PROVIDED BY ED STROBEL

PH-5
MAY 7, 2013

Overview of 716 SW 4th Place issues:

The lot at 716 Bryan Place (AKA SW 4th Place) in Fort Lauderdale currently has the structure that was once part of the property now up on wood blocks and steel about 5' off the ground. Although it is always best to try and reuse a structure for both historic and ecological value, this particular structure was allowed to be moved, and then left to deteriorate and is now in a state that would make it totally unfeasible to reuse.

- Building is a danger to the community in its current state and has been in this state since 2006 (almost 7 years). City may have a shared liability in this danger as an unsafe structures order to demolish was issued back in July of 2008 and not carried out.

- Once the property was severed from the lot and started cracking, the steel in the concrete was exposed to the elements and began an accelerated deterioration process. To reverse this process will require massive alterations to the viewable area of the home decreasing its historic significance and making it economically impossible to do by normal people.

- Building has been for sale on and off by previous owner and the bank since before 2009 (over 4 years) and dozens of people have analyzed the situation and deemed it unfeasible to purchase the property. 6 people have had accepted contracts on the property in the last few years and have done a full and extensive analysis of the situation and decided to walk away even though the property was being sold below market value. As deterioration continues, this will only make the building less feasible in the future until such time that it falls down under its own weight.

- Neighbors in the near vicinity have called in numerous complaints of people living in and under the building, using this property to gain access to other properties and to complain about the shear ugliness of the structure in its current state.

- Engineers have evaluated the building and have deemed it unfeasible to bring the building to current codes. (See letter enclosed)

- Contractors have evaluated the building and have deemed it unfeasible to repair.

- Dozens of developers have evaluated the building and have deemed it unfeasible to reuse the structure.

- The only plan that was accepted by the historic board (back in the mid 2000s) to use this structure had it hidden behind a new 3 car garage and a servants quarter and had a second story added to it to completely hide the structure from the street view. removing all public historic views from the street. (Plans available for review) Also the plans are no longer useable because tougher codes (zoning and wind) are now being used for this area. These plans also contributed to the foreclosure on this property as they were not financially viable even back then. They showed a construction cost of over 1.5 Million (not including seawall or other required work) before the building was left abandon for all this time so estimates now are over 2M. Even back in the days of crazy real estate pricing, they had to go to Rio Vista and a gated street in Harbor Beach to find comps to justify this project and no home of this size has ever been sold for that price in the sailboat bend area. (estimates enclosed)

Section 47-24.11.C of the city code gives criteria for demolition of a historic site. Only ONE of these has to be proven (notice the "or" on line ii of the code)

4. Demolition c. Criteria—Demolition

i. The designated property no longer contributes to a Historic District

Once the building was severed from the lot, the building no longer contributed to the historic district. It is an eyesore and a danger to the residents and visitors to the district. Many residents of the historic district and the surrounding community have filed complaints and have showed up to meetings in 2008, 2009 and again today to support this fact.

Once the building was allowed to deteriorate, it became a further danger to the community due to the falling concrete and failing support system and its fate was sealed because no one in 6 years has been able to come up with a viable plan to use the structure that can be executed.

ii. The property or building no longer has significance as a historic architectural or archeological landmark; or

Currently the building is only a landmark to people driving and boating by as the "ugly house on blocks". Since the building was removed from the foundation and the foundation removed, any archeological artifacts were probably removed or destroyed. It does not have significance as a historic building and it draws the visitors attention away from the beautiful historical structures in the area.

iii. The demolition or redevelopment project is of major benefit to a historic district

A deteriorating, dangerous building severed from its foundation and in accelerated deterioration mode and a home for vagrants does not benefit the historic district. A vacant lot would benefit the neighborhood more and a home that matches the existing home to meet the style of the neighborhood would be a large benefit. The historic board will get a chance to review such plans in the future

but until this structure is allowed to be removed, no such investment in plans will be made by any reasonable person. **Moving the structure without funds to complete the project was bad enough but allowing it to deteriorate sealed the building's fate:**

- Once the building was severed from the ground and moved, "grandfathering" is cancelled.. Structure now must meet CURRENT Florida building codes.

- Even if the city made a special allowance to not meet current codes, no normal insurance company would write a policy on the home.

- NO tie beams so questionable if it the structure could handle current building code wind pressures.

- Windows do not meet codes so new windows required (Ruins current historic look) . Also hurricane shutters would now be required as the walls surrounding the windows do not meet the requirements to mount hurricane windows.

- Roof cannot support itself like modern roofs (note steel columns). No feasible floor plan could be used in this building.

- Exterior walls need to be saw cut on 24 to 36" centers [per engineer) and steel reinforced and restuccoed so the entire building would have a "new" stucco thus further removing the historical look.

- Door covers that define the building are in severe disrepair and may not be able to be saved and reused under current building codes.

- Interior walls have all been removed so the interior of the home will be almost all replica further removing the history of the home.

- Deck railings, parapet walls and stairs do not meet current codes so a new rail would need to be added to the top further changing the historical look

- In conclusion, the moving of the property has removed the grandfathering of the ability to leave the structure as is and the bringing of the structure to current code would not only be economically impossible, it would also cover up most of what is historical about this home.

Other thoughts: Historic Preservation rules should require a bond before anyone does any major remodeling of a historic home. It is too late for this structure but it might benefit future structures from this same fate.

OTHER OPTIONS:

- Using this home on this property is unfeasible as discussed above. Even if the massive expense could be undertaken no one in 9 years has been able to accomplish it. Even if the original renovation plans where to be used, not one bit of the original home could be seen from the street thus negating any public historical value.

- This home is a concrete block home and is about 50' at its narrowest(since it was split and moved) so moving the home down a street is impossible without removing all the trees and power poles.

- Moving the home onto a barge is a possibility but it will be too tight to make it through any bridges so the only public location would be the park off Davie Blvd but making it around the bend would be questionable. Also the structure may not survive the move and the expense of just the transportation would be nearing 6 figures and finally I do not think the city has an appetite for more historic structure to be parked on public lands and the cost to make it safe would also be in the 6 figure area plus

FUTURE:

The new owners of this property want to build a modest home in the historic style of turn of the century Key West but will be discussing these plans with the neighbors, the civic association and the HPB to get input. The owners are longtime residents of Fort Lauderdale and have been active members of their neighborhoods since they moved to the city in 1986. The owner has disassembled a barn built in the 1800s by his ancestors and plans to use many of the original timbers of the property along with modern green building techniques to build a sustainable home that will withstand over 200MPH winds, collects the rain water off the roof (just like they did in the turn of the century) and is energy efficient to leed platinum standards. This home will not be a spec home and will be used by the owners for their personal residence.

ENCLOSURES:

-Google Earth History

- Pictures of property

- 2008 signatures of neighbors and map

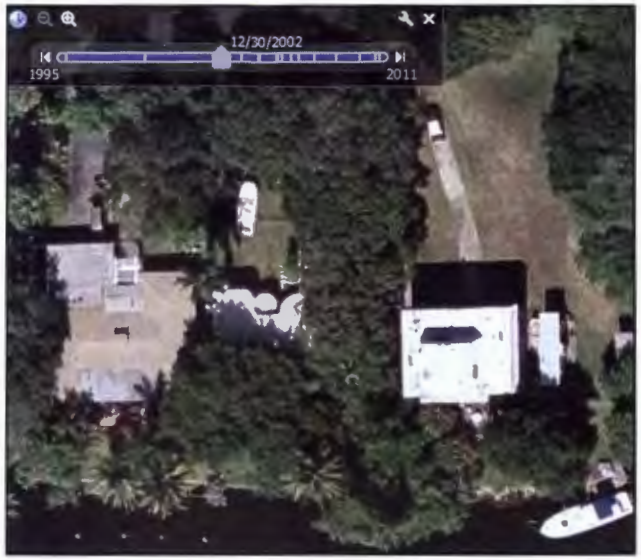
- 2013 signatures of neighbors and map

-Engineers analysis

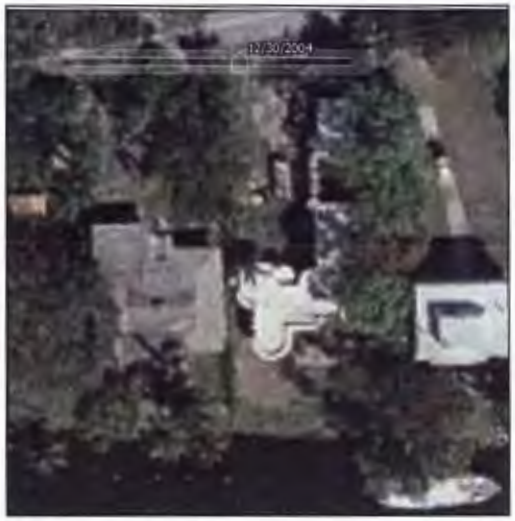
- Cost estimates from previous owner from 2006

