18 MR. LARSON: Madame Chairman? Can you call the
19 question on this sir?

20 MS. HALE: Yes.

21 MR. BARRANCO: So we're still discussing this?
22 Anybody else have --

23 MR. CROGNALE: I have a comment Mr. Chair. This
24 twenty-eight-day extension that Mr. Phillips put forward,
25 I'll be comfortable if it's a date certain.

1 MR. BARRANCO: There is no extension.

2 MS. HALE: There's no extension.

3 MR. BARRANCO: There's an order for demolition.

4 MR. CROGNALE: An order for demolition.

5 MR. BARRANCO: Within twenty-eight days.

6 MR. CROGNALE: And we can vacate or --

7 MR. BARRANCO: No, we can't.

8 MR. CROGNALE: We can't vacate?

9 MR. BARRANCO: We're, no. We're putting in an
10 order to demolition it's as simple as that.

11 MR. CROGNALE: I was under the impression --

12 MR. BARRANCO: There is a process beyond this Board
13 where the property owner can take this case. But this Board
14 has a motion to demolish the building.

15 MR. CROGNALE: Okay.

16 MS. HALE: Okay.

17 MR. BARRANCO: So, any other discussion on that?

18 MS. HALE: No.

19 MR. LARSON: Let's go. Call the question.

20 MS. HALE: Go.

21 MR. BARRANCO: Hearing none. All in favor?

22 BOARD MEMBERS: Aye.

23 MR. BARRANCO: Aye. Any opposed? Next case.

24

25

1 **2. Case: CE11111569** [INDEX](#)
2 **BROWN, MORRIS L & JACQUELINE D**
3 **1642 NW 13 CT**

4 MS. PARIS: Thank you Board, we're going to move on
5 to our next case on page one, this is also an old business
6 case at the bottom. You have in your package a letter from a
7 gentleman who's asking for a reconsideration. Let me go
8 ahead and read the case in and while I'm doing that you can
9 take a look at that.

10 This is Case CE11111569, the Inspector George
11 Oliva. The address 1642 Northwest 13 Court. The owner
12 Morris L. and Jacqueline D. Brown.

13 We have service by posting on the property 9/27/12,
14 we've advertised in the Daily Business Review 9/28/12 and
15 10/5/12. Violations and certified mail as noted in the
16 agenda.

17 This case was first heard at the 7/19/12 USB
18 hearing. The Board ordered a final order to demo. After a
19 second property search an interested party submitted a
20 request for reconsideration. So this is a request to
21 reconsider your demo order. And the gentleman is here and
22 there's other people here ready to speak and I assume you
23 want to hear from the Inspector first.

24 MR. BARRANCO: Yes. Gerry? Is it Gerry, the
25 Inspector on this case? Oh, it's George, George.

1 MS. WALD: [inaudible] the inspector, it's their
2 motion.

3 MR. BARRANCO: Well.

4 Ginger Wald, Assistant City Attorney. It's
5 actually a motion for reconsideration. What I had advised
6 when this was provided to me, just so I told the Board, the
7 person that asked for does not own the property, is not a
8 lien holder of the property.

9 What they had filed was an interest in the property
10 that came after the last hearing. And notice is always
11 provided to anybody that we find in a title search. I told
12 them they had no standing whatsoever because they have no
13 legal standing --

14 MR. BARRANCO: Right.

15 MS. WALD: -- to come forward. If they got a power
16 of attorney from the owner to represent the owner then that
17 was possible and they could go forward. They have provided
18 the power of attorney, I reviewed it this morning, it is in
19 the record.

20 MR. BARRANCO: Okay.

21 MS. WALD: Providing that opportunity to speak for
22 the owner and stand in the owner's stead. So based upon that
23 they are acting as the owner based upon the power of attorney
24 and just like we had last time, it's a motion for a
25 reconsideration of your prior order. And I'm trying to

1 remember, but George or anybody, were the owners here at the
2 last hearing when this was ordered? Yes, nobody had
3 appeared.

4 MR. BARRANCO: Okay.

5 MS. WALD: And that case went forth. Just for your
6 understanding.

7 MR. BARRANCO: Thank you Ginger.

8 MS. WALD: So we'll turn this over to --

9 MR. BARRANCO: Well, I, if you don't mind, thank
10 you. I'd like to hear from George and just kind of remind us
11 about the property.

