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CITY OF FORT LAUDERDALE  
UNSAFE STRUCTURES BOARD  
THURSDAY, SEPTEMBER 15, 2011 AT 3:00 P.M.  
CITY COMMISSION MEETING ROOM  
CITY HALL

Cumulative Attendance 10/10 through 9/11
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<u>Board Members</u>	Attendance	Present	Absent
John Scherer, chair	A	4	3
John Phillips, Vice Chair	P	4	3
John Barranco	P	5	2
Joe Crognale	P	7	0
Pat Hale	A	6	1
Joe Holland	A	4	3
Thornie Jarrett	P	7	0
Don Larson	P	6	1
Michael Weymouth	P	7	0

14 **City Staff**

Lori Grossfeld, Board Secretary  
Ginger Wald, Assistant City Attorney  
George Oliva, City Building Inspector  
Gerry Smilen, City Building Inspector  
Chris Augustin, Chief Building Official  
Dee Paris, Administrative Aide  
Brian McKelligett, Administrative Assistant II  
Jamie Opperee, ProtoType Inc. Recording Clerk

20 **Communication to the City Commission**

None

21 **Witnesses and Respondents**

None

Index

<u>Case Number</u>	<u>Respondent</u>	<u>Page</u>
1. CE11062099	FEDERAL HOME LOAN MORTGAGE CORP	<u>2</u>
Address:	1271 SW 28 RD	
Disposition:	30 days to demolish the carport and storage room or the City will demolish. Board approved 6-0.	
	Communication to the City Commission	<u>7</u>
	Board discussion	<u>8</u>

The regular meeting of the Unsafe Structures Board convened at 3:00 p.m. at the City Commission Meeting Room, City Hall, 100 North Andrews Avenue, Ft. Lauderdale, Florida.

All individuals giving testimony before the Board were sworn in.

Neither Mr. Scherer nor Mr. Phillips was present, so the Board agreed Mr. Weymouth would serve as Chair.

Approval of meeting minutes

**Motion** made by Mr. Larson, seconded by Mr. Crognale, to approve the minutes of the Board's August 2011 meeting. In a voice vote, motion passed 5-0.

CasesINDEX**1. Case: CE11062099****FEDERAL HOME LOAN MORTGAGE CORP****1271 SW 28 RD**

1 MS. PARIS: Our first case, it's a new business  
2 case on page one, Case CE11062099 the inspector is George  
3 Oliva, the address 1271 Southwest 28 Road. The owner is  
4 Federal Home Loan Mortgage Corp.

5 We have service by posting on the property  
6 8/18/11, and we've advertised in the Daily Business Review  
7 8/26/11 and 9/2/11. We have service by certified mail to the  
8 owner signed by Timothy Fridia 8/18/11 and certified mail to  
9 the tenant in possession was returned, vacant.

10 INSPECTOR OLIVA: Good afternoon Board, George  
11 Oliva, Building Inspector for the City. I'm presenting case  
12 number CE11062099. I did a site inspection of the property  
13 on June 24, 2011 at which time the violation was cited as  
14 page one of the agenda shows. The following pictures were  
15 taken on June 24, 2011 and I would like to enter them into  
16 the records.

17 [Inspector Oliva displayed photos of the  
18 property]

19 As you can see the pictures show the carport that  
20 was built with a permit that has been damaged by the weather  
21 and it's in an unsafe condition at the moment. That's  
22 another view of the same carport and the owners association  
23 of the area, they've been complaining about the condition and  
24 the safe of the roof, and the way the house look also in the  
25 neighborhood. And that's the front porch view. That's

1 another view of the side of the carport where you can see  
2 that the deck is already falling into the carport.

3           You can see that's not a skylight, that's a hole  
4 that was done by the weather. That's inside the storage room  
5 behind the carport, the storage room also was built with the  
6 same permit that the carport was built. And that's inside  
7 the storage room that's completely damaged by the water  
8 penetration. That's another hole on the roof deck. That's  
9 another view from the back of the property, which you can see  
10 that the whole roof deck is already open to the weather and  
11 to the uplift of the high winds in case of hurricane. Yes?

12           MR. JARRETT: Is that the house we're looking at  
13 in the picture?

14           INSPECTOR OLIVA: That's an addition that was done  
15 legally to the property and that's a carport with a storage  
16 room attached to it. And I put on the records of the agenda  
17 the permit number that was used for.

18           MS. WALD: Did you say "legally" or "illegally?"

19           INSPECTOR OLIVA: Was legally done with a permit.

20           MS. WALD: Out, okay.

21           MR. CROGNALE: It was permitted in 1990.

22           INSPECTOR OLIVA: But the house was taken back on  
23 a foreclosure by the bank and I guess nobody had take care of  
24 the property. And you can see the condition on the roof  
25 deck, you can see all the way to the sky. And once again,

1 the owners association and the owner of the property next  
2 door they're very concerned. We are in hurricane season and  
3 if we get hit by a hurricane that carport's going to be all  
4 over the neighborhood.

