

AGENDA  
UNSAFE STRUCTURES BOARD  
CITY COMMISSION MEETING ROOM - CITY HALL  
OCTOBER 16, 2003  
3:00PM

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RETURN HEARING (OLD BUSINESS)  
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CASE NO: CE02041083  
CASE ADDR: 801 NW 19 AV  
OWNER: VEGAZO, JOSEPH  
INSPECTOR: ROBERT A PIGNATARO

VIOLATIONS: FBC 111.1.1  
THE C.B.S. DUPLEX HAS DETERIORATED FROM THE ELEMENTS AND HAS NOT BEEN MAINTAINED ACCORDING TO THE REQUIREMENTS OF THE FLORIDA BUILDING CODE OR THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 111.1.2  
THE INTERIOR RENOVATION APPLICATION A99021978 HAS FAILED PLAN REVIEW, ON 3/11/99 AND HAS NOT BEEN PICKED UP FOR CHANGES, THUS IT IS NULL AND VOID.

FBC 111.2.1.1.1  
THE BUILDING IS BOARDED AT THIS TIME AND HAS BEEN SINCE 1999.

FBC 111.2.1.2.2  
THERE ARE SEVERAL LEAKS IN THE ROOFS, SEVERAL OF THE CEILING 3 X 6 BEAMS ARE ROTTED OR TERMITE DAMAGED, THE DOORS AND SEVERAL OF THE INTERIOR PARTITIONS ARE ROTTED OR TERMITE DAMAGED.

FBC 111.2.1.2.3  
THE ROOF IS PARTIALLY DESTROYED DUE TO THE EXPOSURE TO THE ELEMENTS.

FBC 111.2.1.2.4  
THE FASCIA, SOFFIT AND ROOF TAILS ARE ROTTED DUE TO EXPOSURE TO THE ELEMENTS OR TERMITE DAMAGE AND SOME OF IT IS HANGING.

FBC 111.2.1.2.5  
THE ELECTRICAL IS PARTIALLY DAMAGED DUE TO THE VANDALS.

FBC 111.2.1.2.6  
THE PLUMBING IS PARTIALLY DESTROYED DUE TO VANDALS.

FBC 111.2.2.1  
THE COST TO ALTER OR REPAIR THE BUILDING EXCEEDS 50% OF THE VALUE OF THE BUILDING.

FBC 111.2.2.2  
THE COST OF THE STRUCTURAL REPAIRS EXCEEDS 33% OF THE VALUE OF THE BUILDING.

FBC 111.2.2.4

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CASE NO: CE02102331  
CASE ADDR: 528 NW 7 TER  
OWNER: HORIZON INVESTMENT AND DEVELOPMENT LLC  
INSPECTOR: DOUGLAS KURTOCK

VIOLATIONS: FBC 111.1.1  
THE RESIDENTIAL SINGLE STORY WOOD FRAME AND SIDING STRUCTURE HAS DETERIORATED FROM THE ELEMENTS AND HAS NOT BEEN MAINTAINED ACCORDING TO THE REQUIREMENTS OF THE FLORIDA BUILDING CODE OR THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 111.2.1.2.2  
THE STRUCTURE IS UNIFORMLY DESTROYED DUE TO TERMITE AND WATER DAMAGE. MOST OF THE STRUCTURAL ROOF TRUSSES AND FLOOR JOISTS ARE DETERIORATED AND ROTTED.

FBC 111.2.1.2.3  
THE ROOF AND FLOOR SHEATHING HAS DETERIORATED AND IS DESTROYED IN AREAS.

FBC 111.2.2.1  
THE COST TO ALTER OR REPAIR THE BUILDING EXCEEDS 50% OF THE VALUE OF THE BUILDING.

FBC 111.2.2.2  
THE COST OF THE STRUCTURAL REPAIRS EXCEEDS 33% OF THE VALUE OF THE BUILDING.