12 MS. WALD: Sure.

13 MR. BARRANCO: I, I'm not that good with addresses.

14 MS. WALD: You don't remember?

15 MR. BARRANCO: I'm not like the cops who keep
16 coming out to drug houses and remember addresses.

17 MS. WALD: You're pretty good though. Wait, wait,
18 wait, wait.

19 MR. PHILLIPS: Ginger, can I ask a question?

20 MS. WALD: Sure.

21 MR. PHILLIPS: Is this opening the floodgates?
22 Every time there's an Unsafe Structure Board, some investor
23 can go out, find out who it is, come before us and try to get
24 reconsideration?

25 MS. WALD: I can't answer that. I can't, I can't

1 answer that.

2 MR. PHILLIPS: Has this ever been done before?

3 MS. WALD: We had one last, we had one last time,
4 but it was the actual owner.

5 MR. PHILLIPS: The owner, yes.

6 MS. WALD: It was the actual owner. I can't, I
7 can't answer that question Jack, I don't know what's going to
8 happen with investors and [inaudible]

9 MR. PHILLIPS: [inaudible] rocket docket, third-
10 party bidders coming in and then --

11 MS. HALE: Yes, right.

12 MS. WALD: Look, look, you can say, you can say
13 right now, I'm not hearing anything. And you can vote and
14 you can go forward just like we did last time.

15 MR. BARRANCO: Yes, the only reason I want to hear
16 from George if it's a property that legitimately has a chance
17 here and there's some value there I wouldn't mind considering
18 it, but --

19 MR. PHILLIPS: Yes. [inaudible]

20 INSPECTOR OLIVA: George Olive, Building Inspector
21 for the City. This is the pictures that I took for the case
22 when we came --

23 MR. BARRANCO: If you can give us just a really
24 quick summary, it doesn't have to be very detailed George.

25 INSPECTOR OLIVA: Right, okay. I'm waiting for the

1 pictures to start.

2 [Inspector Oliva displayed photos of the property]

3 This is the power to the house; the meter was
4 removed by Florida Power and Light as requested by the police
5 department. And this is the back of the property. As you
6 can see the flat deck that's the one that was damaged by the
7 water penetration from the rain and the weather and the
8 rafter broke apart from the main beam and it gave in to
9 inside the property.

10 The main roof, the tiling roof is leaking, is
11 damaged, but it's not giving in. But all the flat deck
12 around the property is the one that is really damaged by the
13 weather. Go. That's inside the property, you can see that
14 the rafter broke off from the supporting beam and they're
15 hanging. All the drywall really give in, into the living
16 space.

17 You can see the beam the way it broke off from the
18 wall. That's another view of the beams in that part of the
19 house which is of the flat deck. That's inside the attic and
20 you can see the, how the wood's completely broken and rotted
21 by the weather. That's another view inside the attic where
22 you can see water penetration in the other part of the
23 property where the tile roof --

24 MR. BARRANCO: Okay, George, I think that's enough.
25 We've got a good idea of what it is now.

1 INSPECTOR OLIVA: Okay. And today, I did a site
2 inspection of the property.

3 MR. BARRANCO: Mm-hm [affirmative]

4 INSPECTOR OLIVA: The property has been secured.

5 MR. BARRANCO: Mm-hm [affirmative]

6 INSPECTOR OLIVA: He's been keeping clean, the
7 outside is completely clean.

8 MR. BARRANCO: Okay. Okay.

9 INSPECTOR OLIVA: By the gentleman behind me. And
10 so far it remains unsafe because of the roof deck the way it
11 is. And since we're leaving the hurricane season maybe the
12 Board agree with him --

13 MR. BARRANCO: Right.

14 INSPECTOR OLIVA: We can work it out for everybody
15 benefit.

16 MR. BARRANCO: Is there anybody up here on the
17 Board who would be opposed to a reconsideration of this case?

18 MR. LARSON: Not until I hear some evidence or
19 something.

20 MR. BARRANCO: Hearing no opposition, we'll hear
21 from the gentleman who has a power of attorney here.

22 MR. SINOFSKY: Yes, hi, good afternoon Board. My
23 name is Rob Sinofsky. And just to clarify, the, I don't know
24 if you assume that it was an investor because of the name of
25 the company on the hearing, or notice of hearing, but my