A History from Google Satellite Images

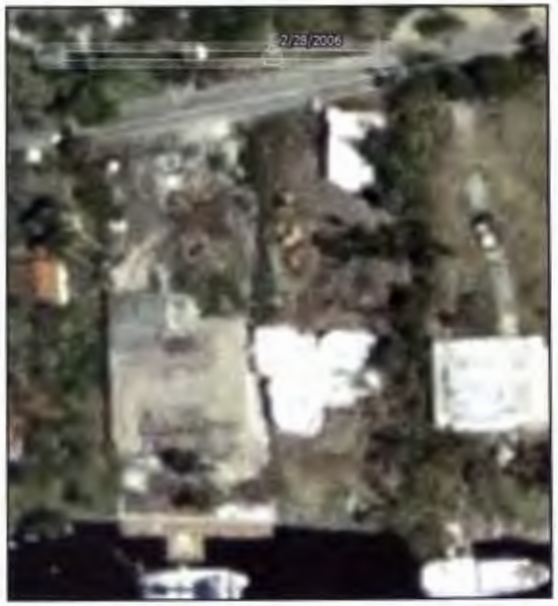
716 SW 4th Place, Fort Lauderdale, FL



12-30-2002 - original 1939

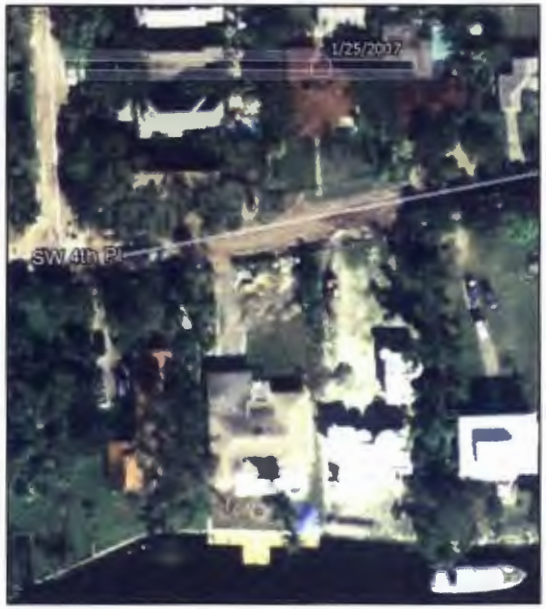


12-30-2004
Trees gone, home 38' from water

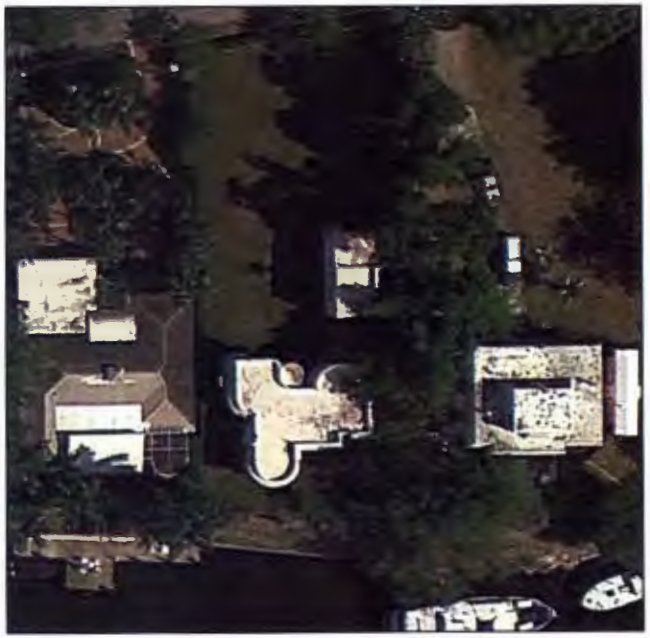


2-28-2006 home split in two

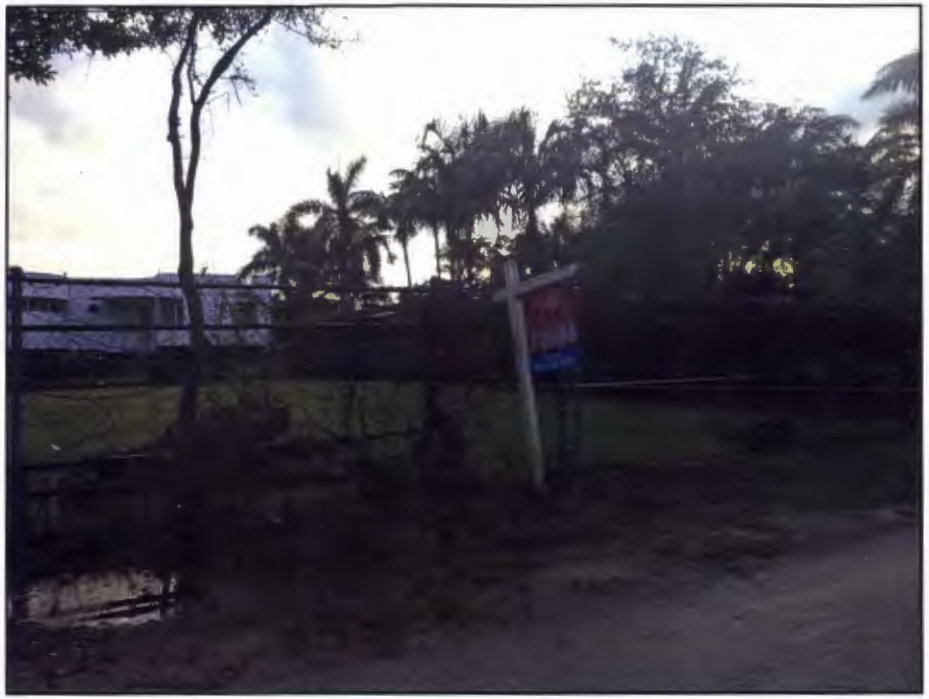
8-30-2006 home to front of lot



1-25-2007 home in current position

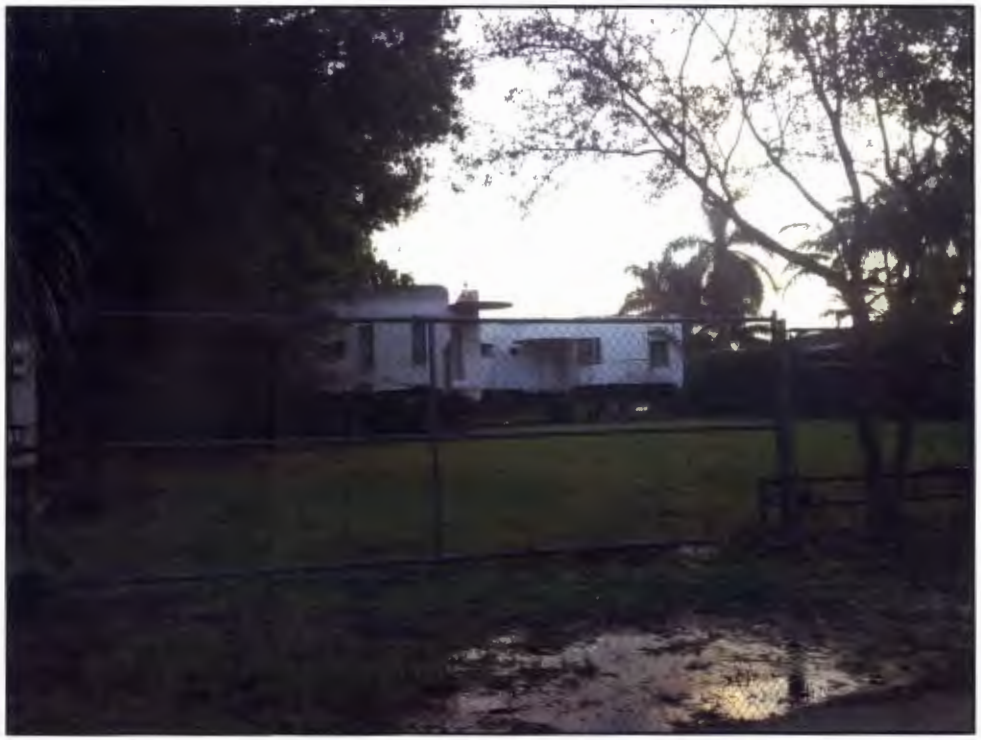


3-26-2013 Current View

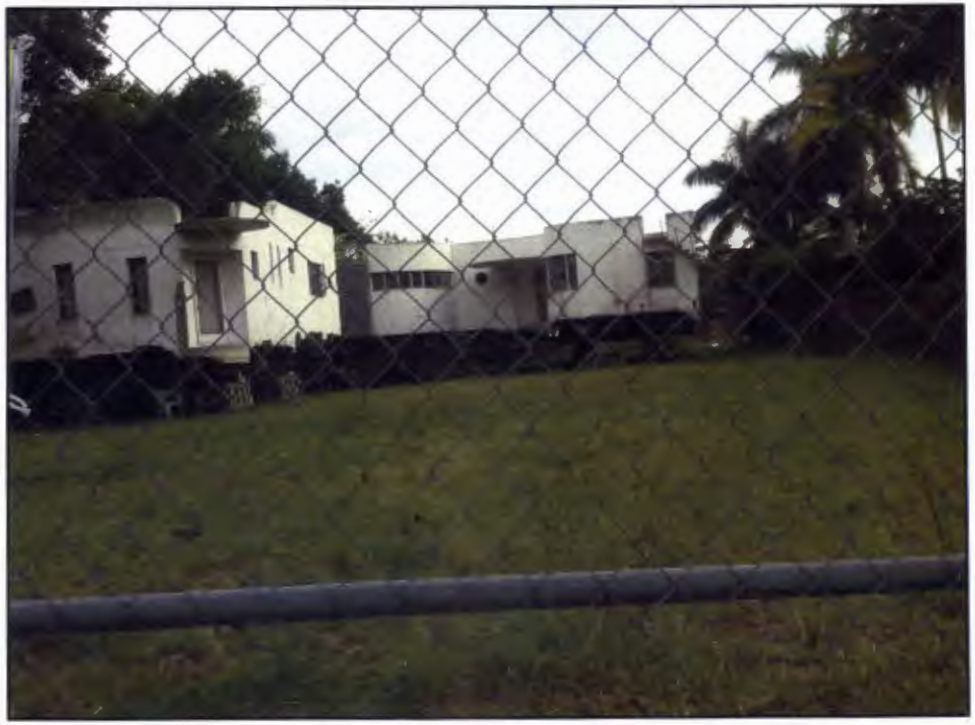


View from the street

View from the street

