



CITY OF
FORT LAUDERDALE

Venice of America

UNSAFE STRUCTURES BOARD AGENDA

MARCH 20, 2008

**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 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.

**TWO OR MORE FORT LAUDERDALE CITY COMMISSIONERS OR MEMBERS
OF A CITY OF FORT LAUDERDALE ADVISORY BOARD MAY BE IN
ATTENDANCE AT THIS MEETING.**

AGENDA

UNSAFE STRUCTURES BOARD

CITY COMMISSION MEETING ROOM - CITY HALL

MARCH 20, 2008

3:00 PM

RETURN HEARING (OLD BUSINESS)

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 2

UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
MARCH 20, 2008
3:00 PM

CASE NO: CE07080955
CASE ADDR: 502 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 1953 HAS BECOME UNSAFE. THE STRUCTURE HAS BEEN GUTTED AND CONSTITUTES A FIRE AND WINDSTORM HAZARD. IT HAS BEEN SUBSTANTIALLY DAMAGED BY NEGLECT AND VANDALISM.
- FBC 117.2.1.1.1
THE BUILDING IS VACANT, UNGUARDED AND OPEN TO CASUAL ENTRY.
- FBC 117.2.1.1.2
THE BUILDING HAS AN UNWARRANTED ACCUMULATION OF TRASH AND IS FILLED WITH DEBRIS AND OTHER COMBUSTIBLE MATERIAL.
- FBC 117.2.1.2.3
THE BUILDING IS 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.

CITY OF FORT LAUDERDALE
AGENDA

Page 3

UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
MARCH 20, 2008
3:00 PM

CASE NO: CE07080958
CASE ADDR: 460 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 1940,
AND THE FREESTANDING SINGLE STORY ACCESSORY
STRUCTURE 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.

CITY OF FORT LAUDERDALE
AGENDA

Page 4

UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
MARCH 20, 2008
3:00 PM

CASE NO: CE07111134
CASE ADDR: 1750 SW 29 AVE
OWNER: HERMAN, RUDOLPH CHARLES & TAMMY MARIE
INSPECTOR: JORG HRUSCHKA

- VIOLATIONS: FBC 117.1.1
THE ONE STORY, WOOD FRAMED, SINGLE-FAMILY HOME WAS BUILT IN 1957. THE STRUCTURE HAS BEEN SUBSTANTIALLY DAMAGED BY FIRE. THE BUILDING IS A FIRE AND WINDSTORM HAZARD AND IS UNSAFE.
- FBC 117.2.1.1.1
THE BUILDING IS VACANT, UNGUARDED AND OPEN TO CASUAL ENTRY.
- FBC 117.2.1.1.2
THERE ARE LARGE AMOUNTS OF FIRE DEBRIS AND COMMON HOUSEHOLD TRASH LITTERED THROUGHOUT THE BURNED OUT BUILDING.
- FBC 117.2.1.2.1
MANY PARTS OF THE BUILDING, INCLUDING BUT NOT LIMITED TO, THE EXTERIOR WALL AND ROOF SYSTEMS, INTERIOR CEILINGS AND WALLS, AND EXTERIOR AWNINGS, ARE HANGING LOOSE.
- FBC 117.2.1.2.2
THE EXTERIOR AND INTERIOR BEARING WALLS AND THE ROOF STRUCTURE HAVE BEEN COMPROMISED DUE TO FIRE.
- FBC 117.2.1.2.3
THE BUILDING HAS BEEN SUBSTANTIALLY DESTROYED AND THE STRUCTURAL INTEGRITY HAS BEEN COMPROMISED. THE ELECTRICAL, PLUMBING, MECHANICAL AND STRUCTURAL SYSTEMS HAVE BEEN DESTROYED.
- FBC 117.2.1.2.4
THE ROOF AND/OR COMPONENTS ARE SEVERELY FIRE DAMAGED AND COULD COLLAPSE WITHOUT PRIOR WARNING.
- FBC 117.2.1.2.5
THE ELECTRICAL AND MECHANICAL SYSTEMS HAVE BEEN SEVERELY COMPROMISED AND SUBSTANTIALLY DESTROYED AND WOULD POSE A SERIOUS HAZARD IF ENERGIZED.