1 intent is to fix up the property and I'm helping a family
2 member, they have some cash and they were looking for a low-
3 priced property that needed some work. We got --

4 MR. PHILLIPS: Which family member? Yours or --

5 MR. SINOFSKY: Mine, mine, my family member.

6 MR. PHILLIPS: Okay.

7 MR. SINOFSKY: When I got involved with this I
8 didn't realize that I would be at City hearings and it would
9 be this deep but, you know, people get attached to a property
10 and I've met with the sellers and I feel like we're on the
11 verge of being able to clean this mess up, create a lot of
12 permitting, permits pulled, GC's hired.

13 I've already, well I do have a power of attorney,
14 which I, so the sellers are fully on board. Right now I'm
15 the prospective purchaser of the property. I have a retainer
16 with a engineering company that's already been to the
17 property. They gave me the thumbs up that this is a
18 salvageable property.

19 MR. BARRANCO: Could you give me that letter?

20 [Mr. Sinofsky gave the letter to Mr. Barranco]

21 MR. BARRANCO: Thanks.

22 MR. SINOFSKY: I wouldn't be here and pursuing this
23 if it was falling down. It's all concrete block structure so
24 despite what you see on the screens, the bones of the house
25 are good. I do have some experience with these kind of

1 properties and, you know, that's, I formed this company a few
2 years ago because I've dabbled in this I guess you could say.
3 So I'm comfortable taking on something like this and family
4 member does realize that.

5 And we're just looking to turn a bad situation into
6 something that could be a win-win for all parties involved.
7 Like Burt said, the property is secure. I live about five
8 minutes from the property, I drive by on a periodic basis,
9 make sure the lawn's mowed, doors are locked. I actually get
10 out of my car and make sure all the doors are locked because
11 I do realize that inside the house in the back there is
12 potential of someone getting hurt. But it is properly
13 secured. And I could speak to Burt separately or here, that
14 I'd be willing to go one step further --

15 INSPECTOR OLIVA: George.

16 MR. SINOFSKY: George, I'm sorry. Sorry George.

17 MS. WALD: Okay.

18 MR. PHILLIPS: Do you have a signed contract yet?

19 MR. SINOFSKY: I do, yes.

20 MR. PHILLIPS: What's the purchase price?

21 MR. SINOFSKY: Fifteen thousand. So --

22 MR. PHILLIPS: What's your budget? What are you
23 going to do? Yank the roof off, gut it down to the walls?

24 MR. SINOFSKY: That's what it needs to be, yes.

25 It's about a sixty thousand dollar project.

1 MR. PHILLIPS: Sixty?

2 MR. SINOFSKY: If not more. I mean we're talking
3 roof trusses, joists. You know, the issue with this is
4 because of the neighborhood if this house was to be torn down
5 I could almost tell you that it won't be rebuilt for many
6 years. The cost of construction and the neighborhood doesn't
7 justify it.

8 MR. PHILLIPS: How do the neighbors feel about it?

9 MR. SINOFSKY: I'm sure they, I'm sure they would
10 be here cheering me on if they could get a property back to
11 standard. I mean, there's one next door that is in the same
12 kind of condition. We're keeping the lawn mowed, I mean it's
13 a boarded up the house but it's not, you know, the main issue
14 is in the rear of the house. So it's not so much of an
15 eyesore and being the neighborhood that it's in, I guess
16 people are somewhat used to it. So, we are making sure the
17 grass is mown and that the appearance is okay. Let me see
18 what else I have.

19 MR. JARRETT: Couple of questions.

20 MR. BARRANCO: Any other questions?

21 MR. SINOFSKY: We're willing to, there's some
22 termite damage, we're going to obviously in the processes
23 we're going to cut down some trees, get the proper
24 exterminators, just do it correctly.

25 MR. JARRETT: I personally would much rather see

1 the house rehabbed than an empty lot there and I'm sure the
2 neighborhood would too.

3 MR. SINOFSKY: Um-hm [affirmative], sure.

4 MR. JARRETT: We got lots of empty lots in the City
5 right now that would have been a lot nicer if somebody
6 rehabbed the house. So I support what you're doing but I
7 have a couple questions.

