

# UNSAFE STRUCTURES BOARD

**MONDAY, APRIL 24, 2023, 6:00PM**

## **AGENDA**

Commission Chambers  
City Hall  
9500 W. Sample Road

Call to Order

Roll Call

- I. Approval of Minutes
  - i. October 24, 2022
  
- II. Introduction & Opening Statement by Thomas Ansbro, Esq., Unsafe Structures Board Attorney
  
- III. Items of Business
  - i. Case No. UBS17-0027  
Address: 2660 NW 83 Terrace, Coral Springs, FL 33065
  
- IV. Old Business
  
- V. New Business
  
- VI. Adjournment

Residents planning to attend the meeting who need special assistance must notify the City Clerk's office at (954) 344-1065 no later than 24 hours preceding the meeting.

**CITY OF CORAL SPRINGS, FLORIDA**  
**UNSAFE STRUCTURES BOARD**

October 24, 2022  
6:00 p.m.

City Hall Commission Chambers  
9500 W Sample Road  
Coral Springs, FL 33065

**Minutes**

**Call to Order**

The meeting was called to order at 6:03 p.m.

**Roll Call**

Board Member	Attendance
Kim Bailey	Present
Ahmed Hassan	Present
Robert Messing	Present
Fakhir Khalil	Present
Nancy Gregoire Stamper	Present
Danielle Wright	Present
General Contractor	Vacant
Real Estate Appraiser	Vacant
Registered Architect	Vacant

*A quorum was achieved.*

**Board Attorney:**

Thomas Ansbro, Esq.

**Staff:**

Assistant City Attorney Christina Gomez, Esq.  
Building Official Alexander Hernandez  
Executive Assistant Dina Morato  
City Clerk Georgia Elliott

**Court Reporter:**

Lisa Wilson, Florida Professional Reporter

**Swearing In:**

City Clerk Georgia Elliott swore in those wishing to give testimony.

## 1. Introduction and Opening Statement by Thomas Ansbro, Esq., Unsafe Structures Board Attorney

Board Attorney Thomas Ansbro, Esq. provided a brief overview, explaining that based on the findings at the Board's last formal meeting on March 31, 2022, a final order had been entered on April 13. He stated at that time, the building was deemed unsafe, and the owners were provided with three (3) different timelines under which to comply, otherwise this hearing would be called. He noted the issues were outlined in the minutes for the previous meeting and confirmed the Board members had reviewed them.

## 2. Approval of Minutes

### a. January 17, 2017

#### MOTION:

A **motion** was made by Ahmed Hassan to approve the minutes of the January 17, 2017, meeting. The motion was seconded. **Motion passed unanimously.**

### b. March 31, 2022

#### MOTION:

A **motion** was made by Ahmed Hassan to approve the minutes of the March 31, 2022, meeting. The motion was seconded. **Motion passed unanimously.**

## 3. Items of Business

Case No.: USB21-0012

Address: 3990 Woodside Drive, Coral Springs, FL 33065

- Assistant City Attorney Christina Gomez, Esq. requested a continuance of the hearing for Case No. USB21-0012 to March 2023. She continued as follows:
  - The request for continuance is made upon the recommendation of Building Official Alexander Hernandez.
  - At its October 2022 meeting, the Board ordered three (3) steps for Villa Bianca Association to accomplish, including providing an engineer's report for the 40-year inspection, pulling permits for any work to be done, and beginning the work.
  - The engineer's inspection report has been provided, but no movement has been made on permitting.
  - Ms. Gomez outlined ongoing legal proceedings between and among members of the Condominium Association, including foreclosures.
  - The request is to provide an extension of the permitting deadline to March 8, 2023, with a hearing of the Unsafe Structures Board to be scheduled for Monday, March 13, 20, or 27, 2023.
  - Ms. Gomez and Mr. Hernandez fielded questions from the Board.
- Mr. Hernandez provided a brief update on the condition of the building, explaining the engineering report shows that the building is unsafe and requires repairs, including

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electrical and structural repairs. He stated the building is not occupied and the openings are boarded up.

- The Board invited property owners to speak.
  - James Khoudary, 3990 Woodside Drive, Unit #20 and #21, Coral Springs, FL, [P.O. Box 770354, Coral Springs, FL] pointed to lack of cooperation between the seven (7) owners of the complex as the issue and provided a brief update on mediation efforts.
  - Mohammed McClean, 342 Nancy Lou Road, Apopka, FL stated his family owns nine (9) of the units. He discussed financing obtained to repair the roof, and how expenses were previously handled by Villa Bianca’s Board of Directors.
- Mr. Hernandez responded to Board questions regarding the repairs to be made, potential impacts of hurricane season, 40-year and 50-year inspections, the Florida Building Code standard for demolition of a building, the impact on the surrounding neighborhoods, efforts to deter squatters, the extent of the damage to the roof, and the contents of the engineering report.

**MOTION:**

A **motion** was made by Ahmed Hassan to continue the hearing until March 13, 2023. The motion was seconded. **Motion passed unanimously.**

**4. Old Business**

None.

**5. New Business**

None.

**6. Adjournment**

There being no further business, the meeting was adjourned at 6:40 p.m.

**Prepared by:** Crysta Parkinson, Prototype, Inc.

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City Clerk

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Chairperson

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