



UNSAFE STRUCTURES BOARD AGENDA

MARCH 21, 2013

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)

CASE NO: CE07061056
CASE ADDR: 627 N FEDERAL HWY
OWNER: WATERMAN, EDMUND
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2010) 116.1.1
THE COMMERCIAL BUILDING HAS BEEN SUBSTANTIALLY
DAMAGED BY LACK OF MAINTENANCE AND EXPOSURE TO THE
ELEMENTS AND HAS BECOME A WINDSTORM HAZARD.

FBC(2010) 116.1.2
WORK WITHOUT PERMITS INCLUDING BUT NOT LIMITED TO
INTERIOR DEMOLITION, PLUMBING, ELECTRICAL,
MECHANICAL, EXTERIOR DOORS AND GLASS BLOCK HAS
COMMENCED.

FBC(2010) 116.2.1.2.1
THE FOLLOWING BUILDING COMPONENTS HAVE OR ARE
FAILING, HANGING LOOSE OR LOOSENING:
1. STEEL ROOF JOISTS.
2. STUCCO.
3. LATH.
4. EXTERIOR SOFFIT.
5. LIGHTING.
6. ELECTRICAL WIRES.
7. DRYWALL.
8. PLASTER.
9. WOOD FRAMING.
10. WOOD PANELING.

FBC(2010) 116.2.1.2.2
THE ROOF JOISTS AND EXTERIOR SOFFIT OVERHANGS ARE
RUSTING OUT AND DETERIORATING.

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CASE NO: CE11111569
CASE ADDR: 1642 NW 13 CT
OWNER: AMERICAM REAL ESTATE STRATEGIES FUN
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 (NEW BUSINESS)

CASE NO: CE07080354
CASE ADDR: 603 SOLAR ISLE
OWNER: GARCIA, ROSA A
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2010) 116.1.1
THE OLD WOOD FRAME SINGLE FAMILY DWELLING THAT WAS
CONSTRUCTED IN 1949 HAS BEEN SUBSTANTIALLY DAMAGED
BY THE ELEMENTS AND HAS BECOME A WINDSTORM HAZARD.

FBC(2010) 116.2.1.2.1
THE FOLLOWING BUILDING COMPONENTS ARE HANGING
LOOSE, LOOSENING, OR FALLING:
1. EXTERIOR SIDING.
2. WOOD WINDOW SASHES.
3. WOOD FRAMING.

FBC(2010) 116.2.1.2.2
THE WOODEN EXTERIOR INCLUDING BUT NOT LIMITED TO
FRAMING, SIDING AND WINDOW FRAMES IS DETERIORATING
DUE TO EXPOSURE TO THE ELEMENTS.

FBC(2010) 116.2.1.2.4
THE FOUNDATION OF THE BUILDING HAS SAGGED
EXTREMELY DOWNWARD FROM OVERSTRESSING.

FBC(2010) 116.2.1.2.7
THE SWIMMING POOL CONTAINS STAGNANT WATER AT A LOW
LEVEL WITHOUT ANY SIGN OF RECIRCULATION AND
FILTRATION.