8 MR. SINOFSKY: Yes sir.

9 MR. JARRETT: How long is this process going to
10 take? Because obviously, before it comes to this Board it's
11 been an eyesore and a problem in the neighborhood --

12 MR. SINOFSKY: Um-hm [affirmative], sure, sure, I
13 realize that, yes.

14 MR. JARRETT: -- for a long time. So, is this
15 going to be something that --

16 MR. SINOFSKY: The engineer told me about six to
17 eight weeks before we start submitting permits. So that's
18 drawings, he needs to go back to the house and do some work,
19 tests or whatever they do. They visually looked at it. I
20 wanted to make sure that it was a sound house besides the
21 roof.

22 And he gave me the thumbs up on that and he told
23 me, give me about six to eight weeks and we'll be with plans.
24 I don't know if that's long or, I don't have too much
25 experience with this but I took his word. He said he's been

1 in front of this Board and been doing this in the City for
2 thirteen years. So I took his advice, so.

3 MR. JARRETT: Okay.

4 MR. SINOFSKY: But I have retained him and I'm, I
5 have contractors that I'm, I'm having go to the property and
6 give me estimates and ready to keep the ball rolling
7 basically.

8 MR. BARRANCO: Board members, it looks like we're
9 not going to be having a meeting in December, so if we did
10 put in that extension on this reconsideration, it'd push us
11 out at January. That's ninety-one days. I would hope that
12 the applicant would have at least submitted for a permit,
13 signed contracts with the GC. That way, when he comes before
14 this Board --

15 MR. SINOFSKY: Um-hm [affirmative]

16 MR. BARRANCO: -- we can make a solid decision and
17 bet on you on this thing, so --

18 MR. SINOFSKY: Yes, I think that's fair. If he
19 needs six to eight weeks by that time we'll be ready to start
20 pulling permits, I'll have a GC lined up. I think the
21 timing's okay as well; we're getting out of hurricane season
22 so.

23 MR. BARRANCO: Right.

24 MR. SINOFSKY: I think, you know.

25 MR. BARRANCO: And the Building Department's

1 knocking these permits out in like two, two weeks nowadays so

2 --

3 MR. SINOFSKY: Okay, great, yes.

4 MR. BARRANCO: Yes. You should have a permit any

5 --

6 MS. WALD: You're a comedian.

7 MR. BARRANCO: That's not true.

8 MR. LARSON: Mr. Chairman. Can we hear from the
9 gentleman behind him that's all dressed up in the thousand
10 dollar suit?

11 MR. PHILLIPS: [inaudible] three hundred an hour.
12 Let him earn [inaudible]

13 MR. CROGNALE: What town was that?

14 MR. BARRANCO: I'm sorry?

15 MR. CROGNALE: What town was that?

16 MR. BARRANCO: City of Fort Lauderdale. Does
17 anybody here on the Board have any other questions? Anybody
18 else from the public?

19 MR. BARNETT: My name is Adam Barnett. And I'm
20 here on behalf of the bank, the first lien holder here. And
21 I've had discussions with my clients with regards to this
22 property. We would definitely love somebody else to buy it
23 and definitely love somebody else to fix it up. And I will
24 say to Mr. Sinofsky's credit here, he came to you all with
25 skin in the game. He's put money in the property, he's

1 maintaining the property and I believe he's highly motivated
2 and I know the bank is highly motivated to get this property
3 situation dealt with and off of their books. So I would
4 strongly urge this Board to work with us on this because it's
5 much better to have a nice piece of property paying taxes and
6 doing the right thing rather than an empty lot growing grass.

7 MR. PHILLIPS: Mr. Barnett, are you an attorney?

8 MR. BARNETT: Yes sir.

9 MR. PHILLIPS: What firm are you with?

10 MR. BARNETT: I'm with Aldridge Connors.

11 MR. PHILLIPS: Oh, okay. And who do you work with
12 at Wells Fargo?

13 MR. BARNETT: Yes your honor. Yes.

14 MR. PHILLIPS: So is this a secure [inaudible]
15 trust?

16 MR. BARNETT: I do not have, sorry.

17 MR. PHILLIPS: Is this like [inaudible] situation
18 where you represent the --

19 MR. BARNETT: Wells, Wells Fargo is the trustee, so
20 there is a, there is a investor trust on the back end of
21 this.

