



CITY OF
FORT LAUDERDALE

Venice of America

UNSAFE STRUCTURES BOARD

AGENDA

DECEMBER 20, 2007

**COMMISSION MEETING ROOM
CITY HALL
100 N. ANDREWS AVENUE**

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 a record of the proceedings and for such purpose, he/she may 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.

EQUAL OPPORTUNITY EMPLOYER

**BUILDING SERVICES
CODE ENFORCEMENT**
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NEW BUSINESS

CASE NO: CE07101681
CASE ADDR: 2606 WHALE HARBOR LN
OWNER: ATHINA TRIDIMA AS TRUSTEE OF THE
ATHINA TRIDIMA REV. LIVING TRUST DATED JULY 18, 2007
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC 117.1.2

THIS REQUEST FOR DEMOLITION IS FOR THE 1)
FOUNDATION AND 2) ENTRY AREA STRUCTURE **ONLY**.
1) PERMIT 06070086 FOR A "FOUNDATION ONLY" PHASE
WAS ISSUED ON 7/7/06 AND NO CORRESPONDING
COMPREHENSIVE PERMIT WAS ISSUED.
2) THE ENTRY AREA PERMIT EXPIRED ON 6/1/06 PRIOR
TO COMPLETION. THE STRUCTURES ARE PRESUMED AND
DEEMED UNSAFE.

FBC 117.2.1.3.1

PERMIT 06070086 FOR A "FOUNDATION ONLY" PHASE WAS
ISSUED ON 7/7/06 AND WORK PROGRESSED UNTIL 4/6/07
WHEN THE FINAL INSPECTION FOR THE BUILDING
FOUNDATION WAS PASSED. THE CONSTRUCTION SITE WAS
THEN ABANDONED. THIS WAS A PHASED PERMIT AS PER
FBC 105.13 AND CORRESPONDING COMPREHENSIVE PERMIT
07040922 WAS APPLIED FOR 4/12/07. THE PLANS,
REQUIRING CORRECTIVE ACTIONS, WERE RETURNED TO
OWNER PERSONALLY ON 7/16/07. HOWEVER, THE
CORRECTED PLAN WAS NOT RETURNED WITHIN THE
REQUIRED 60 DAYS AND THE APPLICATION WAS VOIDED
PER FBC 105.6.1.6.2.
THE ENTRY AREA PERMIT 07040922 HAS EXCEEDED THE 90
DAYS TIME LIMITATION AS SPECIFIED IN FBC 106.10.3.1
AND EXPIRED ON 6/1/06. THE JOB SITE WAS ABANDONED AND THE
PERMIT EXPIRED PRIOR TO COMPLETION AND BEFORE A
CERTIFICATE OF OCCUPANCY WAS ISSUED.

CASE NO: CE07090207
CASE ADDR: 405 NW 7 ST
OWNER: FREEMAN, ROGER L & VIENNA
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE LARGE CARPORT ATTACHED TO THE SINGLE FAMILY
HOME ON THE WEST SIDE HAS BECOME UNSAFE. THE CARPORT
IS SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND BY WINDSTORM.
THE STRUCTURE HAS NOT BEEN MAINTAINED ACCORDING TO THE
STANDARD OF THE FLORIDA BUILDING CODE.

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FBC 117.1.2

THE CARPORT HAS BEEN ALTERED BY THE INSTALLATION OF SHORT MASONRY WALLS, A CHAIN LINK ENCLOSURE USED FOR SECURITY AND BY RAFTER REPAIRS WITHOUT OBTAINING PERMITS. ALL ALTERATIONS WITHOUT PERMITS ARE "PRESUMED AND DEEMED" TO BE UNSAFE BY THE FLORIDA BUILDING CODE.

FBC 117.2.1.2.1

THE CHAIN LINK FENCING USED FOR SECURITY, THE SHORT MASONRY WALLS ENCLOSING THE CARPORT, THE ELECTRICAL CONDUIT AND BOXES, AND STRUCTURAL ELEMENTS OF THE ROOF STRUCTURE ARE LOOSE, LOOSENING OR HANGING LOOSE.

FBC 117.2.1.2.2

ROOF RAFTERS ARE DAMAGED BY WATER INTRUSION AND BY TERMITES.

FBC 117.2.1.2.3

THE ROOF DECKING HAS BEEN BLOWN OFF BY WINDSTORM.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM WHICH EXTENDS INTO THE CARPORT HAS BEEN COMPROMISED BY WATER INTRUSION AND HAS NOT BEEN MAINTAINED SAFE.

FBC 117.2.1.3.1

RAFTER REPAIR ATTEMPTS AND ALTERATIONS TO THE CARPORT HAVE BEEN DONE WITHOUT PERMITS AND ARE "PRESUMED AND DEEMED" BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

FBC 117.2.1.3.2

THE STRUCTURE HAS NOT BEEN MAINTAINED WATERTIGHT AND IN REASONABLE GOOD REPAIR AS REQUIRED BY THE FORT LAUDERDALE MINIMUM HOUSING CODE.

