



CITY OF
FORT LAUDERDALE
FLORIDA

UNSAFE STRUCTURES

BOARD AGENDA

OCTOBER 16, 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
OCTOBER 16, 2014
3:00 pm

Page 1

RETURN HEARING (OLD BUSINESS)

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 IN 1959 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 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 ATTACHED.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
OCTOBER 16, 2014

Page 2

HEARING SCHEDULED

CASE NO: CE14020152
CASE ADDR: 1001 SW 4 ST
OWNER: JOHNSON, LAWRENCE R
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 116.1.1

THE SINGLE FAMILY WOOD FRAME DWELLING THAT WAS BUILT IN 1938 HAS BECOME UNSAFE DUE TO THE DAMAGES CAUSED BY THE WEATHER. THE OUTSIDE AND THE INTERIOR OF THIS BUILDING HAVE BEEN SUBSTANTIALLY DAMAGED INCLUDING OVER 50% OF THE FLOOR AREA, WALLS AND CEILING WITH THE SUPPORTING ROOF MEMBERS AND DECK.

FBC(2010) 116.2.1.2.2

THE ROOF PARTS OVER THE PORCH HAVE FAILED AND SOME ARE HANGING LOOSE. THE ROOF DECKING IS DETERIORATED AND SAGGING INTO THE DWELLING, ALL DUE TO THE CONTINUED RAINWATER INTRUSION THAT HAS DAMAGED THIS WOOD FRAME STRUCTURE.

FBC(2010) 116.2.1.2.3

THE STRUCTURE BELONGING TO THIS WOOD FRAMED DWELLING DOES NOT MEET THE STANDARD FOR GRAVITY LOADING AND IT WILL NOT WITHSTAND THE REQUIRED WIND LOADING, UNDER THE HIGH WINDS OF A TROPICAL STORM AND THE REQUIRED RESISTANCE TO THE UPLIFT. THIS CODE PROTECTS ALL THE ADJACENT NEIGHBORS FROM FLYING DEBRIS IN A STORM WHICH THIS STRUCTURE MAY BECOME.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
OCTOBER 16, 2014
3:00 pm

Page 3

CASE NO: CE14051615
CASE ADDR: 516 SW 13 ST
OWNER: LANGBEIN,GREGORY M & DIANA
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 116.1.1
THE ACCESSORY BUILDING HAS BEEN SUBSTANTIALLY
DAMAGED BY THE ELEMENTS AND HAS BECOME A WINDSTORM
AND FIRE HAZARD.

FBC(2010) 116.2.1.2.1
THE FOLLOWING BUILDING COMPONENTS ARE
FAILING,HANGING LOOSE OR LOOSENING:
1.ROOFING.
2.ROOF DECKING.
3.ROOF RAFTERS.
4.MASONRY WALLS.

FBC(2010) 116.2.1.2.2
THE ROOF RAFTERS HAVE DETERIORATED.

FBC(2010) 116.2.1.2.3
THE ROOF IS DESTROYED.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
OCTOBER 16, 2014
3:00 pm

Page 4

CASE NO: CE14070526
CASE ADDR: 1301 SW 30 ST
OWNER: NAOR, ERIC SHAULI, YOSSEI & SCHMIDT, T
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 116.1.1

THIS SINGLE FAMILY DWELLING WAS OCCUPIED BY SQUATTERS. THE FORT LAUDERDALE POLICE DEPARTMENT REMOVED THEM AND ASKED CODE COMPLIANCE FOR ASSISTANCE. UPON OUR SITE INSPECTION WE FOUND THE DWELLING TO BE UNSAFE AND A HEALTH HAZARD. THE WATER IN THE POOL IS DARK GREEN AND THERE IS NO SAFETY BARRIER. ACCESS TO THE UNSECURED POOL CAN BE GAINED VIA A BROKEN FENCE. 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 PHYSICAL CRITERIA OF THE FLORIDA BUILDING CODE SECTION 116.2.1 FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE AND IT MUST BE REPAIRED BY THE OWNERS OR DEMOLISHED.

FBC(2010) 116.2.1.1.1

THE WINDOWS AND DOORS ARE IN DISREPAIR OR BROKEN AND UNSECURED.

FBC(2010) 116.2.1.2.7

THE SWIMMING POOL IS DEEMED TO BE UNSAFE, DUE THAT IT CONTAINS BLACK STAGNANT WATER AND IS FULL OF TRASH OR DEBRIS. IT HAS BECOME UNSANITARY AND DANGEROUS TO THE NEIGHBORHOOD AND IT MUST BE SECURED OR FILLED.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
OCTOBER 16, 2014
3:00 pm

CASE NO: CE14080306
CASE ADDR: 1736 NW 18 ST
OWNER: ROBERTSON, AVON JR ROBERTSON, TALISA
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 116.2.1.1.1
THIS SINGLE FAMILY DWELLING IS VACANT AND FULL OF TRASH AND DEBRIS. THESE CONDITIONS ARE CREATING AN IMMINENT FIRE HAZARD, DANGEROUS TO THE HEALTH, SAFETY AND WELFARE OF THE NEIGHBORS. 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 SECURED AND KEPT CLEAN BY THE OWNERS.

FBC(2010) 116.2.1.2.7
THE SWIMMING POOL IS DEEMED TO BE UNSAFE. DUE THAT IT CONTAINS BLACK STAGNANT WATER AND IS FULL OF TRASH OR DEBRIS. IT HAS BECOME UNSANITARY AND DANGEROUS TO THE PUBLIC WELFARE OF THE NEIGHBORHOOD.

CASE NO: CE14081181
CASE ADDR: 819 NW 2 AV
OWNER: DEONARINE, KELVIN & LINDA D
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 116.1.1
THIS PROPERTY HAS SUFFERED A FIRE WHICH HAS DESTROYED MOST OF THE INTERIOR AND CAUSED ALL RESIDENTS TO RELOCATE. THE ROOF IS PARTIALLY DAMAGED AND THE INTERIOR IS INHABITABLE.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
OCTOBER 16, 2014
3:00 pm

Page 6

CASE NO: CE14081458
CASE ADDR: 3333 NE 32 AVE
OWNER: IL LUGANO,LLC
INSPECTOR: ROBERT MASULA

VIOLATIONS: FBC(2010) 116.2.1.2.1
THERE ARE AREAS OF THE EXTERIOR WALLS THAT ARE
LOOSE, HAVE BROKEN FREE, AND HAVE CAUSED AN UNSAFE
CONDITION TO THIS PROPERTY AS WELL AS THE
NEIGHBORING PROPERTIES.