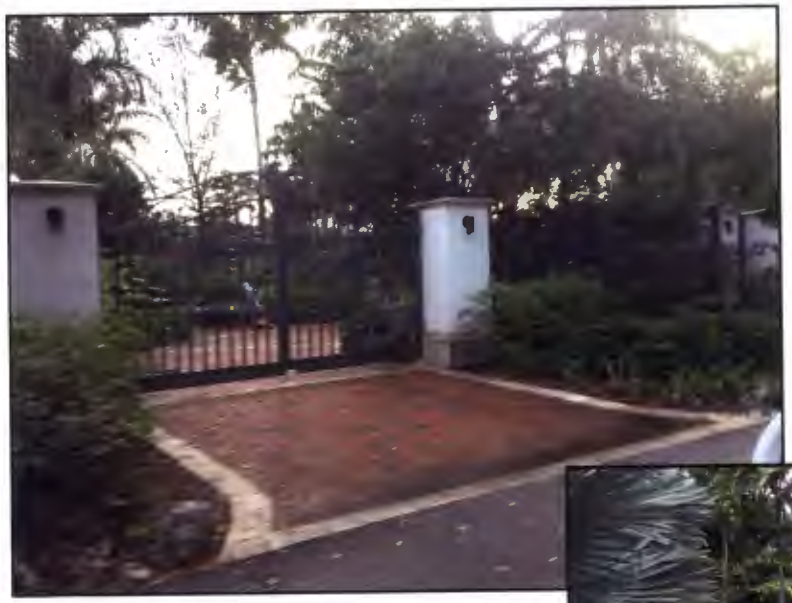


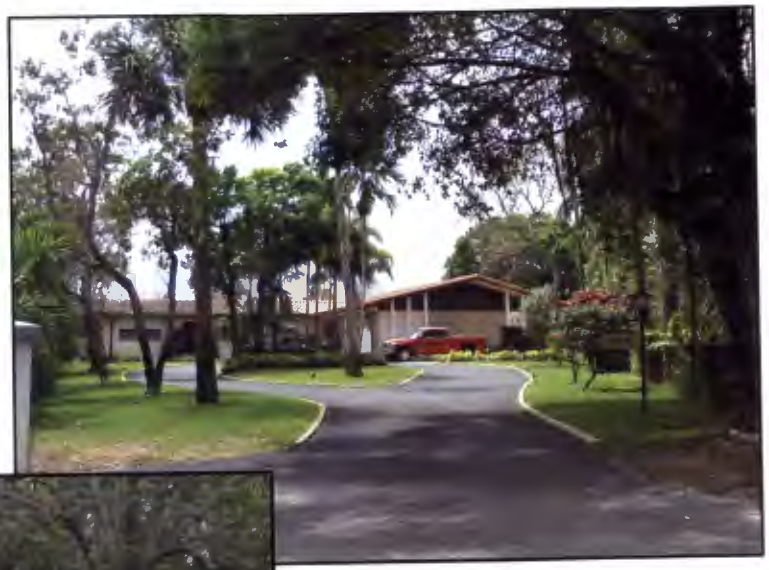
View from the street

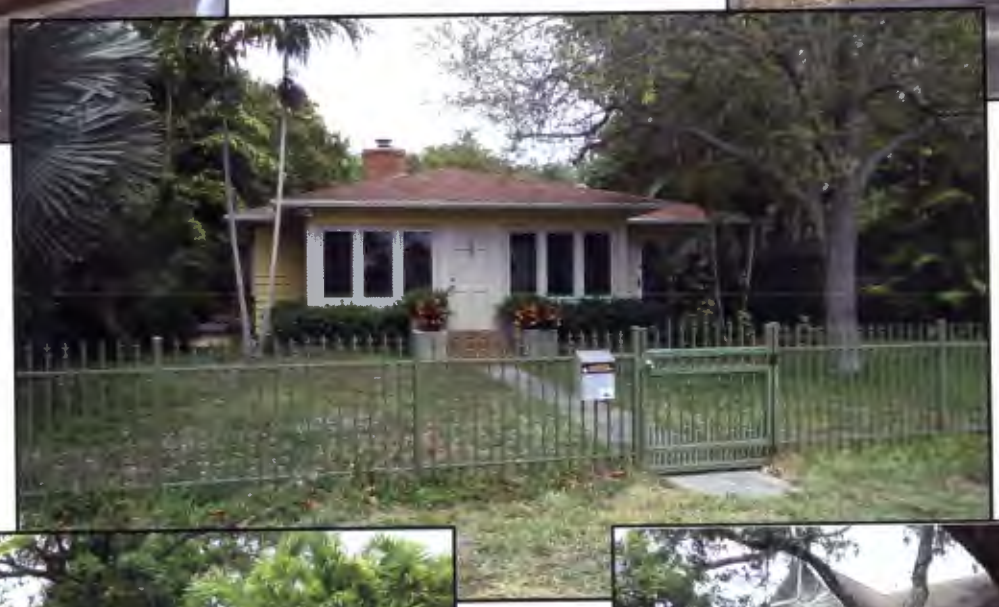


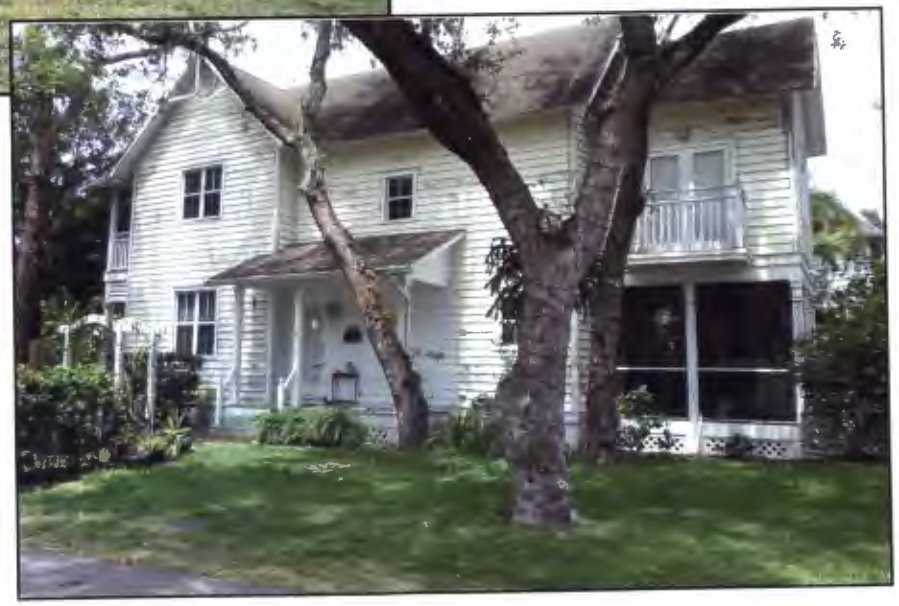
View from the street- note chair under structure

Neighboring Homes

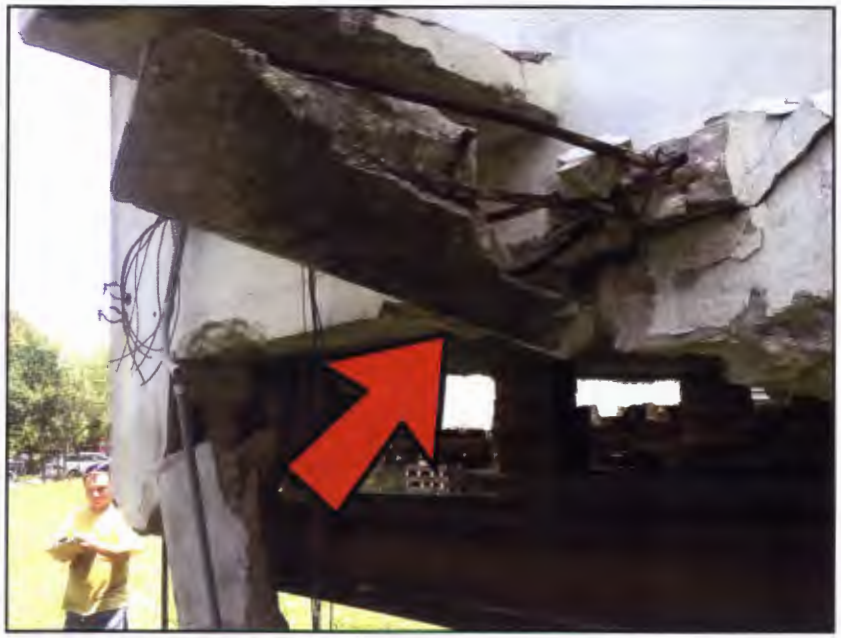




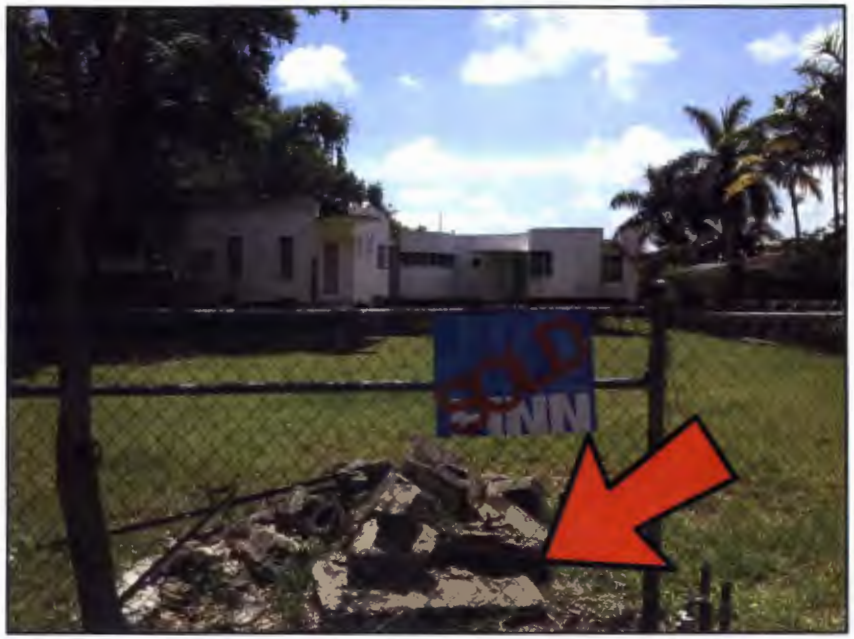




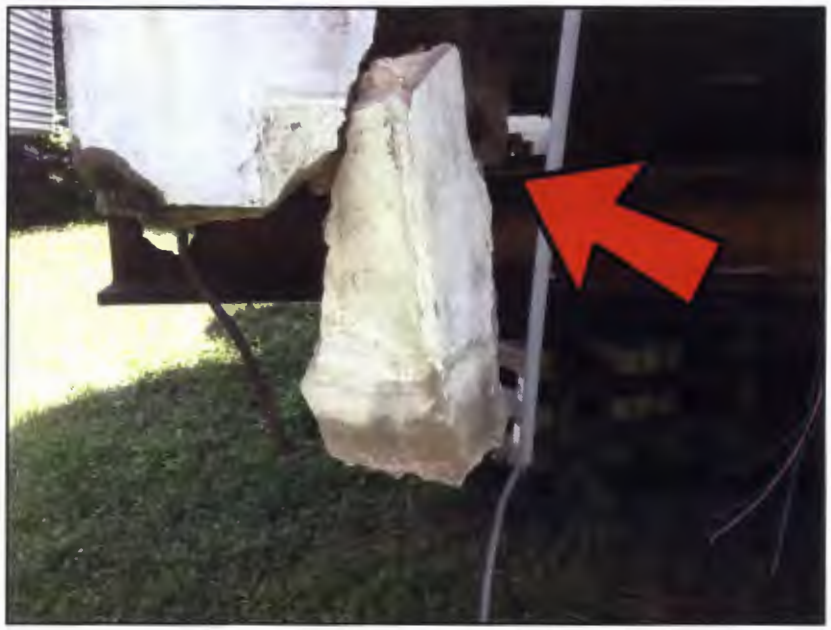
Dangerous Conditions



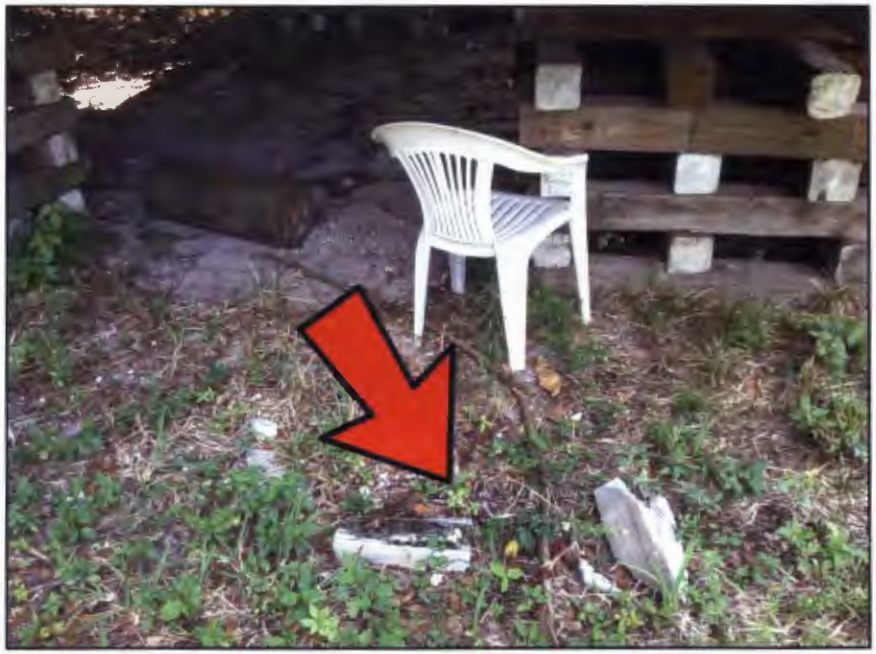
Falling Concrete



Past chunks of concrete that have fallen off.

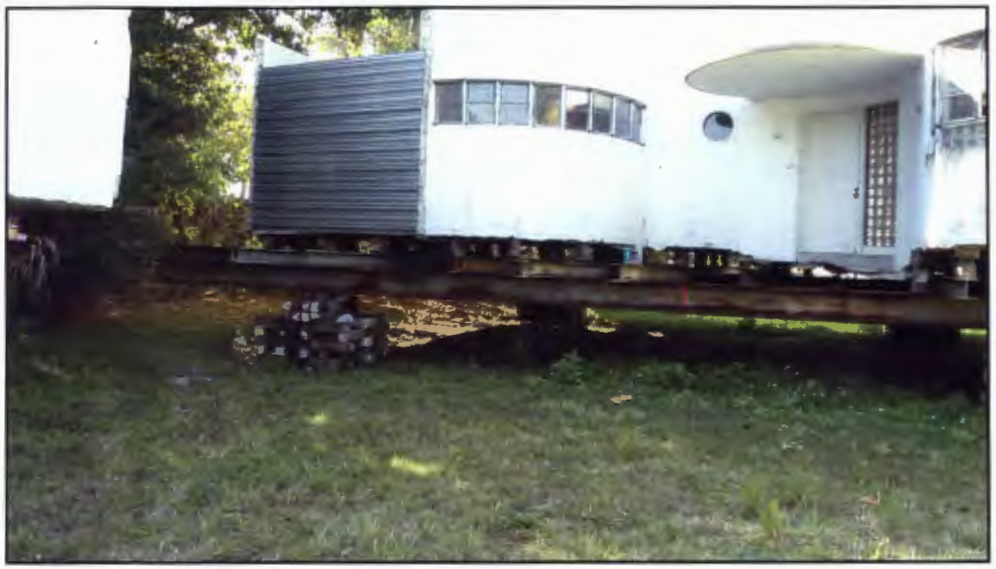


Large chunks falling off.

