



CITY OF  
FORT LAUDERDALE

*Venice of America*

# UNSAFE STRUCTURES BOARD

## AGENDA

JANUARY 17, 2008

**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**  
700 N.W. 19<sup>th</sup> AVENUE, FORT LAUDERDALE, FLORIDA 33311  
TELEPHONE (954) 828-5207, FAX (954) 828-5333  
[www.fortlauderdale.gov](http://www.fortlauderdale.gov)

CITY OF FORT LAUDERDALE  
AGENDA

Page 1

UNSAFE STRUCTURES BOARD  
CITY COMMISSION MEETING ROOM - CITY HALL  
JANUARY 17, 2008  
3:00 PM

-----  
RETURN HEARING (OLD BUSINESS)  
-----

CASE NO: CE05110196  
CASE ADDR: 705 NW 2 ST  
OWNER: SYNERGY PROPERTY SERVICES  
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, BALCONY 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.

AGENDA

UNSAFE STRUCTURES BOARD

CITY COMMISSION MEETING ROOM - CITY HALL

JANUARY 17, 2008

3:00 PM

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 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: CE06081391  
CASE ADDR: 638 NW 15 AVE  
OWNER: BEAVER CLEANING & MAINTENANCE CORP.  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE EIGHT UNIT APARTMENT BUILDING IS SUBSTANTIALLY DAMAGED BY THE ELEMENTS, IS A FIRE, WINDSTORM AND HEALTH HAZARD AND DOES NOT MEET THE REQUIREMENTS OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

FBC 117.1.2

STRUCTURAL REPAIRS HAVE BEEN DONE WITHOUT OBTAINING THE REQUIRED PERMIT.

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 LOOSE OR LOOSENING. THESE INCLUDE BUT MAY NOT BE LIMITED TO, CEILINGS (HAVE FALLEN THROUGHOUT THE BUILDING), DOORS, WINDOWS AND THEIR FRAMES, FASCIA AND SOFFITT MATERIAL, ELECTRICAL WIRING AND FIXTURES, PLUMBING PIPES AND FIXTURES, KITCHEN CABINETS AND COUNTERS ALONG WITH INTERIOR WALLS.

CITY OF FORT LAUDERDALE  
AGENDA

Page 3

UNSAFE STRUCTURES BOARD  
CITY COMMISSION MEETING ROOM - CITY HALL  
JANUARY 17, 2008  
3:00 PM

FBC 117.2.1.2.2

RAFTERS AND ROOF DECKING ARE DETERIORATED BY THE ELEMENTS. THE ROOFING MATERIAL USED TO PROVIDE WATER SEAL IS MISSING ON THE SOUTH HALF OF THE BUILDING. THIS CONDITION HAS DEVELOPED AND HAS EXISTED FOR A SUFFICIENT TIME TO RESULT IN EXTENSIVE DAMAGE.

FBC 117.2.1.2.3

THE BUILDING IS PARTIALLY DESTROYED BY WATER INTRUSION.

FBC 117.2.1.2.5

THE BUILDING ELECTRICAL SYSTEM HAS BEEN COMPROMISED EXTENSIVELY BY WATER INTRUSION. THE ELECTRICAL SYSTEM WOULD BE A HAZARD IF ENERGIZED.

FBC 117.2.1.2.6

THE SEPTIC TANK AT THE REAR OF THE BUILDING HAS A BROKEN COVER EXPOSING THE CONTENTS.

FBC 117.2.1.3.1

ROOF RAFTERS HAVE BEEN REPAIRED EXTENSIVELY ON THE SOUTH HALF OF THE BUILDING WITHOUT OBTAINING THE REQUIRED PERMITS.

FBC 117.2.1.3.2

THE BUILDING HAS NOT BEEN MAINTAINED ACCORDING TO THE STANDARD OF THE FLORIDA BUILDING CODE. THE BUILDING DOES NOT MEET THE REQUIREMENTS OF THE FORT LAUDERDALE MINIMUM HOUSING CODE.

-----  
CASE NO: CE06081398  
CASE ADDR: 642 NW 15 AVE  
OWNER: BEAVER CLEANING & MAINTENANCE CORP.  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE EIGHT UNIT APARTMENT BUILDING IS SUBSTANTIALLY DAMAGED BY THE ELEMENTS, IS A FIRE, WINDSTORM AND HEALTH HAZARD AND DOES NOT MEET THE REQUIREMENTS OF THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

CITY OF FORT LAUDERDALE  
AGENDA

Page 4

UNSAFE STRUCTURES BOARD  
CITY COMMISSION MEETING ROOM - CITY HALL  
JANUARY 17, 2008  
3:00 PM

FBC 117.1.2

STRUCTURAL REPAIRS HAVE BEEN DONE WITHOUT OBTAINING THE REQUIRED PERMIT.

