



# UNSAFE STRUCTURES

## BOARD AGENDA

JULY 17, 2014

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.**

CITY OF FORT LAUDERDALE  
AGENDA  
UNSAFE STRUCTURES BOARD  
CITY COMMISSION MEETING ROOM - CITY HALL  
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RETURN HEARING (OLD BUSINESS)

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CASE NO: CE12050621  
CASE ADDR: 1013 NW 5 ST  
OWNER: LARONDOS, GRACIE L EST  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 116.1.1

THE SINGLE FAMILY CBS DWELLING THAT WAS BUILT IN 1948 HAS BECOME UNSAFE DUE TO THE DAMAGES CAUSED BY A FIRE ON APRIL 27, 2011. THE INTERIOR OF THIS BUILDING HAS BEEN SUBSTANTIALLY DAMAGED, OVER 50% OF THE FLOOR AREA, WALLS AND CEILING WITH THE SUPPORTING ROOF MEMBERS AND DECK. THIS BUILDING IS WIDE OPEN AND VACANT. THE WINDOWS AND DOORS WERE REMOVED OR DESTROYED BY THE FIRE. THE ROOF TRUSSES WITH THE RAFTERS AND DECK ARE BEING DAMAGED BY WATER PENETRATION AND IT TOO CAN BE UP-LIFTED BY THE HIGH WINDS OF A TROPICAL STORM DUE THAT IT HAS OPEN AREAS. THE ELECTRICAL CONDUITS AND WIRES ARE EXPOSED TO THE WEATHER AND ARE ALSO BEING DAMAGED BY THE WATER PENETRATION INTO THE DWELLING.

FBC(2010) 116.2.1.1.1

THE SINGLE FAMILY DWELLING HAS BECOME UNSAFE DUE TO THE WINDOWS AND DOORS IN DISREPAIR OR BROKEN ALLOWING UNAUTHORIZED ACCESS TO THE INTERIOR OF THIS VACANT SINGLE FAMILY DWELLING; CREATING AN IMMINENT FIRE HAZARD, DANGEROUS TO THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC AND IT'S LOCATED ACROSS FROM AN ELEMENTARY SCHOOL. THIS BUILDING IN Its PRESENT CONDITION DOESN'T MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE AND IT MUST BE REPAIRED OR DEMOLISHED BY THE OWNERS.

FBC(2010) 116.2.1.2.1

MANY BUILDING PARTS HAVE FAILED AS FRAMING MEMBERS ARE CAVING IN TO THE LIVING SPACES OF THE DWELLING, OR ARE HANGING LOOSE, OR LOOSENING. THE PARTS INCLUDE, BUT MAY NOT BE LIMITED TO: ROOF DECKING MATERIAL, FACIA, SOFFIT AND FRAMING MEMBERS WITH THE CEILING MATERIAL, ALONG WITH THE FLOOR JOISTS AND WOOD DECK.

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NEW HEARING SCHEDULED

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CASE NO: CE08110184  
CASE ADDR: 1930 SW 36 AVE  
OWNER: LEYVA, EMILIO BOZAN  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 116.1.1

THE SINGLE FAMILY CBS DWELLING THAT WAS BUILT IN 1956 HAS BECOME UNSAFE DUE TO THE DAMAGES CAUSED BY HURRICANE WILMA. THE INTERIOR OF THIS BUILDING HAS BEEN SUBSTANTIALLY DAMAGED, OVER 50% OF THE WALLS AND CEILING INCLUDING THE SUPPORTING ROOF MEMBERS AND DECK. THIS BUILDING IS WIDE OPEN AND VACANT. THE WINDOWS AND DOORS AREN'T SECURED. THE ROOF, IT TOO CAN BE UP-LIFTED BY THE HIGH WINDS OF A TROPICAL STORM DUE THAT IT HAS OPEN AREAS. THE ELECTRICAL CONDUITS AND WIRES ARE EXPOSED TO THE WEATHER AND BEING DAMAGED BY THE WATER PENETRATION INTO THE DWELLING.

FBC(2010) 116.2.1.2.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN EXPOSED TO WATER INTRUSION OVER THE YEARS AND IS AN UNACCEPTABLE FIRE HAZARD.

FBC(2010) 116.2.1.2.7

THE SWIMMING POOL IS UNSAFE, IS LOCATED AT THE FRONT OF THE PROPERTY, THE FENCE OR BARRIER FOR CHILD PROTECTION HAS A GAP OR MISSING SECTION AND WILL ALLOW ANY PERSON OR CHILD ACCESS INTO THE UNSAFE POOL AREA. THE POOL CONTAINS BLACK, STAGNANT WATER AND IS DEEMED TO BE UNSAFE, UNSANITARY AND DANGEROUS TO HUMAN LIFE AND PUBLIC WELFARE.

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CASE NO: CE14020691  
CASE ADDR: 1412 NE 6 ST  
OWNER: FEDERAL NATIONAL MORTGAGE ASSN  
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 116.1.1  
THE ROOF ON THE SINGLE FAMILY DWELLING HAS BEEN  
SUBSTANTIALLY DAMAGED BY THE ELEMENTS FROM LACK OF  
MAINTENANCE AND HAS BECOME A WINDSTORM HAZARD.

FBC(2010) 116.2.1.2.1  
THE FOLLOWING BUILDING COMPONENTS ARE  
FAILING, HANGING, LOOSE OR LOOSENING:  
1. ROOF RAFTERS.  
2. ROOF TILES.  
3. 90# FELT.  
4. 30# TAR PAPER.  
5. ROOF DECKING.  
6. INSULATION.  
7. CEILINGS.

FBC(2010) 116.2.1.2.2  
THE ROOF HAS BEEN STRUCTURALLY DAMAGED AND IS  
DETERIORATING.