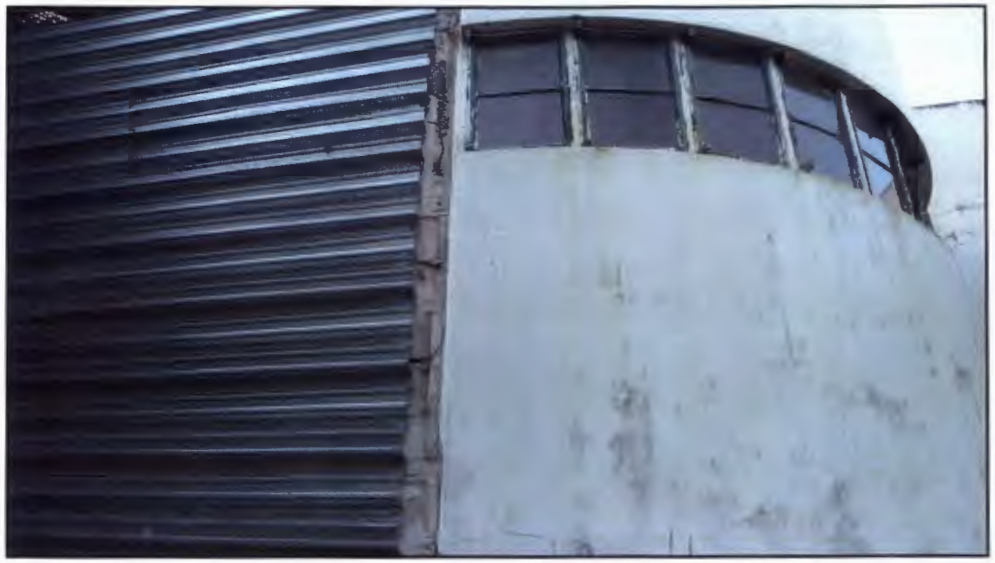


Vagrant hangout with chunks of concrete that have recently fallen off.

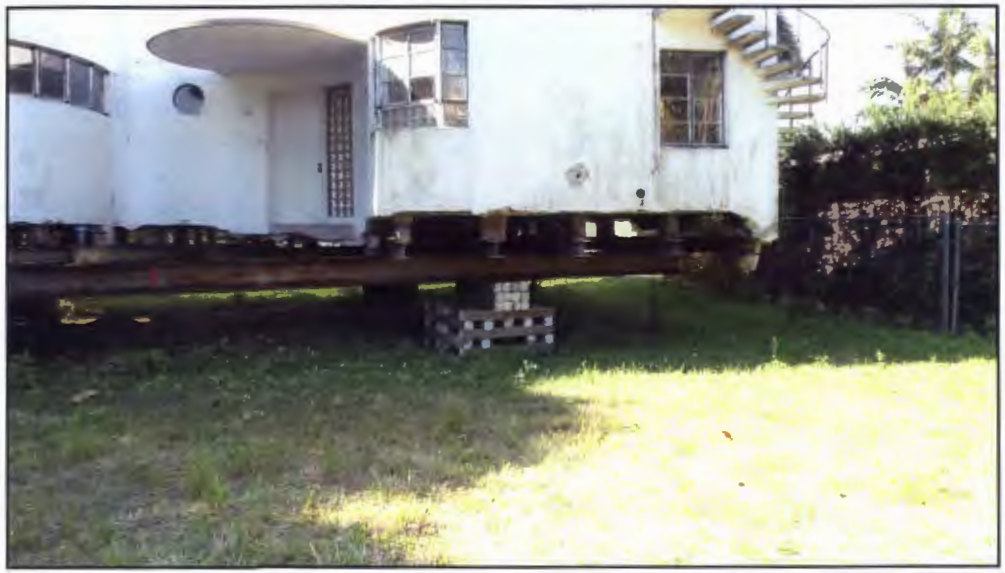
Unsafe Structure



Home cut in half- View from front yard

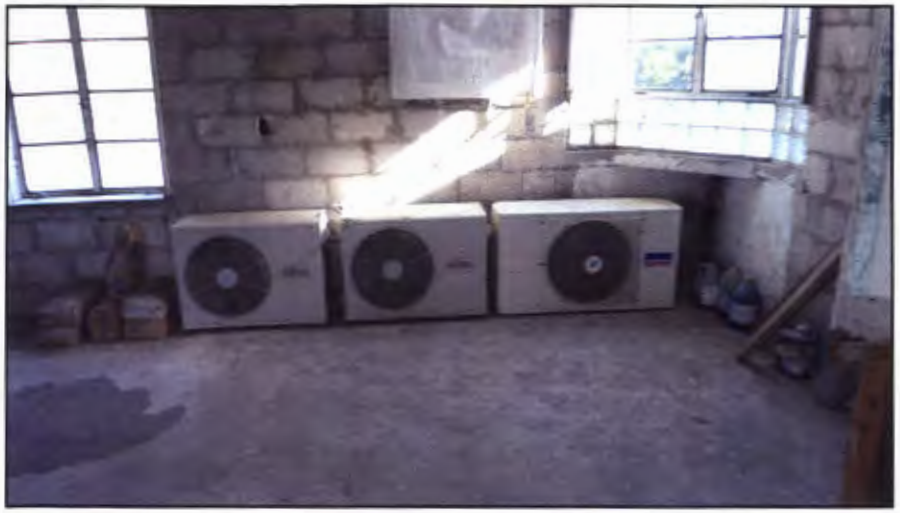


House cut in half



Unsafe stairs and all around wall cracking and rusting

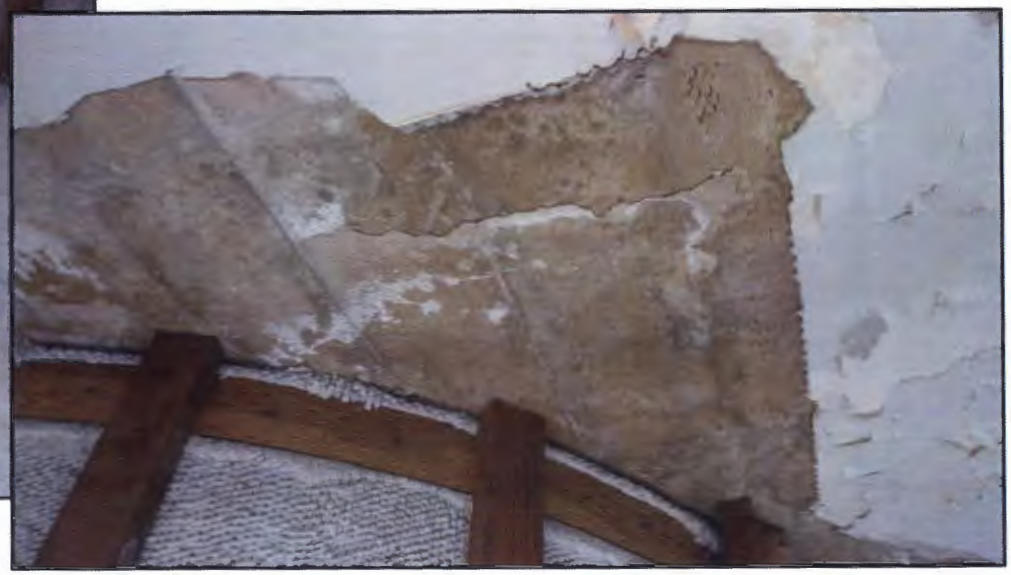
Wood supports starting to fail



Block construction- not poured as previously stated

Interior with required supports to hold up roof

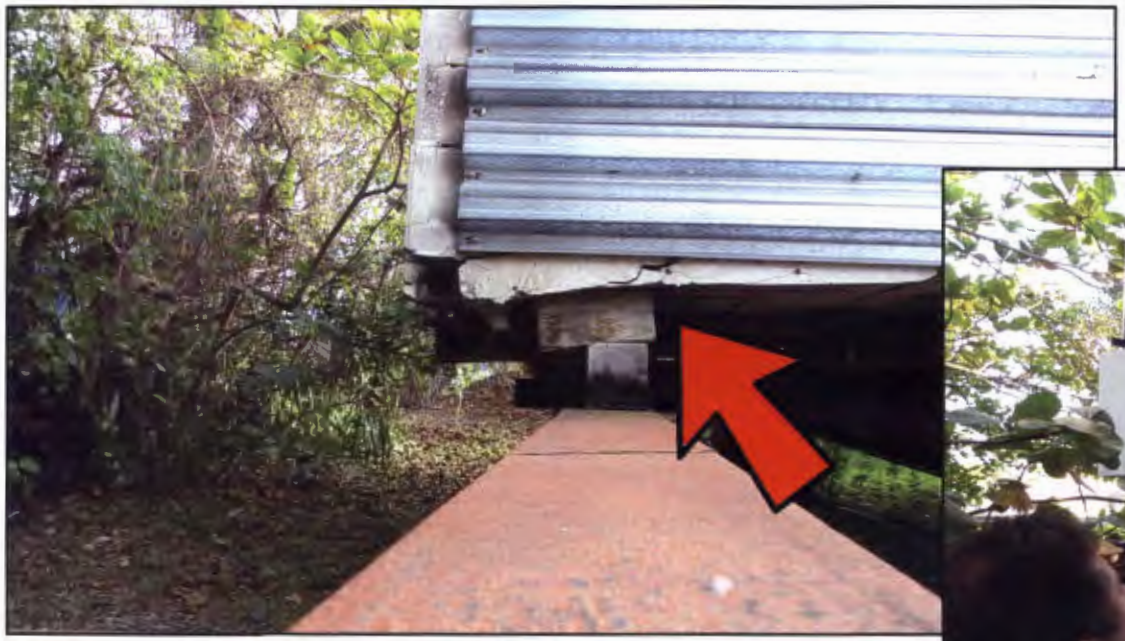
Floor cracked and falling



Looks like plaster but roof concrete is splitting.