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CASE NO: CE03060977  
CASE ADDR: 3111 HOUSTON ST  
OWNER: COMPROSKY, BRYAN  
INSPECTOR: KENNETH REARDON

VIOLATIONS: FBC 111.1.1  
THE STRUCTURE HAS DETERIORATED FROM THE ELEMENTS, AND HAS NOT BEEN MAINTAINED ACCORDING TO THE REQUIREMENTS OF THE FLORIDA BUILDING CODE OR THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 111.2.1.2.1  
THE WALLS OF THE CARPORT ENCLOSURE ARE CRACKED AND BROKEN. THE ROOF RAFTERS HAVE BEEN EXTENDED OVER THE CARPORT WITH IMPROPER UNSUPPORTED SPLICES. THESE BUILDING MATERIALS ARE IN A FAILED CONDITION.

FBC 111.2.1.2.2  
THE ROOF LEAKS THROUGHOUT THE BUILDING. THIS HAS CAUSED EXTENSIVE DAMAGE TO THE ROOF FRAMING, ROOF SHEATHING, INTERIOR WALLS AND CEILING. THE ROOF DECK IS COMING UP AND MISSING IN AREAS. THE ROOF FRAMING ALSO HAS HEAVY TERMITE DAMAGE. THE INTERIOR HAS EXTENSIVE FIRE DAMAGE. THE CEILINGS HAVE COLLAPSED AND/OR HAVE BEEN REMOVED THROUGHOUT MOST OF THE INTERIOR.

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## FBC 111.2.1.3.1

THE CARPORT WALLS HAVE BEEN ADDED AND THE ROOF RAFTERS  
EXTENDED WITHOUT FIRST OBTAINING A BUILDING PERMIT.

## FBC 111.2.2.1

THE COST TO ALTER OR REPAIR THE BUILDING EXCEEDS 50% OF THE  
VALUE OF THE BUILDING.

## FBC 111.2.2.2

THE COST OF THE STRUCTURAL REPAIRS EXCEEDS 33% OF THE VALUE  
OF THE BUILDING.

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HEARING COMPUTER SCHEDULED  
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CASE NO: CE03080367  
CASE ADDR: 1717 & 1721 NW 6 PL  
OWNER: JOSEPH VEGAZO  
INSPECTOR: DOUGLAS KURTOCK

## VIOLATIONS: FBC 111.1.1

THE RESIDENTIAL SINGLE STORY CONCRETE MASONRY STRUCTURE HAS  
DETERIORATED FROM THE ELEMENTS, AND HAS NOT BEEN MAINTAINED  
ACCORDING TO THE REQUIREMENTS OF THE FLORIDA BUILDING CODE  
OR THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

## FBC 111.1.3

UNSAFE BUILDINGS OR STRUCTURES SHOULD BE DEMOLISHED AND  
REMOVED FROM THE PREMISES IN A MANNER AS REQUIRED BY THE  
BUILDING OFFICIAL.

## FBC 111.2.1.1.1

THE PROPERTY IS VACANT AND UNGUARDED.

## FBC 111.2.1.1.2

THE IS AN UNWARRANTED ACCUMULATION OF DUST, DEBRIS OR OTHER  
COMBUSTIBLE MATERIALS THEREIN.

## FBC 111.2.1.2.1

THERE IS A FAILURE, HANGING LOOSE OF SIDING, BLOCK, BRICK  
AND OTHER BUILDING MATERIALS.

## FBC 111.2.1.2.2

THE STRUCTURE IS UNIFORMLY DESTROYED DUE TO TERMITE AND  
WATER DAMAGE, SOME OF THE STRUCTURAL ROOF TRUSSES AND JOISTS  
ARE DETERIORATED AND ROTTED.

## FBC 111.2.1.2.3

THE ROOF SHEATHING HAS DETERIORATED AND IS MISSING IN AREAS.

## FBC 111.2.1.2.5

THE ELECTRICAL AND MECHANICAL SYSTEMS CREATE A HAZARDOUS  
CONDITION IN VIOLATION OF THE STANDARDS OF THIS CODE.