22 MR. PHILLIPS: Who's the servicer?

23 MR. BARNETT: The servicer here is Carrington.

24 MR. PHILLIPS: Alright, and there's a present
25 foreclosure action?

1 MR. BARNETT: Yes, there is a present foreclosure
2 action.

3 MR. PHILLIPS: What's the [inaudible] of the
4 foreclosure?

5 MR. BARNETT: Judgment has been entered, a sale is
6 set for November 19. However we are working through the
7 litigation process to give Mr. Sinofsky sufficient time so
8 that we can work with him and come to an agreement so that we
9 can transfer interest in the property.

10 MR. PHILLIPS: Is there a short sale pending?

11 MR. BARNETT: There is a short sale pending, yes.

12 MR. PHILLIPS: What's the purchase price in the
13 short sale?

14 MR. BARNETT: I believe the offer is at fifteen
15 thousand and I believe that's in the review process with my
16 clients.

17 MR. PHILLIPS: Alright, so.

18 MR. SINOFSKY: The ball's rolling in all
19 directions.

20 MR. PHILLIPS: The bank is, the bank's been paying
21 insurance on this, right? The [inaudible]

22 MR. BARNETT: Yes, that's correct.

23 MR. PHILLIPS: Is there any damage insurance
24 proceeds that have come to the bank as a result of the
25 insurance escrows?

1 MR. BARNETT: I would love to give you that answer
2 but I do not have it.

3 MR. PHILLIPS: Well, when was the original
4 foreclosure judgment?

5 MR. BARNETT: The original foreclosure judgment I
6 believe was entered into July with the consent of the owners.
7 It was scheduled for a ninety-day sale date which I believe
8 put it in November. It may have been August.

9 MR. PHILLIPS: Well, when the bank got the title
10 back, why didn't it do this [inaudible]

11 MR. BARNETT: Bank doesn't have title.

12 MR. PHILLIPS: [inaudible] why didn't you fix up
13 the --

14 MR. BARNETT: Bank does not have title yet. I
15 don't --

16 MR. PHILLIPS: Well, it postponed the sale date,
17 right?

18 MR. BARNETT: The sale date was postponed in
19 accordance with an agreement with the current title owners in
20 exchange for a consent judgment. This could very well still
21 be in litigation absent that consent judgment. And it's a
22 standard practice.

23 MR. PHILLIPS: Let's say, if the bank gets the
24 title back, then the bank would have to fix it up.

25 MR. BARNETT: Well, there's no guarantee the bank

1 would get the title back because the bank has no obligation
2 to bid on it at auction.

3 MR. SINOFSKY: No, it'll just get demolished.

4 MR. BARNETT: It would just get demolished and
5 there'd just be an empty lot.

6 MR. PHILLIPS: Well, usually a bank will bid its
7 judgment and it'll be the certificate holder and then they
8 have the responsibility to fix it up.

9 MR. BARNETT: Possibly, sometimes. If they did
10 their judgment. But they have no legal obligation to do so.

11 MR. JARRETT: I have a question for Ginger.

12 MR. PHILLIPS: Alright.

13 MR. BARRANCO: Okay. Thank you all. That closes
14 the public. We've got a question for Ginger.

15 MS. WALD: Sure.

16 MR. JARRETT: Ginger, could you explain to us our
17 options here?

18 MS. WALD: As usual, I will. It's a motion to
19 reconsideration. As I said before, Mr. Sinofsky acting on
20 behalf of the owners through the power of attorney. So it's
21 as if the owners were asking for a motion for reconsideration
22 of your order to demolish.

23 So option number one: you can deny; game over. You
24 can grant it. You can grant it a few different ways and
25 that's going to be a little different than what I talked

1 about before, and that's why I wanted to get the final order.

2 One way you can grant it is you can go ahead, you
3 can grant the motion to reconsideration and with the order
4 you can amend the order, still making all the findings of
5 fact because that has already gone into evidence; you've
6 already made that finding --

7 MR. BARRANCO: Right.

8 MS. WALD: -- that the violations do exist, the
9 property is an unsafe property. You've already decided that
10 and you've already also heard the valuation evidence and made
11 that determination. With that you can grant the owner the
12 opportunity to bring the property in compliance in X number
13 of days. That would be one option. The other option is you
14 can just vacate the order as a motion for reconsideration and
15 then we would have to come back and start over again and
16 present the case again. So that's another option. Not one I
17 would suggest. But it is an -- as John's shaking his head at
18 me -- it is an option that can happen.