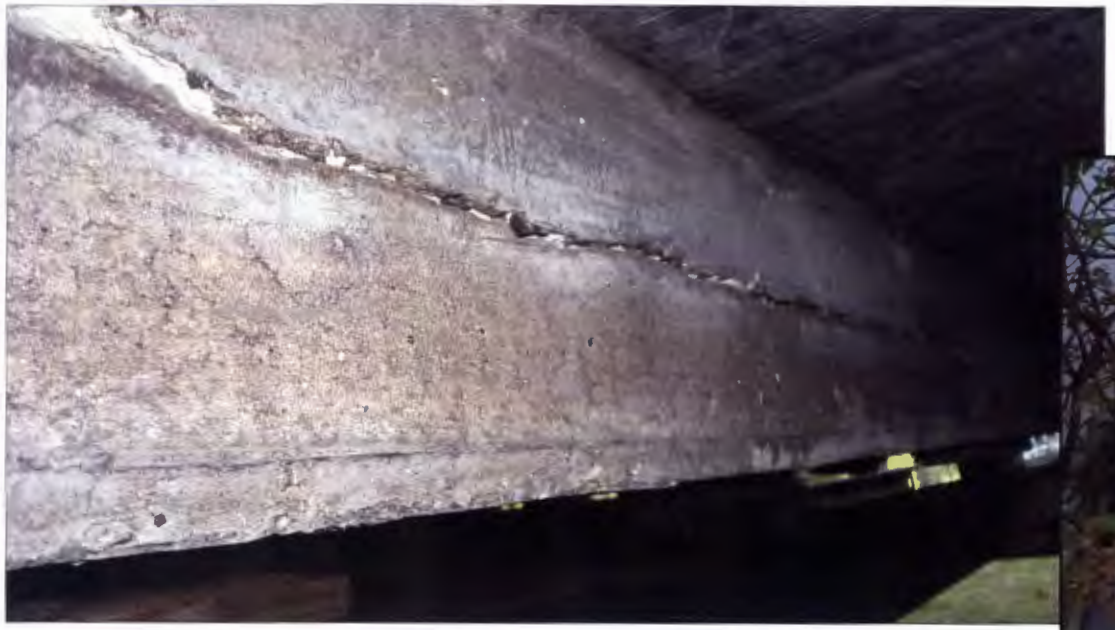
Chunks falling off of building

Deep Structural Wall cracks with pieces falling off



East foundation cracking and falling off

East Wall cracking to point of windows breaking.