## FBC 111.2.1.3.2

BY REASON OF ILLEGAL AND IMPROPER USE, THE STRUCTURE DOES  
NOT COMPLY WITH THIS CODE OR THE MINIMUM HOUSING CODE.

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- FBC 111.2.2.1  
THE COST TO ALTER OR REPAIR THE BUILDING EXCEEDS 50% OF THE VALUE OF THE BUILDING.
- FBC 111.2.2.2  
THE COST OF THE STRUCTURAL REPAIRS EXCEEDS 33% OF THE VALUE OF THE BUILDING.

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CASE NO: CE03080369  
CASE ADDR: 1725 NW 6 PL  
OWNER: KRATENSTEIN, HOWARD TRSTEE OF M WILLIAMS PROPERTIES TRUST  
INSPECTOR: DOUGLAS KURTOCK

- VIOLATIONS: FBC 111.1.1  
THE RESIDENTIAL SINGLE STORY CONCRETE MASONRY STRUCTURE HAS DETERIORATED FROM THE ELEMENTS, AND HAS NOT BEEN MAINTAINED ACCORDING TO THE REQUIREMENTS OF THE FLORIDA BUILDING CODE OR THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.
- FBC 111.1.3  
UNSAFE BUILDINGS OR STRUCTURES SHOULD BE DEMOLISHED AND REMOVED FROM THE PREMISES IN A MANNER AS REQUIRED BY THE BUILDING OFFICIAL.
- FBC 111.2.1.1.1  
THE PROPERTY IS VACANT AND UNGUARDED.
- FBC 111.2.1.1.2  
THERE IS AN UNWARRANTED ACCUMULATION OF DUST, DEBRIS OR OTHER COMBUSTIBLE MATERIALS THEREIN.
- FBC 111.2.1.2.1  
THERE IS A FAILURE, HANGING LOOSE OF SIDING, BLOCK, BRICK AND OTHER BUILDING MATERIALS.
- FBC 111.2.1.2.2  
THE STRUCTURE IS UNIFORMLY DESTROYED DUE TO TERMITE AND WATER DAMAGE, SOME OF THE STRUCTURAL ROOF TRUSSES AND JOISTS ARE DETERIORATED AND ROTTED.
- FBC 111.2.1.2.3  
THE ROOF SHEATHING HAS DETERIORATED AND IS MISSING IN AREAS.
- FBC 111.2.1.2.5  
THE ELECTRICAL AND MECHANICAL SYSTEMS CREATE A HAZARDOUS CONDITION IN VIOLATION OF THE STANDARDS OF THIS CODE.
- FBC 111.2.1.3.2  
BY REASON OF ILLEGAL AND IMPROPER USE, THE STRUCTURE DOES NOT COMPLY WITH THIS CODE OR THE MINIMUM HOUSING CODE.
- FBC 111.2.2.1  
THE COST TO ALTER OR REPAIR THE BUILDING EXCEEDS 50% OF THE VALUE OF THE BUILDING.
- FBC 111.2.2.2  
THE COST OF THE STRUCTURAL REPAIRS EXCEEDS 33% OF THE VALUE OF THE BUILDING.

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CASE NO: CE03080428  
CASE ADDR: 505 NW 20 AV  
OWNER: UNITED REALTY MANAGEMENT  
INSPECTOR: MOHAMMED MALIK

VIOLATIONS: FBC 111.1.1  
THE CBS AND WOOD FRAME STRUCTURE HAS DETERIORATED FROM THE ELEMENTS, AND HAS NOT BEEN MAINTAINED ACCORDING TO THE REQUIREMENTS OF THE FLORIDA BUILDING CODE OR THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 111.1.2  
THE WOOD STRUCTURE IN THE BACK OF CBS STRUCTURE IS ADDED WITHOUT PERMITS AND IS NOT AS PER CODE AND UNSAFE.