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 LOOSE OR LOOSENING. THESE INCLUDE BUT MAY NOT BE LIMITED TO, CEILINGS (HAVE FALLEN THROUGHOUT THE BUILDING), DOORS, WINDOWS AND THEIR FRAMES, FASCIA AND SOFFITT MATERIAL, ELECTRICAL WIRING AND FIXTURES, PLUMBING PIPES AND FIXTURES, KITCHEN CABINETS AND COUNTERS ALONG WITH INTERIOR WALLS.

FBC 117.2.1.2.2

RAFTERS AND ROOF DECKING ARE DETERIORATED BY THE ELEMENTS. THE ROOFING MATERIAL USED TO PROVIDE WATER SEAL IS MISSING ON THE SOUTH HALF OF THE BUILDING. THIS CONDITION HAS DEVELOPED AND HAS EXISTED FOR A SUFFICIENT TIME TO RESULT IN EXTENSIVE DAMAGE.

FBC 117.2.1.2.3

THE BUILDING IS PARTIALLY DESTROYED BY WATER INTRUSION.

FBC 117.2.1.2.5

THE BUILDING ELECTRICAL SYSTEM HAS BEEN COMPROMISED EXTENSIVELY BY WATER INTRUSION. THE ELECTRICAL SYSTEM WOULD BE A HAZARD IF ENERGIZED.

FBC 117.2.1.2.6

THE SEPTIC TANK AT THE REAR OF THE BUILDING HAS A BROKEN COVER EXPOSING THE CONTENTS.

FBC 117.2.1.3.1

ROOF RAFTERS HAVE BEEN REPAIRED EXTENSIVELY ON THE SOUTH HALF OF THE BUILDING WITHOUT OBTAINING THE REQUIRED PERMITS.

CITY OF FORT LAUDERDALE  
AGENDA

Page 5

UNSAFE STRUCTURES BOARD  
CITY COMMISSION MEETING ROOM - CITY HALL  
JANUARY 17, 2008  
3:00 PM

FBC 117.2.1.3.2

THE BUILDING HAS NOT BEEN MAINTAINED ACCORDING TO THE STANDARD OF THE FLORIDA BUILDING CODE. THE BUILDING DOES NOT MEET THE REQUIREMENTS OF THE FORT LAUDERDALE MINIMUM HOUSING CODE.

-----  
CASE NO: CE06102225  
CASE ADDR: 1748 NW 29 WY  
OWNER: POOLE, JAMES F  
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.

CITY OF FORT LAUDERDALE  
AGENDA

Page 6

UNSAFE STRUCTURES BOARD  
CITY COMMISSION MEETING ROOM - CITY HALL  
JANUARY 17, 2008  
3:00 PM

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.

UNSAFE STRUCTURES BOARD  
CITY COMMISSION MEETING ROOM - CITY HALL  
JANUARY 17, 2008  
3:00 PM

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.



UNSAFE STRUCTURES BOARD  
CITY COMMISSION MEETING ROOM - CITY HALL  
JANUARY 17, 2008  
3:00 PM

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.

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.

-----  
CASE NO: CE07081768  
CASE ADDR: 150 NW 68 ST  
SITE ADDR: 118 NW 67 ST  
OWNER: PAN AMERICAN CORPORATION & VARGAS, FRANCISCO ANTONIO  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE ADDITIONS TO THE MOBILE HOME ON THE EAST SIDE AND SOUTH END ARE UNSAFE. THE ADDITIONS CONSTITUTE A FIRE AND WINDSTORM HAZARD. THE LIVING SPACE PROVIDED BY THE EXPANSION OF THE MOBILE HOME DOES NOT COMPLY WITH THE FORT LAUDERDALE MINIMUM HOUSING CODE.