5 MR. WEYMOUTH: It would appear that this is an  
6 addition to the original structure. Is it your  
7 recommendation that it's, that just the addition is  
8 demolished or?

9 INSPECTOR OLIVA: Just the addition.

10 MR. WEYMOUTH: Just the addition.

11 INSPECTOR OLIVA: Yes, this is about the addition,  
12 the carport with the storage room attached to it.

13 MR. CROGNALE: The front and also -

14 INSPECTOR OLIVA: The house itself, the roof is  
15 not in bad condition but the carport is. And - sure.

16 MR. BARRANCO: George, George, I have a question.  
17 Did you, were you able to speak to the homeowners?

18 INSPECTOR OLIVA: No, the homeowner left town and  
19 the bank took possession of the property and I've been trying  
20 to get ahold of them, they have never answered me they have  
21 never been in contact with me at all.

22 And once again, I'm asking the Board to find for  
23 the City and grant an order to demo the property, in this  
24 case will be the carport and a storage room, in the next 30  
25 days.

1 At 3:08, Mr. Phillips arrived.

2 MR. WEYMOUTH: Are there any other questions of  
3 the City?

4 MR. LARSON: The rest of the house is all okay  
5 George?

6 INSPECTOR OLIVA: The rest of the house is okay.  
7 Only the carport and the storage room is the one that is  
8 really, really bad.

9 MR. LARSON: Okay, thank you.

10 MR. WEYMOUTH: It would appear there is no  
11 respondent to this case, is that correct?

12 MS. WALD: Yes.

13 MR. WEYMOUTH: With no respondent here, does  
14 somebody want to make a motion?

15 MR. CROGNALE: Yes, I'd like to make a motion.

16 MS. PARIS: Just before you do, please let the  
17 record show that Mr. Phillips is here.

18 MR. PHILLIPS: I'm here.

19 MR. CROGNALE: We acknowledge Mr. Phillips. Okay,  
20 may I go on with the motion?

21 MR. WEYMOUTH: Yes sir.

22 MR. CROGNALE: I move that we find that the  
23 violations exist as alleged in that we order the property  
24 owner to demolish the structure within 30 days and that we  
25 order the City to demolish the structure should the property

1 owner fail to timely demolish. Such demolition is to be  
2 accomplished by a licensed demolition contractor pursuant to  
3 a City issued demolition permit.

4 MR. LARSON: Can I make a request? That you  
5 include in that, that you state in your motion that it's the  
6 garage and the storage area. The house isn't going to be  
7 torn down.

8 MR. CROGNALE: You want to define just the unsafe  
9 structures as outlined by Mr. Oliva?

10 MR. LARSON: That's good.

11 MR. CROGNALE: Okay that would be the amendment to  
12 that motion would be for the unsafe structures as outlined by  
13 the complaint, which would be the porch and the storage area,  
14 carport.

15 MR. LARSON: I'll second that.

16 MR. WEYMOUTH: All in favor?

17 BOARD MEMBERS: Aye.

18 MS. PARIS: Any opposition?

19

20 **Communication to the City Commission**

[INDEX](#)

21 MS. PARIS: Okay, is there any communication to  
22 the City Commission?

23 MR. LARSON: I have none.

24 MR. WEYMOUTH: Doesn't appear to.

25 MS. PARIS: Any other business that needs to be

1 taken care of?

2 MR. WEYMOUTH: Doesn't appear to.

3 MS. PARIS: We restart our new fiscal year next  
4 month with a new Chairperson and Vice Chair. And I guess  
5 we're --

6 MR. WEYMOUTH: Seeing no other business, do we  
7 have a motion to adjourn?

8 MR. LARSON: Motion to adjourn.

9

10 Board Discussion

INDEX

11 None.

12

13 [Meeting concluded at 3:11 pm.]

14

15

*See Paris*

16 BOARD CLERK

17

*Michael Weymouth*

18 MICHAEL WEYMOUTH, CHAIR

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

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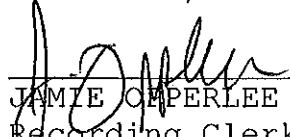
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CERTIFICATION

I hereby certify that I have recorded and transcribed the City of Fort Lauderdale Unsafe Structures Board meeting held September 15, 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 17 day of November, 2011.

PROTOTYPE, INC.

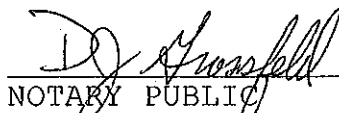
  
\_\_\_\_\_  
JAMIE OPPERLEE  
Recording Clerk

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 17 day of NOVEMBER, 2011.



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

  
\_\_\_\_\_  
NOTARY PUBLIC  
State of Florida