FBC 111.2.1.2.1  
THE INTERIOR WALLS ARE WET DUE TO RAIN WATER POURING IN FROM ROOF WHICH HAS HOLES IN ALMOST EVERY ROOM AND THE WALLS ARE ROTTED AND TERMITE DAMAGED.

FBC 111.2.1.2.2  
WATER DAMAGE FROM ROOF LEAKS, HAS DAMAGED OR DESTROYED MOST OF THE INTERIOR DRYWALL AND WOOD FRAMING.

FBC 111.2.1.2.3  
THE ROOF HAS BEEN DESTROYED DUE TO EXPOSURE TO THE ELEMENTS. THE ROOF HAS HOLES, AND MOST OF THE KITCHEN CABINETS ARE DESTROYED, WIRES HANGING LOOSE MAKING IT UNSAFE.

FBC 111.2.1.2.5  
THE ELECTRICAL WIRES HANGING ALL AROUND IS NOT TO CODE AND UNSAFE.

FBC 111.2.1.2.6  
THE WASTE DISPOSAL FOR WASHER INSTALLED WITHOUT PERMITS AND NOT AS PER CODE.

FBC 111.2.2.1  
THE COST TO ALTER OR REPAIR THE BUILDING EXCEEDS 50% OF THE VALUE OF THE BUILDING.

FBC 111.2.2.2  
THE COST OF THE STRUCTURAL REPAIRS EXCEEDS 33% OF THE VALUE OF THE BUILDING.

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CASE NO: CE03081696  
CASE ADDR: 2122 NW 7 CT  
OWNER: MAKHOUL, GEORGE  
INSPECTOR: ROBERT A PIGNATARO

VIOLATIONS: FBC 111.1.1  
THE C.B.S. 4 PLEX STRUCTURE HAS DETERIORATED FROM THE  
ELEMENTS AND HAS NOT BEEN MAINTAINED ACCORDING TO THE  
REQUIREMENTS OF THE FLORIDA BUILDING CODE OR THE MINIMUM  
HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 111.2.1.1.1  
THE BUILDING IS VACANT AND HAS BEEN SINCE 1998. THERE ARE  
VAGRANTS CAMPING OUT AND IT IS A NUISANCE TO THE NEIGHBOR-  
HOOD.

FBC 111.2.1.1.2  
THERE IS DEBRIS AND CLOTHING IN THE REAR OF THE PROPERTY  
AS WELL AS THE METER ROOM.

FBC 111.2.1.2.2  
THE ROOF HAS DETERIORATED AS INDICATED BY CEILING AND SOFFIT  
DAMAGE AND IS SOFT IN SPOTS INDICATING ROTTED PLYWOOD  
SHEATHING. THERE IS NO CEILING IN ONE OF THE BATHROOMS,  
WINDOWS AND DOORS ARE BROKEN. THE METER ROOM DOOR IS  
MISSING.

FBC 111.2.1.2.3  
THE FASCIA AND ROOF TAILS ARE ROTTED OR TERMITE DAMAGED.

FBC 111.2.1.2.5  
THE METER CAN BOXES HAVE NO COVERS, THE EXTERIOR ELECTRICAL  
FOR THE WATER HEATER AND EXTERIOR LIGHTS IS NOT PER CODE.  
AN ELECTRICAL PERMIT WAS OBTAINED, #97121604 ON 12/23/97.  
AS TO DATE NO INSPECTION, THUS THE PERMIT IS NULL AND VOID.

FBC 111.2.1.2.6  
THE EXTERIOR PLUMBING FOR THE WASHER AND WATER HEATER IS  
NOT PER CODE AND HAS BEEN PARTIALLY DESTROYED BY VANDALS.

FBC 111.2.2.1  
THE COST TO ALTER OR REPAIR THE BUILDING EXCEEDS 50% OF THE  
VALUE OF THE BUILDING.

FBC 111.2.2.2  
THE COST OF THE STRUCTURAL REPAIRS EXCEEDS 33% OF THE VALUE  
OF THE BUILDING.  
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