19 MR. JARRETT: And if we take the first option, we
20 still have some control over it.

21 MS. WALD: Oh yes. You keep the case. The case
22 will stay in front of you. If you go ahead and grant the
23 motion for reconsideration and as part of that you're
24 amending the final judgment and the amending of the final
25 judgment as opposed to a demolition is still maintaining the

1 findings of fact that were made and if you want to look at
2 the final order I could provide it to you right now. And the
3 difference is going to be as to the ultimate decision is that
4 you're providing the owner X number of days to bring the
5 property into compliance.

6 MR. JARRETT: Can someone make a motion just for
7 option one?

8 MR. BARRANCO: No, no, no.

9 MS. WALD: You can. You can grant the motion and
10 here's how you would do it. You would move to grant the
11 motion for reconsideration, which would amend the final order
12 of -- bear with me -- July 19, 2012 and amending the final
13 order, as a, you would amend it instead of that the property
14 owner demolish the property within thirty days that the
15 property owner bring the property into compliance by, you've
16 got to give me a date.

17 MR. LARSON: Ninety-one days.

18 MS. HALE: Ninety-one days.

19 MS. WALD: Ninety-one days. Perfect, thank you
20 very much Ms. Hale.

21 MR. BARRANCO: Right.

22 MR. LARSON: It would be 1/17/13.

23 MS. WALD: Okay. Ninety-one days for the owner to
24 bring the property in compliance.

25 MR. BARRANCO: Ginger.

1 MR. LARSON: And if he doesn't, then it's can be
2 torn down.

3 MS. WALD: Well, no, then, you can do that, you can
4 add that to the order if you wish.

5 MR. BARRANCO: Um-hm [affirmative]

6 MS. WALD: Or you can just have him reappear.

7 MR. BARRANCO: Jack is conflicted out on this one.

8 MS. WALD: Okay, so he's gone.

9 MR. BARRANCO: Can we still --

10 MS. WALD: You guys can still make the decision.
11 Do we have enough? One, two, three, four, five, six.

12 MR. BARRANCO: Yes, okay.

13 MS. WALD: You've got plenty.

14 MR. BARRANCO: Okay. Okay.

15 MS. WALD: Okay?

16 MR. BARRANCO: So we've got all our questions
17 answered?

18 MR. JARRETT: Um-hm [affirmative]

19 MR. BARRANCO: We know what we need to do?

20 MR. JARRETT: Um-hm [affirmative]

21 MR. SINOFSKY: May I add something? Can I add
22 something?

23 MR. BARRANCO: Sure.

24 MS. WALD: It's up to you.

25 MR. SINOFSKY: Just hearing those options real

1 quick. Time would be great. If it's not in compliance if I
2 could reappear and explain the situation for any reasons we
3 get delayed or whatnot with the lender whatever the case is.
4 I am investing in this. My time and etcetera, etcetera.

5 MR. BARRANCO: Right. You're going to, you're
6 going to be given the opportunity, it sounds like what's
7 being considered here is in ninety or so days -- you'll get
8 an exact date --

9 MR. SINOFSKY: Okay.

10 MR. BARRANCO: We're going to ask you to come back
11 here and give us progress, what's been going on. If
12 nothing's been done, you don't show up --

13 MR. SINOFSKY: Sure.

14 MR. BARRANCO: That's --

15 MR. SINOFSKY: No, I'll definitely be here.

16 MR. BARRANCO: Yes, if you don't show up, it's
17 going to go right back to what it was and so, you've got, it
18 sounds like you're going to have ninety days is what I'm
19 hearing up here, so.

20 MR. SINOFSKY: Okay.

21 MR. BARRANCO: We're going to go ahead and make
22 that motion.

23 MR. SINOFSKY: Okay. Thank you.

24 MR. LARSON: Mr. Chairman?

25 MR. BARRANCO: Yes sir?

1 MR. LARSON: I'd like to make that motion.
2 MR. BARRANCO: Great, let's hear your motion.
3 MR. LARSON: Are you going to do it, George?
4 MR. JARRETT: George is going to do it.
5 MR. LARSON: Okay, go ahead.
6 MR. WALKER: I move to grant the motion for
7 reconsideration, reconfirm the previous findings of fact and
8 grant a ninety-one-day extension.
9 MR. BARRANCO: Got a motion, do we have a second?
10 MR. JARRETT: Second.
11 MR. BARRANCO: All in favor?
12 BOARD MEMBERS: Aye.
13 MR. BARRANCO: Any opposed?
14 MR. SINOFSKY: Thank you.
15 MR. BARRANCO: Hearing none, motion passes. Okay,
16 thank you, thank you. Alright, any other cases?