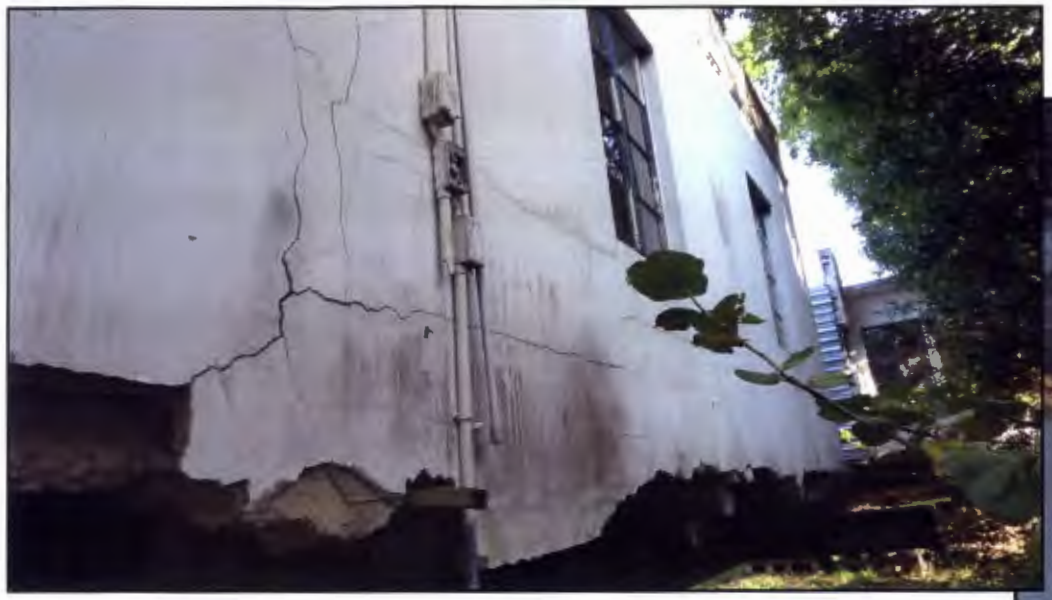


Major grade beam crack

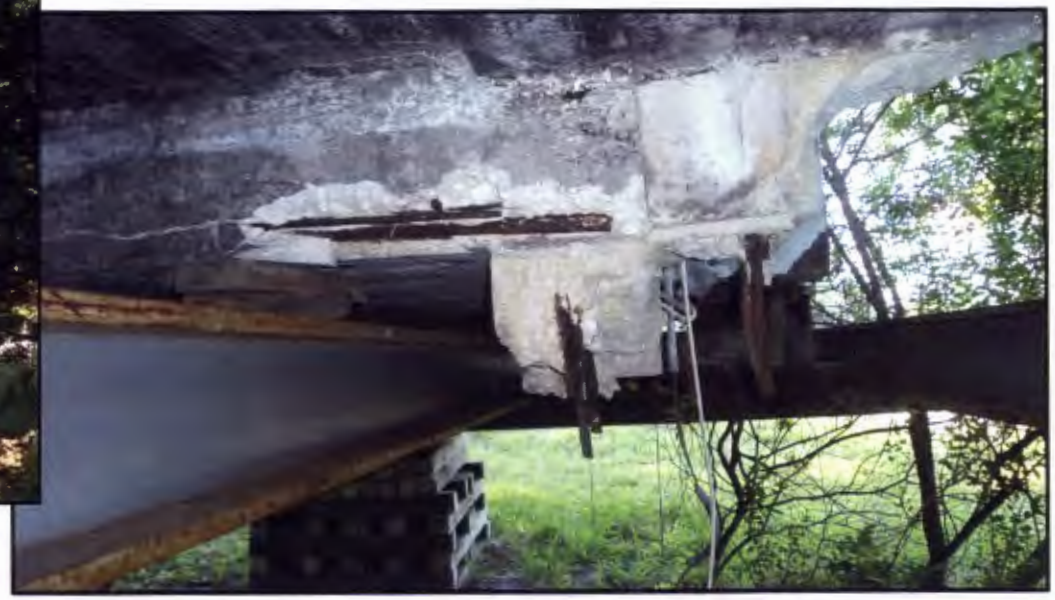
Major Wall Crack

Major grade beam crack 2

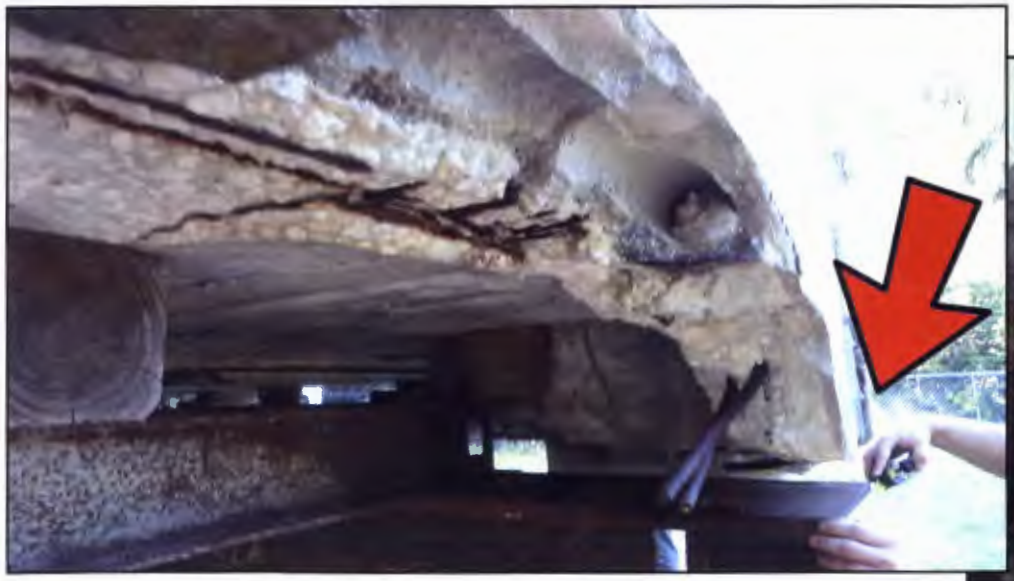
Major Wall Separation



Foundation Cracking and large parts falling off

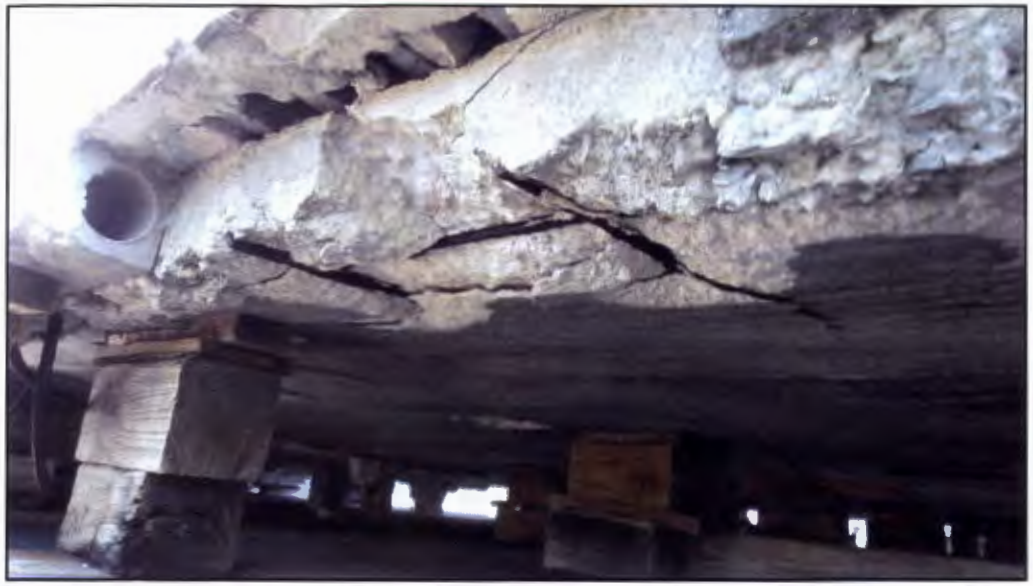


Foundation Cracks/ Parts Falling off



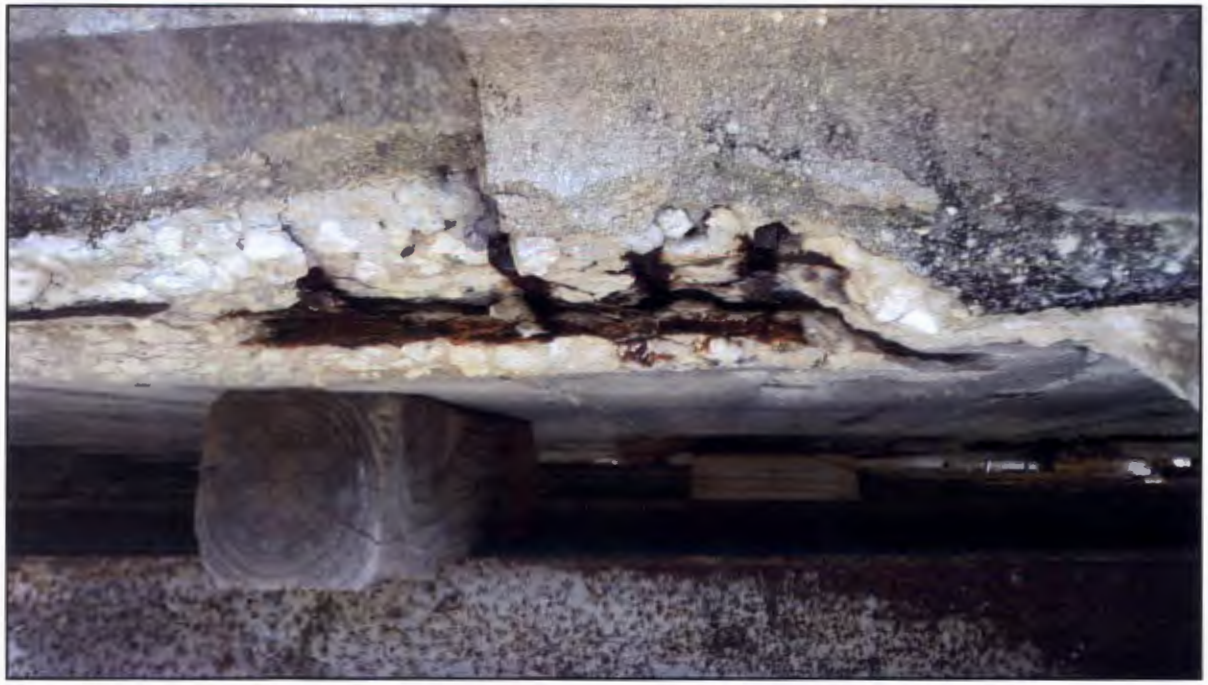
Foundation pulling away from wall

Foundation Cracks/ Parts falling off



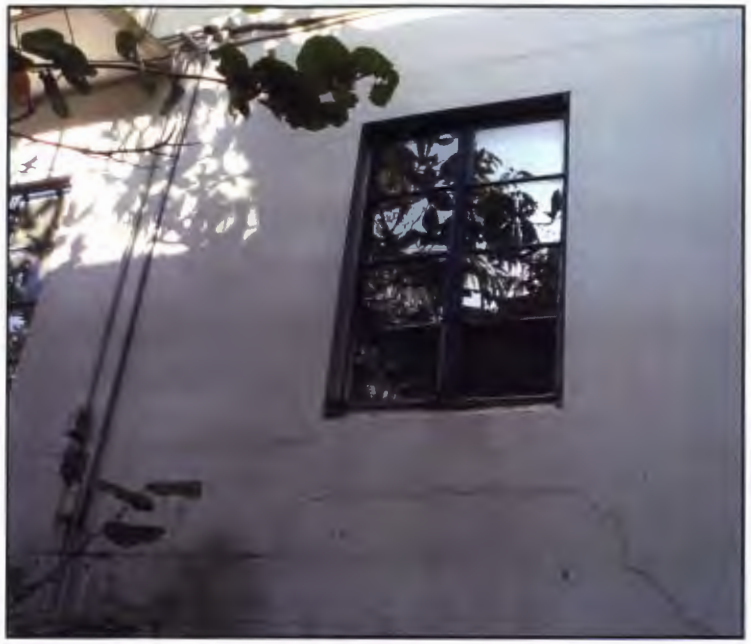
Foundation sprawling and wall and floor separated

Major cracks in support beams

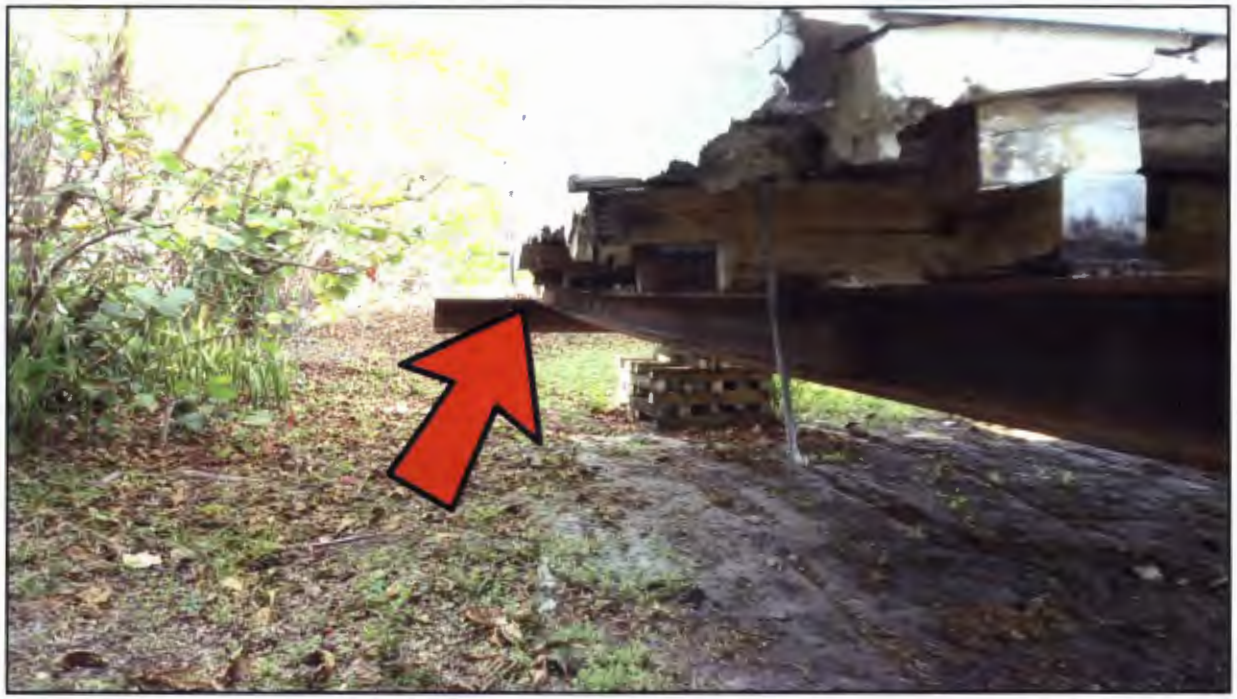


Major cracks in foundation

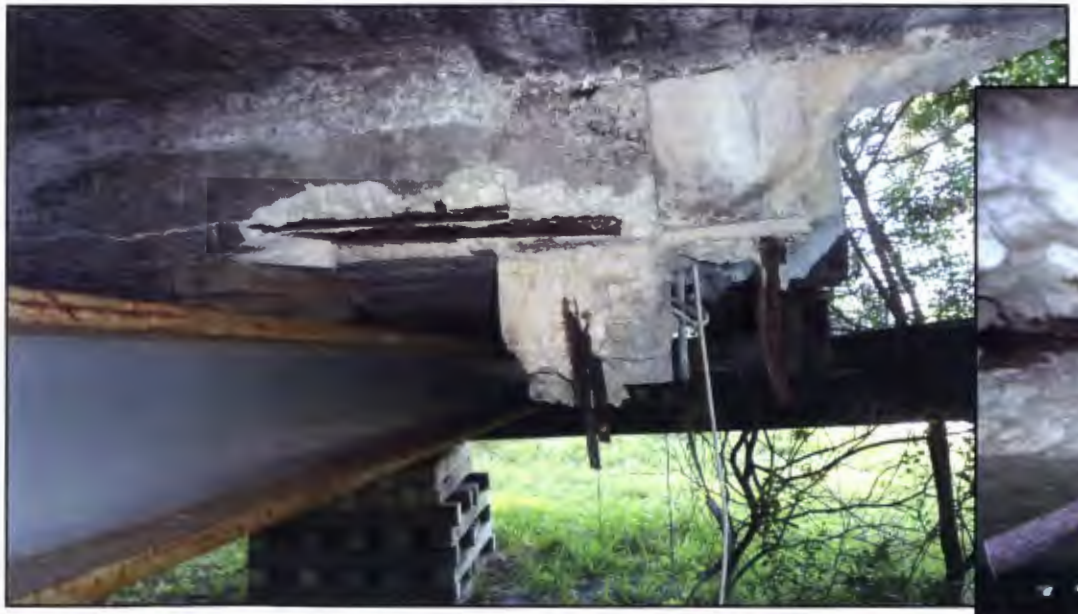
Ceiling cracking where walls were removed 8 years ago



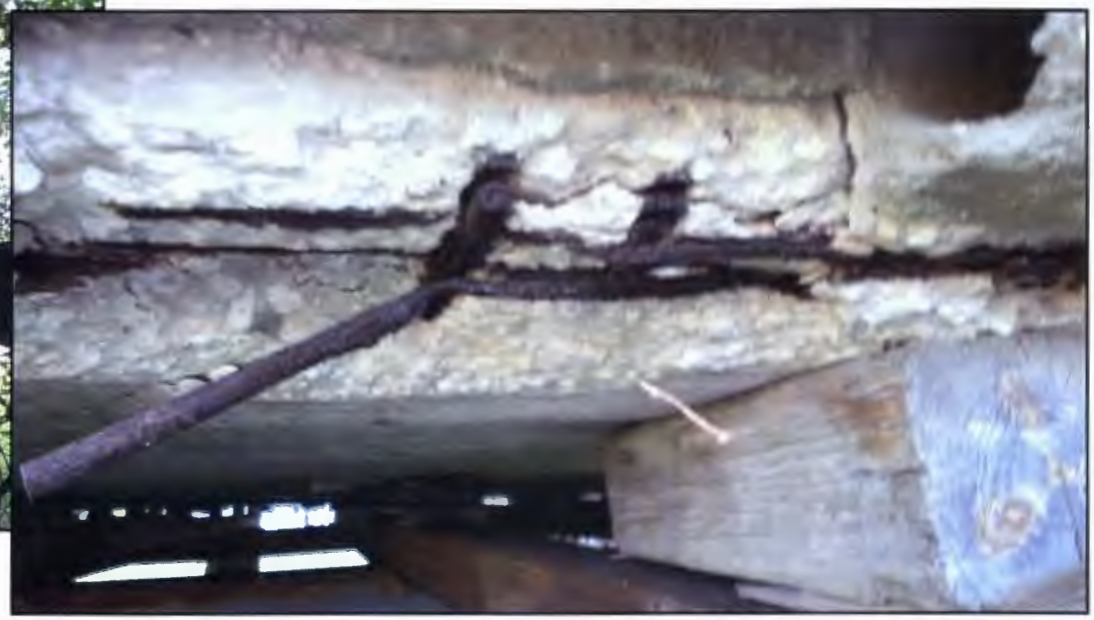
East wall Cracking



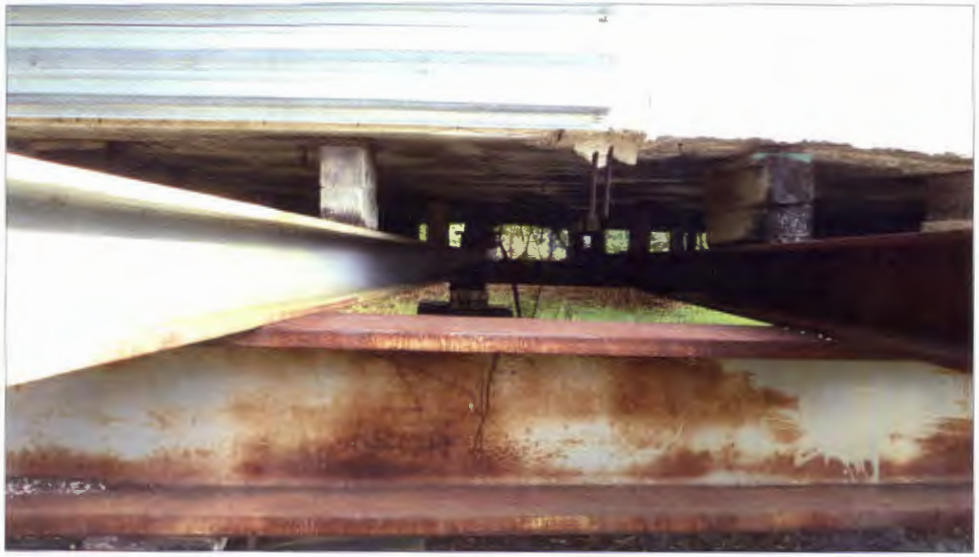
East side bowing under stress and cracked foundation and wall