AGENDA

UNSAFE STRUCTURES BOARD

CITY COMMISSION MEETING ROOM - CITY HALL

JANUARY 17, 2008

3:00 PM

FBC 117.1.3

THE EXPANSION OF THE MOBILE HOME BY THE CONSTRUCTION OF A FULL LENGTH ADDITION ON THE EAST SIDE AND A ROOF STRUCTURE ON THE SOUTH END HAS BEEN COMPLETED WITHOUT OBTAINING A PERMIT OR A CERTIFICATE OF OCCUPANCY. THE WORK DONE IS PRESUMED AND DEEMED BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

FBC 117.2.1.2.5

THE ELECTRICAL AND MECHANICAL SYSTEMS INVOLVED WITH THE ADDITION ON THE EAST OF THE MOBILE HOME HAVE NOT BEEN INSPECTED AND ARE THEREFORE PRESUMED AND DEEMED BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

FBC 117.2.1.2.8

THE CONSTRUCTION METHODS AND MATERIALS USED, ALONG WITH THE ELECTRICAL, PLUMBING AND MECHANICAL INSTALLATIONS DO NOT COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE FOR USE AS LIVING SPACE. CONVENTIONAL CONSTRUCTION METHODS HAVE NOT BEEN EMPLOYED AND THE STRENGTH REQUIREMENTS OF THE CODE HAVE NOT BEEN MET. NOTE FBC 1604.1.

FBC 117.2.1.3.1

THE CONSTRUCTION OF THE EXPANDED FLOOR AREA ON THE EAST OF THE MOBILE HOME AND THE PLUMBING, ELECTRICAL AND MECHANICAL SYSTEMS INCORPORATED INTO THIS ADDITION HAS ALL BEEN COMPLETED WITHOUT OBTAINING PERMITS AND HAVING THE REQUIRED INSPECTIONS. NO CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED. THE FLORIDA BUILDING CODE PRESUMES AND DEEMS THAT THIS PART OF THE DWELLING IS UNSAFE.

AGENDA

UNSAFE STRUCTURES BOARD

CITY COMMISSION MEETING ROOM - CITY HALL

JANUARY 17, 2008

3:00 PM

CASE NO: CE07101681  
CASE ADDR: 2606 WHALE HARBOR LN  
OWNER: TRIDIMA, ATHINA 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.

UNSAFE STRUCTURES BOARD  
CITY COMMISSION MEETING ROOM - CITY HALL  
JANUARY 17, 2008  
3:00 PM

-----  
HEARING SCHEDULED  
-----

CASE NO: CE07080957  
CASE ADDR: 1901 SW 5 PL  
OWNER: ENCLAVE AT THE OAKS TOWNHOMES, LLC  
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC 117.1.1  
THE TWO STORY SINGLE FAMILY HOME BUILT IN 1952,  
THE SWIMMING POOL AND THE FREESTANDING SINGLE  
STORY GARAGE HAVE BECOME UNSAFE. THE STRUCTURES  
HAVE BEEN GUTTED AND CONSTITUTE A FIRE AND  
WINDSTORM HAZARD. THEY HAVE BEEN SUBSTANTIALLY  
DAMAGED BY NEGLECT AND VANDALISM.

FBC 117.2.1.1.1  
THE BUILDINGS ARE VACANT, UNGUARDED AND OPEN TO  
CASUAL ENTRY.

FBC 117.2.1.1.2  
BOTH BUILDINGS HAVE AN UNWARRANTED ACCUMULATION OF  
TRASH AND ARE FILLED WITH DEBRIS AND OTHER  
COMBUSTIBLE MATERIAL.

FBC 117.2.1.2.3  
THE BUILDINGS ARE PARTIALLY DESTROYED. WINDOWS AND  
DOORS HAVE BEEN REMOVED. THE REMOVAL OF COPPER  
WIRING AND PLUMBING COMPONENTS HAVE DESTROYED THE  
PLUMBING, MECHANICAL AND ELECTRICAL SYSTEM.

FBC 117.2.1.2.5  
CRITICAL COMPONENTS OF THE ELECTRICAL SYSTEM,  
INCLUDING BUT NOT LIMITED TO COPPER WIRING,  
SWITCHES, OUTLETS AND BREAKERS HAVE BEEN REMOVED  
AND WOULD POSE A SERIOUS HAZARD, IF ENERGIZED.

FBC 117.2.1.2.6  
THE REMOVAL OF CRITICAL PLUMBING SYSTEM COMPONENTS  
CREATED AN INADEQUATE AND MALFUNCTIONING SANITARY  
FACILITY AND WASTE DISPOSAL SYSTEM.

UNSAFE STRUCTURES BOARD  
CITY COMMISSION MEETING ROOM - CITY HALL  
JANUARY 17, 2008  
3:00 PM

FBC 117.2.1.2.7

THE SWIMMING POOL CONTAINS STAGNANT WATER AND IS UNSAFE AND DANGEROUS TO HUMAN LIFE AND PUBLIC WELFARE.