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OLD BUSINESS

CASE NO: CE05110196
CASE ADDR: 705 NW 2 ST
OWNER: SYNERGY PROPERTY SERVICES, INC.
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1
THE TWO STORY, SIX UNIT APARTMENT BUILDING HAS
BECOME UNSAFE. THE BUILDING HAS BEEN SUBSTANTIALLY
DAMAGED BY THE ELEMENTS AND IS A FIRE AND
WINDSTORM HAZARD. THE BUILDING DOES NOT MEET THE
STANDARD OF THE FORT LAUDERDALE MINIMUM HOUSING
CODE.

FBC 117.2.1.1.1
THE BUILDING IS VACANT, UNGUARDED AND OPEN TO
CASUAL ENTRY.

FBC 117.2.1.2.1
MANY BUILDING PARTS HAVE FAILED OR ARE HANGING
LOOSE OR LOOSENING. THE PARTS INCLUDE, BUT MAY NOT BE
LIMITED TO, SOFFITT, FACIA, ROOFING MATERIAL,
CEILINGS, DOORS AND WINDOWS, BACONY AND STAIR
SAFEGUARDS, BATHROOM AND ELECTRICAL FIXTURES,
KITCHEN CABINETS AND INTERIOR WALLS.

FBC 117.2.1.2.2
THE RAFTERS AND ROOF DECK ALONG WITH THE FIRST
FLOOR DECK HAVE DETERIORATED DUE TO CONTINUED
WATER INTRUSION.

FBC 117.2.1.2.3
THE BUILDING IS DESTROYED TO A GREAT EXTENT BY
NEGLECT.

FBC 117.2.1.2.5
THE ELECTRICAL SYSTEM HAS BEEN DAMAGED TO A GREAT
EXTENT BY WATER INTRUSION. THE SYSTEM REPRESENTS A
HAZARD.

FBC 117.2.1.3.1
REPAIR ATTEMPTS HAVE BEEN MADE TO THE BUILDING
WITHOUT OBTAINING PERMITS. THE REPAIRS INCLUDE THE
INSTALLATION OF DOORS AND WINDOWS.

FBC 117.2.1.3.2
THE BUILDING HAS NOT BEEN MAINTAINED ACCORDING TO

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THE STANDARD OF THE FLORIDA BUILDING CODE, THE CODE IN EFFECT AT THE TIME OF CONSTRUCTION OR THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

CASE NO: CE06011118
CASE ADDR: 731 NW 15 AV
OWNER: CRUM, CHARLES L. ESTATE
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE DUPLEX DWELLING UNIT BUILDING HAS BEEN SUBSTANTIALLY DAMAGED BY FIRE. THE BUILDING IS A FIRE HAZARD AND A WINDSTORM HAZARD. THE BUILDING DOES NOT MEET THE MAINTENANCE STANDARD OF THE FLORIDA BUILDING CODE OR THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 117.2.1.1.1

THE BUILDING IS VACANT, UNGUARDED AND OPEN CASUAL ENTRY.

FBC 117.2.1.2.1

MANY BUILDING PARTS ARE LOOSE, HANGING LOOSE OR HAVE FAILED. THESE CONDITIONS EXIST BECAUSE OF FIRE DAMAGE.

FBC 117.2.1.2.2

THE BLOCK WALLS ARE DAMAGED. CRACKS ARE VISIBLE IN THE MORTAR JOINTS. IN SOME AREAS THE CRACKS HAVE A STAIR STEP PATTERN DEMONSTRATING MOVEMENT OF THE FOUNDATION.

FBC 117.2.1.2.3

THE BUILDING HAS BEEN PARTIALLY DESTROYED BY FIRE. THE MAJOR DAMAGE IS ON THE SOUTH PORTION OF THE BUILDING. THE ROOF TRUSS SYSTEM IS SCORCHED ON BOTH SIDES OF THE BUILDING.

FBC 117.2.1.2.4

THE ROOF HAS COLLAPSED INTO THE BUILDING ON THE SOUTH SIDE OF THE DWELLING.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN COMPROMISED BY WATER INTRUSION AND WOULD BE HAZARDOUS IF ENERGIZED.