17
18 **3. Case: CE12070419**

[INDEX](#)

19 **TYLINSKI, ALBA G**

20 **2319 NE 35 DR**

21 MS. PARIS: Very quickly. On page two, new
22 business, CE12070419 is withdrawn. So I have two
23 housekeeping things that I --

24 MS. HALE: Let's ask why?

25

1 MS. PARIS: That was a decision by the Building
2 Official and the inspectors.

3 MR. BARRANCO: Okay.

4 MS. HALE: Can we ask Chris why? Just, sorry.

5 MS. WALD: [inaudible] not here.

6 MS. PARIS: Yes, the inspector that was supposed to
7 do this is not here; he's out of town.

8 MS. HALE: Oh, okay.

9 MS. PARIS: So there was a --

10 MS. HALE: So does it come back again?

11 MS. WALD: It may come back.

12 MS. PARIS: It may come back depending on the
13 circumstances with the house.

14 MS. HALE: Oh, we [inaudible]

15 MS. PARIS: Yes, there are some issues with the
16 case.

17 MS. HALE: Okay.

18 MS. PARIS: The inspector in the case, the timing,
19 the, all this stuff.

20 MS. HALE: Because I know the City were there to do
21 the yards; there were four lots that needed mowing I know.

22 MR. BARRANCO: Okay, any other?
23
24
25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

BOARD DISCUSSION/ANNOUNCEMENTS

MS. PARIS: We have, yes. Two quick things.

MR. BARRANCO: Yes.

MS. PARIS: One, you got your notice for your
Better Meeting --

MR. BARRANCO: Oh yes.

MS. PARIS: -- Academy Meeting thing.

MR. BARRANCO: I need to go to that

MS. PARIS: -- your annual thing. So please make
sure you --

MS. WALD: Go.

MS. PARIS: -- you call or e-mail Arlene to
reserve your spot. And the last housekeeping business is
this is my last Unsafe Structures Board hearing and I want to
introduce --

MR. BARRANCO: I thought that was last time.
Wasn't it last [inaudible]

MS. PARIS: I didn't, no, no, I didn't know it was
going on but this is officially my last one where I'm going
to be doing this. This is fully on, being transferred to go
work for Brian McKelligett, to be his admin aide. So I'm
pretty excited about that.

MR. BARRANCO: Congrats.

MS. PARIS: Yes. Yeah. Erin Saey will be taking

1 over for me. She's here observing but she'll start being
2 here next month and handling the hearing and she's going to
3 do a great job. So, any questions?

4 MR. BARRANCO: Thank you very much for everything.

5 MS. PARIS: That's it.

6 MS. HALE: Thank you.

7 MS. PARIS: Thank you. If you need anything let
8 us know.

9 MR. LARSON: Appreciate it.

10 [INDEX](#)

11 **COMMUNICATION TO THE CITY COMMISSION**

12 MS. WALD: Anything for the City, for the --

13 MS. PARIS: Anything for the good of the City
14 Commission? Anything you want to talk about to them? No?

15 MR. LARSON: [inaudible]

16 [INDEX](#)

17 **FOR THE GOOD OF THE CITY**

18 MR. JARRETT: I have a quick general question.

19 MS. PARIS: Been a long time since we had one
20 [inaudible] on that.

21 MR. BARRANCO: Is it off the record or on the
22 record?

23 MS. PARIS: We're still in the record.

24 MR. JARRETT: [inaudible] general questions for
25 Ginger.

1 MR. BARRANCO: To Ginger.

2 MR. JARRETT: You answered all the questions when I
3 asked you about what is our possibilities there. Just out of
4 curiosity, are we bound always to, are we bound to the
5 thirty-day demolition order?

