



CITY OF
FORT LAUDERDALE
FLORIDA

UNSAFE STRUCTURES

BOARD AGENDA

SEPTEMBER 18, 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
SEPTEMBER 18, 2014
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RETURN HEARING (OLD BUSINESS)

CASE NO: CE14070115
CASE ADDR: 201 SW 11 CT
OWNER: KERR, MARY ANNE
KERR, LOIS
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 116.1.1
THIS BUILDING IN ITS PRESENT CONDITION IS UNSAFE,
DUE THAT THE OPENING PROTECTIONS WERE REMOVED, THE
ELCTRICAL SYSTEM IS UNSAFE AND BYPASSED. THERE'S
NO RUNNING WATER ALSO IS FULL OF TRASH AND IT CAN
BECOME A FIRE HAZARD.

FBC(2010) 116.2.1.1.1
THE SINGLE FAMILY DWELLING HAS BECOME UNSAFE DUE
TO THE WINDOWS AND DOORS ARE IN DISREPAIR OR
REMOVED. ALL THE OPENINGS ARE UNSECURED, ALLOWING
UNAUTHORIZED ACCESS TO THE INTERIOR OF THIS VACANT
SINGLE FAMILY DWELLING

FBC(2010) 116.2.1.2.5
THE METER WAS REMOVED AND THE CONECTIONS WERE
BYPASSED, IT HAS BECOME A FIRE HAZARD AND LIFE
SAFETY ISSUE.

FBC(2010) 116.2.1.2.6
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. DUE THAT THE
INTERIOR OF THE DWELLING IS FULL OF TRASH AND
FLAMABLE MATERIALS. THERE'S NO RUNING WATER AND IT
HAS BECOME UNSANITARY AND DANGEROUS TO HUMAN LIFE.

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HEARING SCHEDULED

CASE NO: CE10050519
CASE ADDR: 729 SW 15 AVE
OWNER: BENJAMIN,MINA
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 115.1.1
THE SINGLE FAMILY DWELLING HAS BEEN SUBSTANTIALLY
DAMAGED BY FIRE AND HAS BECOME A WINDSTORM HAZARD.

FBC(2007) 115.2.1.1.2
THE FIRE DAMAGED BUILDING HAS AN ACCUMULATION OF
DEBRIS WITHIN.

FBC(2007) 115.2.1.2.1
THE FOLLOWING BUILDING COMPONENTS ARE HANGING,
LOOSENING, OR FAILING:
INSULATION
DRYWALL
ELECTRICAL WIRING
ROOF RAFTERS
FLOOR BOARDS
ROOF SHEATHING
WOOD WINDOW FRAMES
WOOD SIDING
ROOF SHINGLES

FBC(2007) 115.2.1.2.3
THE FIRE HAS PARTIALLY DESTROYED THE BUILDING.

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CASE NO: CE13080834
CASE ADDR: 2311 NW 9 PL
OWNER: DAVIES, CAROLYN
WILLIAMS, LATRICE
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 116.1.1

THE SINGLE FAMILY CBS DWELLING THAT WAS BUILT ON 1967. IT HAS BECOME UNSAFE DUE TO THE DAMAGES CAUSED BY HURRICANE WILMA. THE INTERIOR OF THIS BUILDING HAS BEEN SUBSTANTIALLY DAMAGED, OVER 50% OF THE FLOOR AREA AND WALLS, THE WINDOWS AND DOORS WERE DESTROYED BY HURRICANE WILMA; THIS BUILDING IS WIDE OPEN AND VACANT. THE ROOF TRUSSES, RAFTERS AND DECK SUFFER A SUBSTANTIAL DAMAGE AND ARE CAVING INTO THE MAIN SPACE OF THE DWELLING. AND IT TOO CAN BE UP-LIFTED BY THE HIGH WINDS OF ANOTHER TROPICAL STORM. THE ELECTRICAL CONDUITS AND WIRES ARE EXPOSED TO THE WEATHER AND ARE BEING DAMAGED BY THE WATER PENETRATION INTO THE ELECTRIC SYSTEM.