-----  
CASE NO: CE07080959  
CASE ADDR: 506 SW 20 AVE  
OWNER: ENCLAVE AT THE OAKS TOWNHOMES, LLC  
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC 117.1.1

THE ONE STORY SINGLE FAMILY HOME BUILT IN 1954, AND THE FREESTANDING SINGLE STORY ACCESSORY BUILDING HAVE BECOME UNSAFE. THE STRUCTURES HAVE BEEN GUTTED AND CONSTITUTE A FIRE AND WINDSTORM HAZARD. THEY HAVE BEEN SUBSTANTIALLY DAMAGED BY NEGLIGENCE AND VANDALISM.

FBC 117.2.1.1.1

THE BUILDINGS ARE VACANT, UNGUARDED AND OPEN TO CASUAL ENTRY.

FBC 117.2.1.1.2

BOTH BUILDINGS HAVE AN UNWARRANTED ACCUMULATION OF TRASH AND ARE FILLED WITH DEBRIS AND OTHER COMBUSTIBLE MATERIAL.

FBC 117.2.1.2.3

THE BUILDINGS ARE PARTIALLY DESTROYED. WINDOWS AND DOORS HAVE BEEN REMOVED. THE REMOVAL OF BOTH COPPER WIRING AND PLUMBING COMPONENTS HAVE DESTROYED THE PLUMBING, MECHANICAL AND ELECTRICAL SYSTEM.

FBC 117.2.1.2.5

CRITICAL COMPONENTS OF THE ELECTRICAL SYSTEM, INCLUDING BUT NOT LIMITED TO COPPER WIRING, SWITCHES, OUTLETS AND BREAKERS HAVE BEEN REMOVED AND WOULD POSE A SERIOUS HAZARD, IF ENERGIZED.

FBC 117.2.1.2.6

THE REMOVAL OF CRITICAL PLUMBING SYSTEM COMPONENTS CREATED AN INADEQUATE AND MALFUNCTIONING SANITARY FACILITY AND WASTE DISPOSAL SYSTEM.

## AGENDA

## UNSAFE STRUCTURES BOARD

CITY COMMISSION MEETING ROOM - CITY HALL

JANUARY 17, 2008

3:00 PM

CASE NO: CE07090739  
CASE ADDR: 3127 NE 40 CT  
OWNER: MORABITO, JEROME V. & STACEY  
INSPECTOR: JORG HRUSCHKA

## VIOLATIONS: FBC 117.1.2

A PERMIT FOR A NEW 4 BEDROOM, 4 BATHROOM RESIDENCE WAS ISSUED ON 4/5/2005 AND WORK PROGRESSED UNTIL 6/22/2005 WHEN THE LAST INSPECTION FOR THE BUILDING SLAB WAS PASSED. THE CONSTRUCTION SITE WAS THEN ABANDONED AND THE PERMIT EXPIRED. THE STRUCTURE IS PRESUMED AND DEEMED UNSAFE.

## FBC 117.2.1.3.1

THE LAST INSPECTION FOR GENERAL PERMIT 04031745 WAS APPROVED ON 6/22/2005. THE 90 DAY TIME LIMITATION AS SPECIFIED IN FBC 106.10.3 HAS BEEN EXCEEDED. THE JOB SITE WAS ABANDONED AND THE PERMIT EXPIRED PRIOR TO COMPLETION AND BEFORE A CERTIFICATE OF OCCUPANCY WAS ISSUED.

---

CASE NO: CE07100935  
CASE ADDR: 4201 N OCEAN BLVD  
OWNER: BERMUDA PARK LLC  
INSPECTOR: JORG HRUSCHKA

## VIOLATIONS: FBC 117.1.2

A FOUNDATION PERMIT 04070954 FOR A 7 UNIT CONDOMINIUM WAS ISSUED ON 7/22/2004 AND WORK PROGRESSED UNTIL 11/1/2004, WHEN THE LAST INSPECTION FOR THE BUILDING COLUMN WAS PASSED. THE CONSTRUCTION SITE WAS THEN ABANDONED AND THE PERMIT EXPIRED. THE BUILDING PERMIT 05032198 WAS ONLY APPLIED FOR AND REQUIRES CORRECTIONS PER PLAN REVIEWS. THE STRUCTURE IS PRESUMED AND DEEMED UNSAFE.

## FBC 117.2.1.3.1

THE LAST INSPECTION FOR FOUNDATION PERMIT 04070954 WAS APPROVED ON 11/1/2004. THE 90 DAY TIME LIMITATION AS SPECIFIED IN FBC 106.10.3 HAS BEEN EXCEEDED. THE JOB SITE WAS ABANDONED AND THE PERMIT EXPIRED PRIOR TO COMPLETION AND BEFORE A CERTIFICATE OF OCCUPANCY WAS ISSUED.