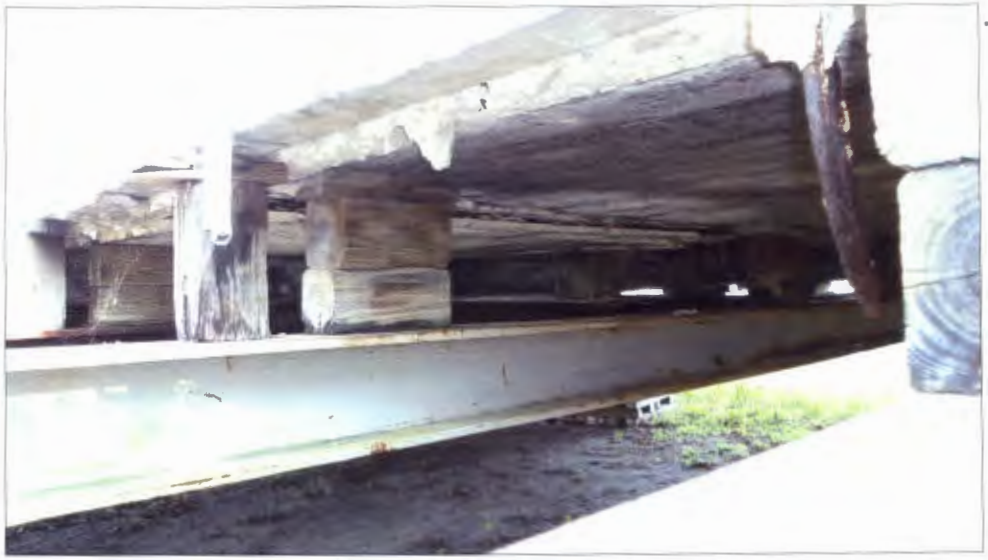
Foundation Cracking and parts falling off



Floor Cracking and falling off

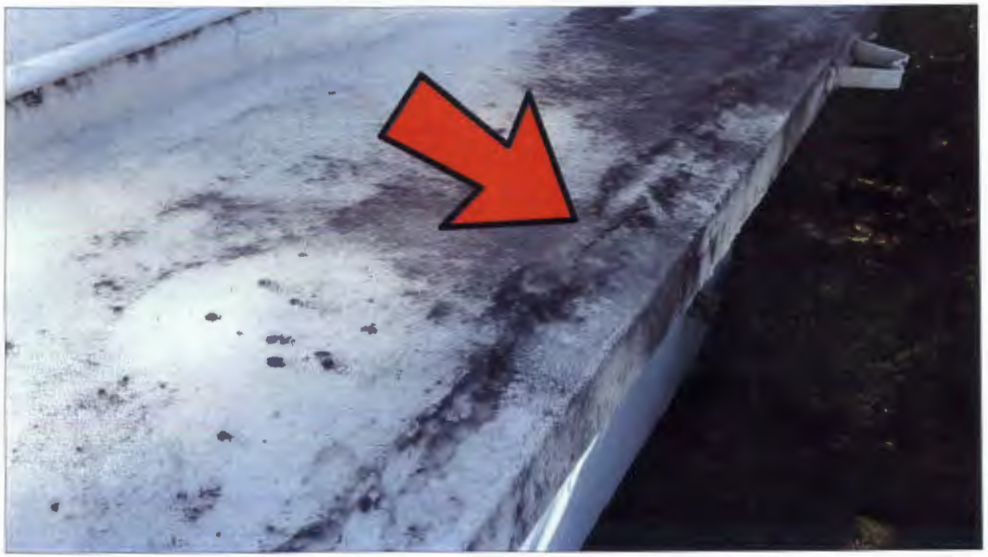


More bending of the steel over time

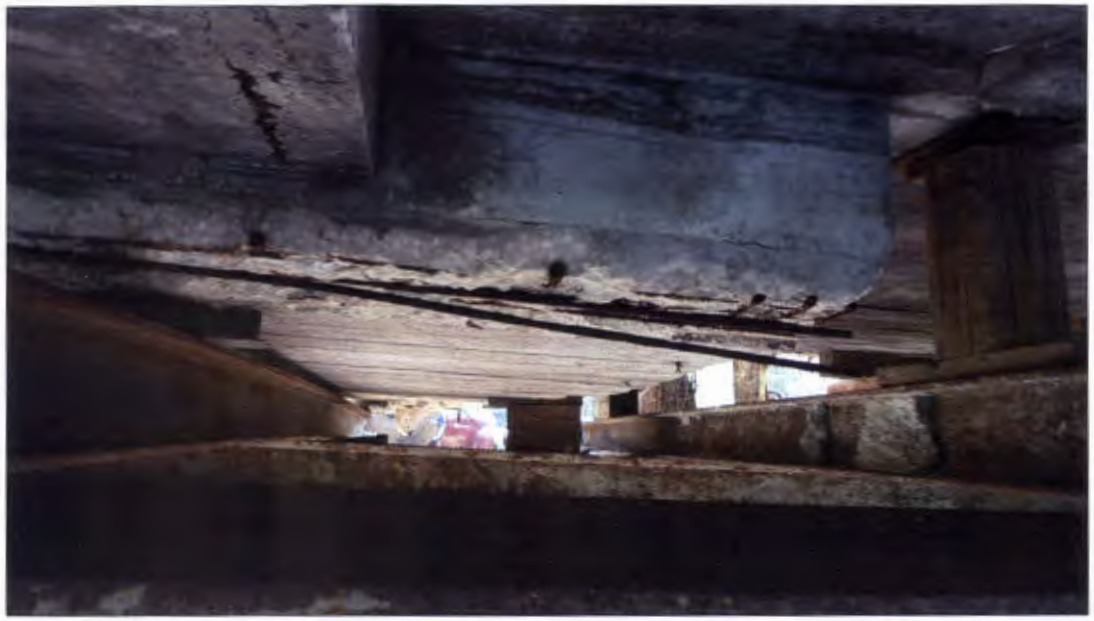


Rebar rusting

Rusting rebar breaking up concrete



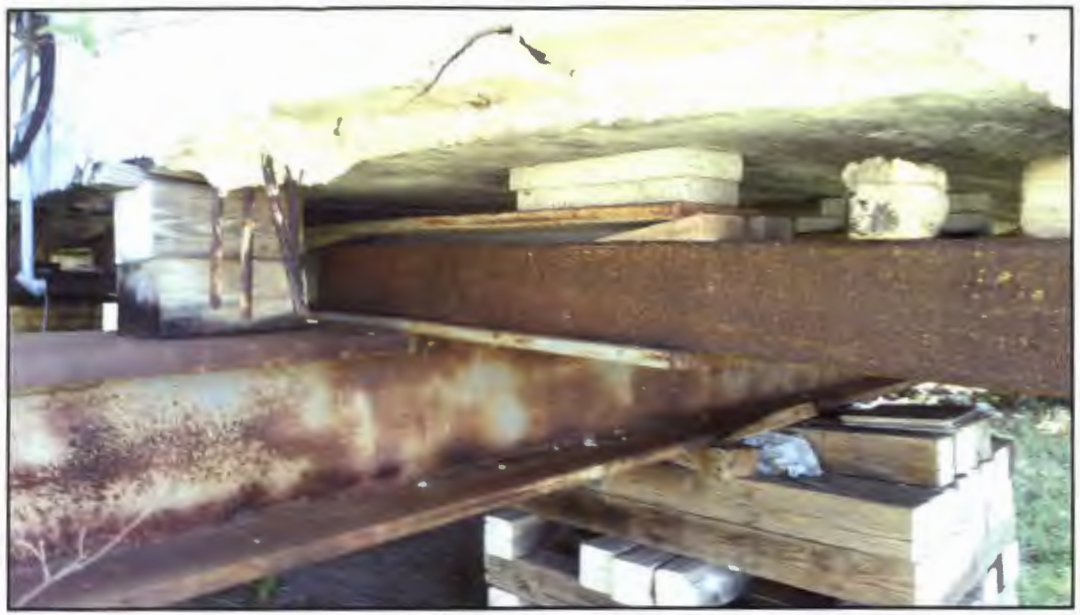
Roof edge separating



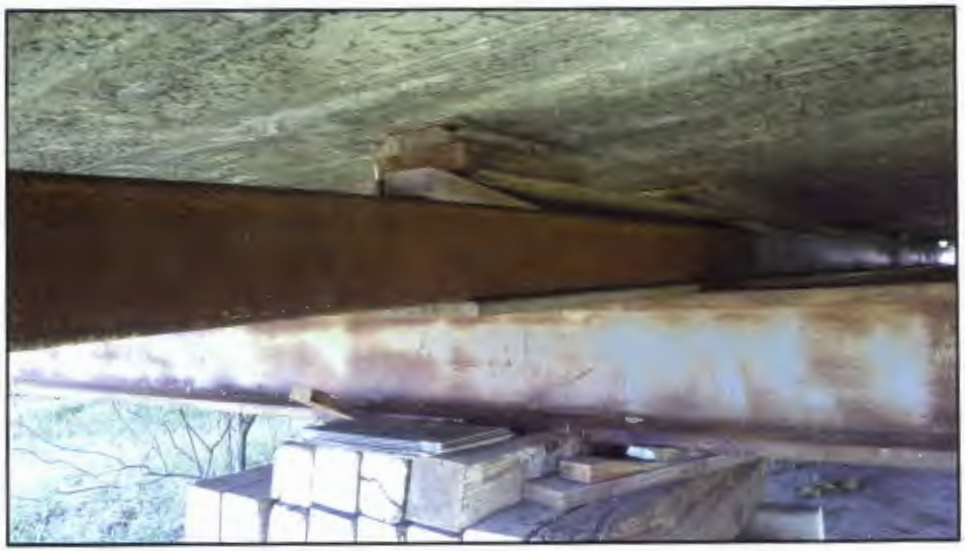
Rusting rebar on the floor

Test area rusted rebar

Rusting rebar

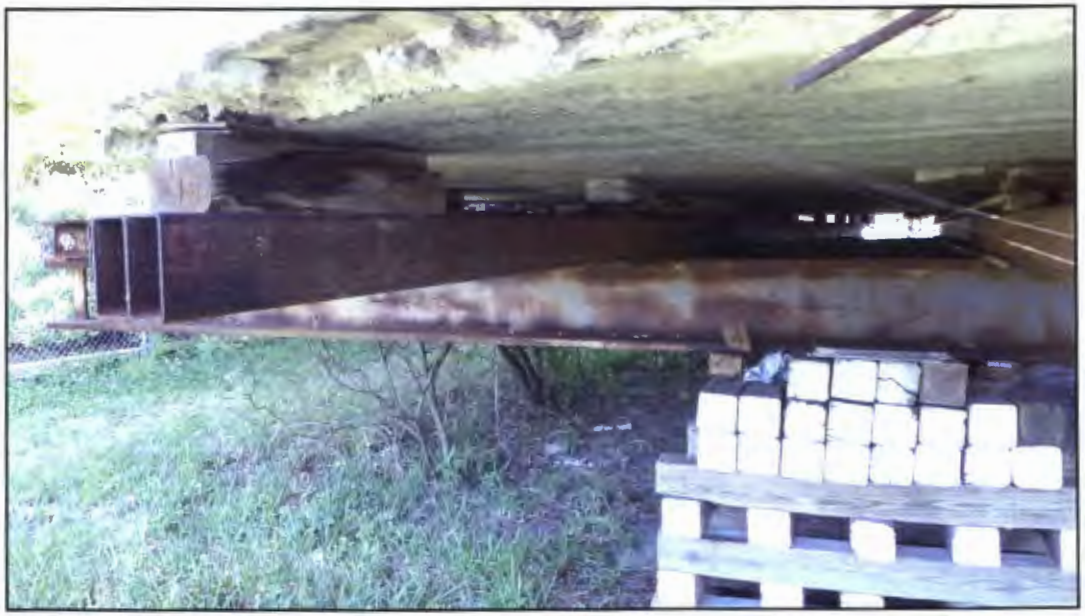


Unsafe Beam Extensions causing the cracks to get worse



Unsafe Beam Extensions

Unsafe Beam Extensions 2



CSW
STRUCTURAL GROUP

Detailed Building and Site Condition Assessment

Property Address: 716 SW 4th Place
Fort Lauderdale, FL 33312
Inspection Date: May 2, 2013

Introduction:

Initial inspection of building and site reveals an abandoned and deteriorating structure raised off of its foundation approximately 5' above ground level. Structure has been cut and is divided into two separate pieces. Structure's building material includes concrete slab, CMU walls and concrete roof. The following details an assessment of the structure.