FBC(2010) 116.2.1.1.1

THE SINGLE FAMILY DWELLING HAS BECOME UNSAFE DUE TO THE WINDOWS AND DOORS IN DISREPAIR OR BROKEN THE OPENINGS ARE UNSECURED, 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 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 BY THE OWNERS

FBC(2010) 116.2.1.2.1

MANY BUILDING PARTS HAVE FAILED AS FRAMING MEMBERS 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 ELECTRICAL FIXTURES AND CONDUIT.

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CASE NO: CE13110466
CASE ADDR: 308 SW 11 ST
OWNER: NIELSEN, MARY BETH
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 116.1.1
THE SINGLE FAMILY DWELLING HAS BEEN SUBSTANTIALLY
DAMGED BY FIRE AND HAS BECOME A WINDSTORM AND FIRE
HAZARD.

FBC(2010) 116.2.1.1.1
THE BUILDING IS VACANT, UNGUARDED AND OPEN AT THE
DOORS.

FBC(2010) 116.2.1.1.2
THERE IS A CONSIDERABLE AMOUNT OF COMBUSTIBLE
MATERIAL WITHIN AND AROUND THE STRUCTURE.

FBC(2010) 116.2.1.2.1
THE FOLLOWING MATERIAL IS HANGING LOOSE AND/OR
LOOSENING
1. ROOF SHINGLES.
2. WOOD SIDING.
3. WOOD FENCING.
4. WINDOW FRAMES.
5. ELECTRICAL WIRES.

FBC(2010) 116.2.1.2.3
THE STRUCTURE HAS BEEN PARTIALLY DESTROYED BY THE
FIRE.

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CASE NO: CE14041204
CASE ADDR: 1905 DAVIE BLVD
OWNER: HAROON, MOHAMMED A HAROON, YASMEEN AN
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 116.1.1
THIS BUILDING HAS BECOME UNSAFE DUE TO THE DAMAGES CAUSED BY THE WEATHER. 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.

FBC(2010) 116.2.1.2.1
THE ROOF TRUSSES WITH THE RAFTERS AND ATTACHED ROOF DECK ARE BEING DAMAGED BY RAINWATER PENETRATION AND IT TOO CAN BE UP-LIFTED BY THE HIGH WINDS OF A TROPICAL STORM DUE THAT IT HAS OPEN AREAS OR IT HAS CAVED INTO THE PROPERTY INTERIOR SPACES.

FBC(2010) 116.2.1.2.5
A BUILDING SHALL BE DEEMED UNSAFE WHEN BROKEN OR UNSECURED OPENINGS ARE EXISTING ALLOWING UNAUTHORIZED ACCESS TO THE INTERIOR OF THIS VACANT SINGLE FAMILY DWELLING OR THE ELECTRICAL CONDUITS AND WIRES ARE EXPOSED OR BEING DAMAGED BY THE RAINWATER PENETRATION INTO THE DWELLING. CREATING AN IMMINENT FIRE HAZARD, DANGEROUS TO THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC. 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. IT MUST BE REPAIRED OR DEMOLISHED BY THE OWNERS.

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CASE NO: CE14041901
CASE ADDR: 1304 ORANGE ISLE
OWNER: DEUTSCHE BANK NATL TR CO
% OCWEN LOAN SERVICING LLC
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 1604.1
THE DOCK AND SCREEN ENCLOSURE, BOTH ARE IN
DISREPAIR AND THEY CAN BE UPLIFTED BY HIGH WINDS
AND BECOME WINDSTORM HAZARDS TO THE SURRENDERING
PROPERTIES.