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FBC 117.2.1.3.2

THE BUILDING DOES NOT COMPLY WITH THE STANDARD FOR MAINTENANCE ESTABLISHED BY THE FLORIDA BUILDING CODE, OR THE CODE IN EFFECT AT THE TIME OF CONSTRUCTION OR THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

CASE NO: CE06102225
CASE ADDR: 1748 NW 29 WY
OWNER: POOLE, JAMES
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.2

AN ATTEMPT HAS BEEN MADE TO CONSTRUCT A LARGE ADDITION ON THE SOUTH SIDE OF THE RESIDENTIAL STRUCTURE. THE CONSTRUCTION EFFORT HAS BEEN ABANDONED. ONLY THE SLAB AND BLOCK WALLS EXIST. NO VALID PERMIT EXISTS FOR THE CONSTRUCTION. INCOMPLETE STRUCTURES COMMENCED WITHOUT A PERMIT OR THE PERMIT FOR WHICH HAS EXPIRED ARE PRESUMED AND DEEMED BY THE CODE TO BE UNSAFE.

FBC 117.2.1.3.1

NO VALID PERMIT EXISTS FOR THE INCOMPLETE ADDITION ATTACHED TO THE SOUTH SIDE OF THE DWELLING. THE INCOMPLETE CONSTRUCTION IS PRESUMED AND DEEMED BY THE CODE TO BE UNSAFE.

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CASE NO: CE06102667
CASE ADDR: 3729 SW 12 CT
OWNER: CANZONE, CORY & MISLOW, JOHN
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY BUILDING HAS BECOME UNSAFE. THE BUILDING IS A FIRE AND WINDSTORM HAZARD. THE NATURE OF THE OCCUPANCY OF THE BUILDING HAS BEEN CHANGED BY THE CONVERSION OF THE BUILDING TO USE AS A DUPLEX ILLEGALLY. THE BUILDING DOES NOT MEET THE STANDARD OF MAINTENANCE REQUIRED BY THE FLORIDA BUILDING CODE AND THE REQUIREMENTS OF THE HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 117.1.2

THE BUILDING HAS BEEN CONVERTED FROM A SINGLE FAMILY DWELLING TO A DUPLEX WITHOUT OBTAINING A PERMIT OR A CERTIFICATE OF OCCUPANCY. THE FLORIDA BUILDING CODE PRESUMES AND DEEMS THE BUILDING TO BE UNSAFE.

FBC 117.2.1.1.3

THE REQUIRED FIRE SEPARATION BETWEEN TENANTS HAS NOT BEEN PROVIDED.

FBC 117.2.1.2.4

THE MAIN ROOF IS SAGGING AND THE OVERHANG OVER THE FRONT DOOR LEANS.

FBC 117.2.1.2.5

THE BUILDING IS BEING SERVED BY THE ORIGINAL ELECTRICAL SERVICE. THE INCREASED OCCUPANT LOAD AND ADDED AIR CONDITIONING SYSTEMS ARE MOST LIKELY DEMANDING AMPERAGE IN EXCESS OF THE DESIGN LIMITS OF THE ORIGINAL SYSTEM.

FBC 117.2.1.2.8

THE ELECTRICAL SYSTEM, PLUMBING SYSTEM, FIRE-RESISTIVITY AND AIR CONDITIONING SYSTEMS HAVE NOT BEEN APPROVED FOR THE USE AS A DUPLEX. COMPLIANCE WITH ALL THE FEATURES REGULATED BY THIS CODE HAVE NOT BEEN DEMONSTRATED.

FBC 117.2.1.3.1

THE BUILDING HAS BEEN EXTENSIVELY ALTERED WITHOUT PERMITS. THE ELECTRICAL AND PLUMBING SYSTEMS HAVE

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BEEN EXPANDED WITHOUT OBTAINING PERMITS. THE REAR PORCH HAS BEEN ENCLOSED WITHOUT OBTAINING A PERMIT. NO CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED FOR THE CHANGE IN THE NATURE OF THE OCCUPANCY.

FBC 117.2.1.3.2

THE BUILDING DOES NOT MEET THE MINIMUM STANDARD OF THE HOUSING CODE OF THE CITY OF FORT LAUDERDALE. THE CEILING HEIGHTS DO NOT HAVE THE REQUIRED SEVEN FOOT MINIMUM.

CASE NO: CE07021325
CASE ADDR: 2470 SW 21 ST
OWNER: JUNGLE QUEEN INC
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

A LARGE INTERCONNECTED ROOF STRUCTURE HAS BECOME UNSAFE. THE STRUCTURE PRESENTS AN UNACCEPTABLE HAZARD FROM WINDSTORM AND COLLAPSE, HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND TERMITES AND HAS NOT BEEN MAINTAINED ACCORDING TO THE STANDARD OF THE FLORIDA BUILDING CODE. THE ROOF STRUCTURE COVERS THE FOLLOWING FACILITIES THAT MAY ALSO BE ENCLOSED: THE MAIN DINING AREA, THE PERFORMANCE STAGE, KITCHEN, FOOD PREPARATION AREAS, REFRIGERATED FOOD STORAGE AREAS, COVERED WALKWAYS, AND THE ELECTRICAL EQUIPMENT ROOM. THE SUPPORTS FOR THE ROOF STRUCTURE AND WALLS OF THE ENCLOSED AREAS INCLUDING THEIR FOUNDATIONS ARE DEFICIENT IN STRUCTURAL INTEGRITY. THE STORAGE BUILDING TO THE NORTHWEST OF THE DINING AREA IS SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND NOT PROPERLY SUPPORTED.