Structure:

The structure has been divided and raised off foundation and is currently set upon steel I-Beams held up by wood blocking supports. The structure has sat in this arrangement for many years. It appears as though the wooden support blocks have started to settle into the loose/non-compacted soil foundation beneath them. Deterioration of the wooden support blocks is also an issue contributing to the instability and deflection of the structure. A North-South crack in the foundation on the east side of the main structure is accompanied by a visible deflection of the slab. There are several long cracks in the ground and roof slab.

Visual observations from the underside of the concrete slab shows the points where it was cut away from its foundation piles during the initial movement. All the cut piles have exposed steel rebar causing them to corrode for many years in the salty environment. Major corrosion can be seen on the visibly exposed rebar. Corrosion to this extent may have also jeopardized the structural integrity of the adjacent rebar that cannot be seen by the naked eye. It is likely more structural damage will be endured if this building was to be set again on a new foundation.

Due to being built of all concrete, there is very little flexibility for structural deflection. Sitting upon temporary supports and an unstable sandy foundation has caused many vertical and horizontal cracks in supporting CMU walls around entire structure. All of the cracks need to be repaired. After sitting for approximately 8 years without having them sealed, salty water has intruded and caused oxidation (rusting) of the rebar in many locations.

J Marc Sauvé
P.E. # 57585

CONSTRUCTION COST BREAKDOWN

LOAN INFORMATION

Borrower Name:	Charles M. Jordan	954.462.5180 (Home)
	PO Box 1723	954.766.2600 (Work)
	Fort Lauderdale, Florida 33302-1723	954.766.2603 (FAX)

PROJECT INFORMATION

Property Address:	716 Bryan Place
	Fort Lauderdale, Florida 33312

BUILDING AREA	
Existing House Modules and New House	2,340
New 2nd Floor	851
Garage	896
Cottage	501
TOTAL BUILDING AREA	4,588

Line Item Description		Total Project Costs	Percentage of Total Cost	SF Costs	Borrower Prepaid Costs	Remaining Construction Funds
A. PRE-CONSTRUCTION COSTS:						
101	Architect, Engineering & Soils Study Fees	42,142	2.74%	9.19	29,014.49	13,128
102	Design Review / Plan Check Fees	3,500	0.23%	0.76	-	3,500
103	Permits – City / County	7,500	0.49%	1.63	2,296.65	5,203
104	Utility Connection Fees	2,500	0.16%	0.54	-	2,500
105	School / Park / Misc. Taxes	-	0.00%	0.00	-	-
106	Project Bonds	-		0.00	-	-
TOTAL PRE-CONSTRUCTION COSTS:		$ 55,642	3.61%	$ 12.13	31,311.14	$ 24,331
B. "SITE" CONSTRUCTION COSTS:						
General Requirements						
201	Temporary Utilities & Facilities	5,732	0.37%	1.25	4,471.59	1,260
202	Special Inspections / Testing Geo-Tech, Structural	7,500	0.49%	1.63	-	7,500
203	Job Security	-	0.00%	0.00	-	-
204	Equipment Rental	-	0.00%	0.00	-	-
205	Jobsite Overhead	6,458	0.42%	1.41	-	6,458
206	Project Management / Supervision	135,000	8.76%	29.42	13,639.56	121,360
207	General Contractor's Office Overhead / Profit	160,000	11.68%	39.23	27,279.12	152,721
208	State Sales Tax (where applicable)	-	0.00%	0.00	-	-
209	Builder Contingency	75,000	4.87%	16.35	-	75,000
SUB-TOTAL GENERAL REQUIREMENTS		$ 409,690	26.56%	$ 89.30	45,390.27	$ 364,299
Site Preparation						
301	Demolition	33,035	2.14%	7.20	8,242.82	24,792
302	Clearing / Stakeout	8,700	0.56%	1.90	6,200.00	2,500
303	Rough Grading / Shoring / Excavation / Fill	40,600	2.64%	8.85	26,676.05	13,924
304	Site Retaining Walls / Waterproofing / Backfill	21,250	1.38%	4.63	-	21,250
305	Site Drainage	15,000	0.97%	3.27	-	15,000
306	Private Septic System	-	0.00%	0.00	-	-
307	Domestic Water Well	-	0.00%	0.00	-	-
308	Pump House & Pressure Water System	-	0.00%	0.00	-	-
309	Environmental	-	0.00%	0.00	-	-
310	Off-Site Improvements - Dock & Seawall	35,000	2.27%	7.63	-	35,000
SUB-TOTAL SITE PREPARATION		$ 153,585	9.97%	$ 33.48	41,118.87	$ 112,466
Foundation Complete						
401	Embedded Hardware	5,000	0.32%	1.09	-	5,000
402	Ground Plumbing	12,500	0.81%	2.72	1,750.00	10,750
403	Ground Mechanical	1,993	0.13%	0.43	-	1,993
404	Ground Electrical	5,000	0.32%	1.09	-	5,000
405	Underground Utilities	2,500	0.16%	0.54	-	2,500
406	Foundation & Building Retaining Walls Poured	35,100	2.28%	7.65	-	35,100
407	Concrete Slab Poured, House / Garage	15,770	1.02%	3.44	-	15,770
SUB-TOTAL FOUNDATION COMPLETE		$ 77,863	5.05%	$ 16.97	1,750.00	$ 76,113
Building Rough-In Completion						
501	Structural Masonry	25,093	1.63%	5.47	3,125.35	21,968
502	Rough Framing Materials	20,000	1.30%	4.36	717.77	19,282
503	Structural Steel	-	0.00%	0.00	-	-
504	Modular Home (House Moving Expenses)	100,000	6.49%	21.80	88,000.00	12,000
505	Package / Kit Home / Kit Garage	-	0.00%	0.00	-	-
506	Mfg. Trusses / Components	-	0.00%	0.00	-	-
507	Rough Framing Labor	20,000	1.30%	4.36	-	20,000
508	Lightweight Concrete Interior Floors	22,480	1.46%	4.90	-	22,480
509	Plumbing Top-Out	25,000	1.62%	5.45	-	25,000
510	Rough HVAC	13,951	0.91%	3.04	-	13,951
511	Rough Electrical	35,000	2.27%	7.63	-	35,000
512	Fire Protection Sprinklers	-	0.00%	0.00	-	-
513	Fireplaces Including Flues	3,500	0.23%	0.76	-	3,500

CONSTRUCTION COST BREAKDOWN

514	Security & Communications Pre-Wiring		0.00%	0.00	-	-
SUB-TOTAL BUILDING ROUGH-IN COMPLETION		$ 285,024	17.20%	57.76	91,843.12	$ 173,181

Exterior Weather-Tight

601	Waterproofing, Decks, Shower Pans, Etc.	2,000	0.13%	0.44	-	2,000
602	Gutters, downspouts, Sheetmetal	-	0.00%	0.00	-	-
603	Roof Covering	18,685	1.21%	4.07	-	18,685
604	Windows	58,200	3.78%	12.69	-	58,200
605	Exterior Doors	27,000	1.75%	5.88	-	27,000
606	Skylights	-	0.00%	0.00	-	-
607	Glazing	-	0.00%	0.00	-	-
608	Exterior Siding	-	0.00%	0.00	-	-
609	Exterior Trim	5,000	0.32%	1.09	-	5,000
610	Stucco	25,000	1.62%	5.45	-	25,000
611	Masonry Veneer	-	0.00%	0.00	-	-
612	Ornamental Iron	25,000	1.62%	5.45	-	25,000
613	Garage Doors / Openers	3,000	0.19%	0.65	-	3,000
614	Exterior Painting	25,000	1.62%	5.45	-	25,000
SUB-TOTAL EXTERIOR WEATHER-TIGHT		$ 188,885	12.26%	41.17	-	$ 188,885

Drywall / Finish Carpentry

701	Insulation	7,500	0.49%	1.63	-	7,500
702	Drywall / Plaster	40,000	2.60%	8.72	-	40,000
703	Interior Stairways	15,000	0.97%	3.27	-	15,000
704	Cabinetry	35,000	2.27%	7.63	-	35,000
705	Finish Materials / Millwork	2,500	0.16%	0.54	-	2,500
706	Interior Doors	5,500	0.36%	1.20	-	5,500
707	Finish Hardware	1,000	0.06%	0.22	-	1,000
708	Finish Carpentry Labor	11,500	0.75%	2.51	-	11,500
SUB-TOTAL DRYWALL / FINISH CARPENTRY		$ 118,000	7.66%	25.72	-	$ 118,000

Building Completion / Final Inspection / C.O. Issued

801	Countertops	4,400	0.29%	0.96	-	4,400
802	Tub / Shower / Enclosures	5,000	0.32%	1.09	-	5,000
803	Interior Painting / Wall Coverings	25,000	1.62%	5.45	-	25,000
804	Hard Surface Finish Flooring	25,569	1.66%	5.57	-	25,569
805	Carpeting	-	0.00%	0.00	-	-
806	Built-in Appliances	15,000	0.97%	3.27	-	15,000
807	Special Equipment - Emergency Generator System	25,000	1.62%	5.45	-	25,000
808	Security System	2,500	0.16%	0.54	-	2,500
809	Intercom	1,500	0.10%	0.33	-	1,500
810	Built-in Vacuum Cleaner	3,000	0.19%	0.65	-	3,000
811	Finish Plumbing	12,500	0.81%	2.72	-	12,500
812	Plumbing Fixtures	10,000	0.65%	2.18	-	10,000
813	Finish Electrical	10,000	0.65%	2.18	-	10,000
814	Lighting Fixtures	5,000	0.32%	1.09	-	5,000
815	Finish HVAC	23,916	1.55%	5.21	-	23,916
816	Solar Backup	6,000	0.39%	1.31	-	6,000
817	Bath Accessories	2,000	0.13%	0.44	-	2,000
818	Tub and Shower Doors / Mirrors	5,000	0.32%	1.09	-	5,000
819	Finish Grading	3,000	0.19%	0.65	-	3,000
820	Pool / Spa	50,000	3.25%	10.90	-	50,000
821	Hardscape, Driveway, Walkways, Steps	20,000	1.30%	4.36	-	20,000
822	Landscaping	10,000	0.65%	2.18	-	10,000
823	Irrigation System	3,500	0.23%	0.76	-	3,500
824	Fencing including Gates	1,500	0.10%	0.33	-	1,500
825	Touch-Up / Final cleaning	2,500	0.16%	0.54	-	2,500
SUB-TOTAL BUILDING COMPLETION		271,885	17.65%	59.26	-	$ 271,885
TOTAL "SITE" COSTS		$ 1,484,931.60	96.39%	$ 323.66	180,102.06	$ 1,304,829.44

TOTAL PROJECT COSTS	$ 1,540,573.50	100.00%	$ 335.78	211,413.20	$ 1,329,160.30

Borrower's Signature: _____ Date: _____

Co-borrower's Signature: _____ Date: _____

Contractor's Signature:
NEW WORLD BUILDERS, INC.
By:

_____ Date _____
Charles M. Jordan, President