6 MS. WALD: No, no.

7 MR. JARRETT: We can make it forty-five or sixty?

8 MS. WALD: You can make it anything you want. I
9 think we had that discussion a while ago.

10 MR. JARRETT: [inaudible] way of handling something
11 like this in the future?

12 MS. WALD: You know what we talked about? The
13 reason, I believe, why that was set that way up many, many
14 years ago by the Board many, many years ago before all of us
15 were around. Well you were probably still around. No, I'm
16 talking about involved with the Board. Was for the appeal
17 process because it's a thirty-day appeal to do your petition
18 for a writ of certiorari.

19 MR. JARRETT: Okay.

20 MS. WALD: So I'm assuming that's the reason why
21 they went with the thirty days as opposed to something less
22 than thirty days. As to more, you can always do that. And
23 as you also know, it's always a budget thing with the City
24 and how much money they have in the budget to go out and
25 actually get the contracts to demolish the homes. So that's

1 why there's always a lag time and unless Chris tells me
2 otherwise it's never gets done within the sixty days.

3 MR. JARRETT: So, if we had a case that we
4 couldn't really, you know, we heard a case where someone said
5 oh, I'm going to do this but, you know, the track record
6 wasn't very good and we'd heard him before, we can actually
7 do the demolition --

8 MS. WALD: Um-hm [affirmative]

9 MR. JARRETT: -- order the demolition. Give him
10 forty-five days, which puts another Board meeting in between,
11 which would give them -- if they actually did do something --
12 they could come back and ask for --

13 MS. WALD: Always could. We could always put it
14 on just as the status. We could put it on for almost
15 anything. Because the Board, the Board retains the
16 jurisdiction. If it's not appealed, if it's not appealed,
17 you still have the jurisdiction over the case which is
18 different from other boards.

19 It's different from the Code Enforcement Board
20 because once that lien, boom. Once the fines are imposed and
21 once that lien is there, now the lien is owned by the City
22 Commission.

23 MR. JARRETT: Right.

24 MR. PHILLIPS: Realistically, thirty days, when do
25 they send out the bulldozer?

1 MS. WALD: Depends. I just said it depends on the
2 money and what they have in the budget. They have to --
3 here's what they have to do -- they have to have the contract
4 in place with the demolition. So, that goes through
5 purchasing, we get a contract. Once that contract is done,
6 then after that, let's say at thirty days you had ordered for
7 the property owner, that expires.

8 Now the title search done. It gets sent to the
9 contractor. The contractor has to give the estimate, they
10 have to do all the things that they need to do which are way
11 beyond me. Once they do that, they provide the estimated, it
12 has to go through the bureaucratic process of approval,
13 however many people staff has to send it to.

14 Once it gets approved then that demolition company
15 has to go and apply for permits. They have to make sure FPL
16 is taken care of, they have to make sure that the gas is
17 taken care of and then they can start. So, it really
18 depends. It also depends upon how big the job is. I mean,
19 some of the jobs are small and some of the jobs are also
20 emergency jobs, where we've had a fire, like that one with
21 the fire down off of fourth.

22 So, you know, again, I would love to give you the
23 black-and-white answer, but there is none. You know, some
24 things are easy, some things are hard.

25 MR. BARRANCO: Okay. One more thing.

1 MS. PARIS: One last thing, we forgot to take a
2 vote for last month's minutes.

3 MR. BARRANCO: For your last day. Oh, yes that's
4 really my job.

5 MS. PARIS: As they say, I'm already out of here.

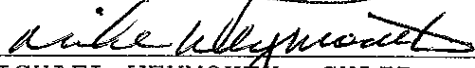
6

7 [Meeting concluded at 4:13 pm.]

8

9

10 
BOARD CLERK

11 
12 MICHAEL WEYMOUTH, CHAIR

13

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

15

16

17

18

19

20

21

22

23

24

25


1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CERTIFICATION

I hereby certify that I have recorded and transcribed the City of Fort Lauderdale Unsafe Structures Board meeting held October 18, 2012, 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 15 day of November, 2012.

PROTOTYPE, INC.

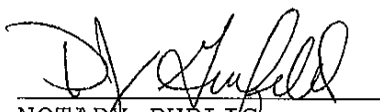

JAMIE OPPERLEE
Recording Clerk

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 15th day of NOVEMBER, 2012.



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


NOTARY PUBLIC
State of Florida