FBC 117.1.2

THE CONSTRUCTION AND SUBSEQUENT ALTERATIONS OF THE FACILITIES CITED HAVE BEEN DONE WITHOUT PERMITS. THE CONSTRUCTION, ALTERATIONS AND REPAIRS OVER MANY YEARS DO NOT CONFORM TO THE MINIMUM STANDARD OF ANY BUILDING CODE AND WOULD NOT HAVE BEEN APPROVED BY ANY AUTHORITY HAVING JURISDICTION. THE STORAGE BUILDING LOCATED NORTHWEST OF THE MAIN DINING AREA HAS BEEN EXPANDED IN SIZE AND ALTERED WITHOUT OBTAINING PERMITS.

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FBC 117.2.1.1.3

THE MAIN DINING AREA HAS A MAXIMUM CAPACITY EXCEEDING 700 PERSONS AND DOES NOT HAVE A FIRE ALARM SYSTEM AS REQUIRED BY NFPA 101 13.3.4.1. THE INTERIOR FINISH OF WALLS AND CEILINGS DOES NOT COMPLY WITH THE MINIMUM CLASSIFICATION OF FLAMESPREAD AS REQUIRED FOR THIS OCCUPANCY. A SPRINKLER SYSTEM WOULD BE ACCEPTED BY THE FIRE MARSHAL AS AN ALTERNATIVE BUT HAS NOT BEEN INSTALLED. GREASE LADEN VAPORS ARE BEING PRODUCED BY THE COOKING OPERATIONS IN THE KITCHEN WITHOUT THE REQUIRED FIRE SUPPRESSION SYSTEM.

FBC 117.2.1.2.1

THE FOLLOWING BUILDING PARTS LOCATED IN THE STRUCTURES CITED HAVE FAILED, ARE HANGING LOOSE OR LOOSENING: RAFTERS, SUPPORT BEAMS AND WALLS, CBS WALLS, CONCRETE FLOOR SLABS AND FOUNDATIONS, THATCH MANSARDS ATTACHED TO THE STRUCTURE, ROOF DECKING, AND OTHER BUILDING PARTS.

FBC 117.2.1.2.2

SEVERE DETERIORATION OF MANY STRUCTURAL PARTS IS IN EVIDENCE. TERMITE ACTIVITY AND DETERIORATION CAUSED BY WATER INTRUSION HAVE RESULTED IN SUBSTANTIAL DAMAGE TO THE STRUCTURES SPECIFIED.

FBC 117.2.1.2.4

THERE IS UNUSUAL SAGGING AND LEANING OF MANY OF THE STRUCTURAL PARTS OF THE AREAS NOTED. THE SAGGING AND LEANING IS CAUSED BY DETERIORATION AND OVERSTRESSING.
THE ROOF STRUCTURE OVER THE KITCHEN AND FOOD PREPARATION ROOM IS OVERSTRESSED AND DEFLECTS WHEN WALKED UPON.
THE FOUNDATION ON THE EAST PORTION OF THE MAIN DINING AREA IS SINKING AND HAS BROKEN AWAY FROM THE SLAB.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEMS OF THE BUILDING ARE ATTACHED TO OR PROTECTED FROM THE ELEMENTS BY STRUCTURES THAT ARE NOT SAFE AND SOUND.
THE DETACHMENT OF FIXTURES, PANELS, SERVICE RISERS AND OTHER ELECTRICAL EQUIPMENT IN THE EVENT OF THE FAILURE OF THE STRUCTURES THEY SERVE CONSTITUTES A HAZARD.

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FBC 117.2.1.3.1

EXTENSIVE CONSTRUCTION, ALTERATIONS, AND REPAIRS HAVE BEEN DONE OVER MANY YEARS WITHOUT OBTAINING THE REQUIRED PERMITS OR ADHERENCE TO ANY ACCEPTED STANDARD OF CONSTRUCTION PRACTICES. THE WORK INCLUDES MANY STRUCTURAL ELEMENTS. THE DESIGN AND CONSTRUCTION WAS NOT APPROVED AND INSPECTED. MANY STRUCTURAL SUPPORT MEMBERS WERE OVERSTRESSED WHEN FIRST INCORPORATED INTO THE STRUCTURE AND WITH DETERIORATION THIS CONDITION HAS BECOME EXACERBATED.

FBC 117.2.1.3.2

THE STRUCTURES CITED HAVE NOT BEEN MAINTAINED ACCORDING TO THE FLORIDA BUILDING CODE OR ANY OTHER CODE.