CASE NO: CE14041946
CASE ADDR: 1484 SW 32 ST
OWNER: TREMBLAY, MARGOT D EST
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 116.1.2
A SHED HAS BEEN INSTALLED ON THE PROPERTY WITHOUT
PERMITS AND IS DEEMED UNSAFE.

FBC(2010) 116.2.1.2.1
THE FOLLOWING BUILDING COMPONENTS ARE FAILING,
HANGING OR LOOSENING:
1. EXTERIOR WOOD SIDING.
2. EXTERIOR WOOD FRAMING.
3. PLASTER CEILINGS.
4. INSULATION.
5. FASCIA BOARD.
6. ROOF DECKING.
7. ROOF SHINGLES.

FBC(2010) 116.2.1.2.2
THE EXTERIOR WOOD FRAMING, SIDING AND FOOT RAFTERS
HAVE DETERIORATED.

FBC(2010) 116.2.1.2.4
THE EXTERIOR WALLS OF THE BUILDING HAVE SAGGED AND
FALLEN OFF DUE TO DETERIORATION.

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CASE NO: CE14061084
CASE ADDR: 1621 NW 26 AV
OWNER: EDWARDS,CHRISTINE
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 116.1.1

THE SINGLE FAMILY CBS DWELLING THAT WAS BUILT ON 1959. IT HAS BECOME UNSAFE DUE TO THE DAMAGES CAUSED BY THE WEATHER. THE INTERIOR OF THIS BUILDING HAS BEEN SUBSTANTIALLY DAMAGED, OVER 50% OF THE FLOOR AREA, WALLS AND THE CEILING BY THE RAINWATER PENETRATION THROUGH THE ROOF. ALSO, THE ROOF TRUSSES, RAFTERS AND DECK ARE SUFFERING A SUBSTANTIAL DAMAGE BY BEING EXPOSED TO THE ELEMENTS AND IT TOO CAN BE UP-LIFTED BY THE HIGH WINDS OF A TROPICAL STORM. THE DWELLING'S ROOF STRUCTURE HAS DETERIORATED TO THE POINT THAT THE STRUCTURAL INTEGRITY HAS BEEN COMPROMISED, IS NOW A WINDSTORM HAZARD AND SHOULD BE REBUILT OR REMOVED.

FBC(2010) 116.2.1.1.1

THIS VACANT SINGLE FAMILY DWELLING; MEETS THE CRITERIA FOR AN UNSAFE STRUCTURE HEARING DUE THAT IT'S PRESENT CONDITIONS ARE CREATING AN IMMINENT FIRE HAZARD, IT IS DANGEROUS TO THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC
THIS BUILDING IN ITS PRESENT CONDITION DOES NOT MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE AND IT MUST BE REPAIRED BY THE OWNER OR DEMOLISHED.

FBC(2010) 116.2.1.2.1

MANY BUILDING PARTS HAVE FAILED AS ROOF FRAMING MEMBERS 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 ATTACHED.

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CASE NO: CE14061682
CASE ADDR: 5713 NE 15 AV
OWNER: ALTUG, COSAY H/E ENGLE, JOHN B
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 116.1.1
A SWIMMING POOL WAS BUILT UNDER THE FOLLOWING
PERMITS: MASTER PERMIT 05092372, PLUMBING PERMIT
05092372, AND ELECTRICAL PERMIT 05092374. THESE
PERMITS HAD INSPECTIONS BUT NEVER RECEIVED OR
PASSED FINAL INSPECTIONS. THESE PERMITS WERE LEFT
TO EXPIRE.

FBC(2010) 116.1.2
A SWIMMING POOL WAS BUILT UNDER THE FOLLOWING
PERMITS: MASTER PERMIT 05092372, PLUMBING PERMIT
05092372, AND ELECTRICAL PERMIT 05092374. THESE
PERMITS HAD INSPECTIONS BUT NEVER RECEIVED OR
PASSED FINAL INSPECTIONS. THESE PERMITS WERE LEFT
TO EXPIRE.
