



# UNSAFE STRUCTURES BOARD AGENDA

October 18, 2012

3:00 PM

**COMMISSION MEETING ROOM  
CITY HALL  
100 N. ANDREWS AVENUE**

## UNSAFE STRUCTURES BOARD

Ordinance: C-75-26

**PURPOSE:** To establish uniform minimum standards for the occupancy of dwelling, hotel and rooming structures and for the uniform minimum standards for the maintenance of the premises occupied or adjacent to such structures, including vacant lots and the premises of business establishments located in proximity thereto.

If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meeting or reading agendas and minutes for the meetings, please contact the City Clerk's Office at 954-828-5002 and arrangements will be made to provide these services to you.

**Board Members:** Michael Weymouth, **Chair** • Joe Holland, **Vice Chair** • John Barranco • Joe Crognale • Pat Hale • Thornie Jarrett • Don Larson • John Phillips • B. George Walker

**TWO OR MORE FORT LAUDERDALE CITY COMMISSIONERS OR MEMBERS OF A CITY OF FORT LAUDERDALE ADVISORY BOARD MAY BE IN ATTENDANCE AT THIS MEETING.**

COMMUNICATION TO THE CITY COMMISSION WILL BE ADDRESSED AT THE END OF THE HEARING

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RETURN HEARING (OLD BUSINESS)

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CASE NO: CE12032397  
CASE ADDR: 715 NE 15 AVE  
OWNER: SEAGER, PHILLIP L  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2010) 116.2.1.1.2  
AN ACCUMULATION OF COMBUSTIBLE DEBRIS IS LOCATED  
INSIDE BOTH AREAS OF THE DUPLEX.

FBC(2010) 116.2.1.2.1  
THE FOLLOWING BUILDING MATERIALS ARE HANGING LOOSE  
OR LOOSENING:  
1. AWNING.  
2. WOOD SIDING.  
3. DRYWALL.  
4 .ELECTRICAL WIRES.  
5. SOFFIT VINYL.

FBC(2010) 116.2.1.2.3  
THE REAR OF THE DUPLEX HAS BEEN PARTIALLY DESTROYED BY FIRE.

FBC(2010) 116.2.1.2.2  
THE FIRE HAS CAUSED A DETERIORATION OF RAFTERS AND  
BEARING WALL MEMBERS.

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CASE NO: CE11111569  
CASE ADDR: 1642 NW 13 CT  
OWNER: BROWN, MORRIS L & JACQUELINE D  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 116.1.1  
THE SINGLE FAMILY CBS BUILDING BUILT IN 1952 AND THE CBS  
FLORIDA ROOM ADDITION THAT WERE SUBSEQUENTLY ATTACHED ON 1968  
HAVE BECOME UNSAFE. THE BUILDING HAS BEEN SUBSTANTIALLY  
DAMAGED BY THE ELEMENTS AND IS A FIRE AND WINDSTORM HAZARD.  
THE BUILDING DOES NOT CONFORM TO THE MINIMUM MAINTENANCE  
STANDARD OF THE FLORIDA BUILDING CODE OR THE FORT LAUDERDALE  
MINIMUM HOUSING CODE.

FBC(2010) 116.2.1.2.2  
THE ROOF DECK ABOVE THE FLORIDA ROOM IS CAVING INTO THE  
LIVING SPACE OF THE ADDITION. MANY AREAS OF THE MAIN ROOF ARE  
LOOSE AS THE FACIA WITH THE SOFFIT. THE DOORS AND WINDOWS  
FRAMES ARE DAMAGED DUE THAT THE STRUCTURE OF THE FLORIDA ROOM  
IS NOT AT PLUMB ANY MORE. THE CEILING MATERIAL, ALONG WITH  
ELECTRICAL FIXTURES AND CONDUIT ARE BEING DAMAGED BY THE WATER  
PENETRATION. MILDEW IS GROWING ON THE WALLS AND CEILING SURFACE.

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HEARING SCHEDULED

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CASE NO: CE12070419  
CASE ADDR: 2319 NE 35 DR  
OWNER: TYLINSKI, ALBA G  
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC(2010) 116.1.2

THE ORIGINAL SINGLE STORY BUILDING WAS SUBSTANTIALLY DEMOLISHED TO THE SLAB AND EXTERIOR WALLS IN 2007, AND A NEW 2 STORY, 2532 S.F., 3 BEDROOM 2 BATH RESIDENCE IS BEING REBUILT UNDER MASTER PERMIT 06041169. THERE WAS SIGNIFICANT CONSTRUCTION PROGRESS UNTIL THE SUMMER OF 2008, WHICH SLOWED DOWN TO A HALT IN THE SPRING OF 2010. CURRENTLY THE BUILDING IS AN INCOMPLETE SHELL AND THE EXTERIOR WOOD SHEATHING IS EXPOSED TO THE ELEMENTS AND HAS SUBSTANTIALLY DETERIORATED. THE PERMIT WAS RENEWED TWICE, BUT NO SUBSTANTIATIVE PROGRESS WAS MADE IN THAT TIME PERIOD. THE STRUCTURE IS PRESUMED AND DEEMED UNSAFE.

FBC(2010) 116.1.3

THE STRUCTURE IS UNSAFE AND PREVIOUS EFFORTS TO MAKE THE BUILDING SAFE, SANITARY AND SECURE HAVE NOT MET THE MINIMUM REQUIREMENTS BY THE BUILDING OFFICIAL AND THE BUILDING SHALL BE DEMOLISHED.

FBC(2010) 116.2.1.2.7

THE SWIMMING POOL WATER IS STAGNANT. THE POOL IS UNGUARDED AND CREATING A DANGEROUS CONDITION TO HUMAN LIFE AND THE PUBLIC WELFARE.

FBC(2010) 116.2.1.3.1

THE CONSTRUCTION SITE WAS ABANDONED AND THE PERMIT EXPIRED BEFORE THE STRUCTURE WAS COMPLETE AND A CERTIFICATE OF OCCUPANCY WAS ISSUED.

FBC(2010) 116.2.2.1

THE CURRENT STRUCTURE'S INTRINSIC VALUE IS AS FOLLOWS:

- 1) THE ORIGINAL FIRST FLOOR CONCRETE BLOCK WALLS OF THE 2 STORY BUILDING HAVE BEEN REINFORCED TO THE REQUIRED STANDARDS APPLICABLE AT THE TIME OF PERMIT ISSUANCE.
- 2) THE EXTERIOR WALLS OF THE SECOND FLOOR ARE WOOD FRAME. THE WALL SHEATHING HAS BEEN EXPOSED TO THE ELEMENTS AND HAS SUBSTANTIALLY DETERIORATED.

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THE EXISTING STRUCTURE IS AN INCOMPLETE SHELL, WHICH TYPICALLY RANGES TO BE 35 TO 40 PERCENT OF THE COMPLETE STRUCTURAL VALUE OF THE BUILDING. HOWEVER, THE REQUIRED STRUCTURAL REPAIRS TO BRING THE STRUCTURE TO CODE BY REPLACING SEGEMENTS OF THE WALL SHEATHING, WOULD LOWER THIS PERCENTAGE TO APPROXIMATELY 30-35% OF VALUE. THEREFORE, THE COST TO COMPLETE THE BUILDING TO MAKE IT A SERVICABLE STRUCTURE IS 65 TO 70 PERCENT OF THE ULTIMATE VALUE.