AGENDA

UNSAFE STRUCTURES BOARD

CITY COMMISSION MEETING ROOM - CITY HALL

MARCH 20, 2008

3:00 PM

HEARING SCHEDULED

CASE NO: CE07041577
CASE ADDR: 519 ANTIOCH AV
OWNER: DOKIMOS, JOHN & MIDDLE RIVER OASIS, LLC
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1
THE TWO STORY APARTMENT BUILDING HAS BEEN
SUBSTANTIALLY DAMAGED BY RECENT WINDSTORMS AND
THE ELEMENTS. THE BUILDING IS UNSAFE AND PRESENTS
A WINDSTORM AND FIRE HAZARD. THE BUILDING DOES NOT
COMPLY WITH THE MAINTENANCE STANDARDS OF THE
FLORIDA BUILDING CODE AND MINIMUM HOUSING CODE OF
THE CITY OF FORT LAUDERDALE.

FBC 117.2.1.1.1
THE BUILDING IS VACANT, UNGUARDED AND OPEN AT
DOORS AND WINDOWS.

FBC 117.2.1.1.2
THE APARTMENT UNITS ARE FILLED WITH FURNITURE,

DEBRIS AND OTHER COMBUSTIBLE MATERIAL THAT CREATE
AN UNACCEPTABLE FIRE HAZARD.

FBC 117.2.1.2.1
MANY BUILDING PARTS ARE LOOSE, HANGING LOOSE OR
LOOSENING. THE PARTS INCLUDE, BUT MAY NOT BE
LIMITED TO: ROOF DECK MATERIAL, ROOFING MATERIAL,
ELECTRICAL CONDUIT AND FIXTURES, DOORS, WINDOWS,
AND BALCONY AND STAIRWAY SAFEGUARDS. CEILINGS HAVE
COLLAPSED IN ALL SECOND FLOOR UNITS.

FBC 117.2.1.2.2
THE ROOF DECK AND RAFTERS ARE SUBSTANTIALLY
DAMAGED BY WATER INTRUSION SINCE THE STORMS OF
2005.

FBC 117.2.1.2.3
THE ROOFING SYSTEM HAS BEEN DESTROYED BY STORMS.
UNCHECKED WATER INTRUSION HAS COMPROMISED THE
STRUCTURAL INTEGRITY OF THE BUILDING SINCE THE
STORMS IN 2005.

AGENDA

UNSAFE STRUCTURES BOARD

CITY COMMISSION MEETING ROOM - CITY HALL

MARCH 20, 2008

3:00 PM

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN EXPOSED TO WATER INTRUSION FOR OVER ONE YEAR AND WOULD BE A HAZARD IF ENERGIZED. THE ELECTRICAL SYSTEM HAS BEEN PARTIALLY DESTROYED AND COMPROMISED.

FBC 117.2.1.2.7

THE POOL CONTAINS STAGNANT, GREEN WATER AND IS DEEMED UNSAFE BY THE FLORIDA BUILDING CODE.

FBC 117.2.1.3.2

THE BUILDING DOES NOT CONFORM TO THE MINIMUM STANDARDS FOR HOUSING AS REQUIRED BY THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE. THE SAFETY STANDARD OF THE FLORIDA BUILDING CODE IS NOT BEING MAINTAINED.

CASE NO: CE07120541
CASE ADDR: 1225 NW 16 ST
OWNER: FLETCHER-ALLEN, SHIRLEY M., HILLS, VERNON C.,
HILLS, DELBERT, HILLS, JAMES
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE ONE STORY, CBS, SINGLE-FAMILY HOME WAS BUILT IN 1952. THE STRUCTURE HAS BEEN SUBSTANTIALLY DAMAGED BY AN ABORTED REBUILDING PROJECT. THE BUILDING EXISTS AS A RUIN ONLY AND DOES NOT EVEN PROVIDE SHELTER IN ITS PRESENT CONDITION.

FBC 117.1.3

THE BUILDING IS PARTIALLY DEMOLISHED. THE WALLS CONTINUE TO DEGRADE CAUSING AN UNSAFE STRUCTURE.

FBC 117.2.1.1.1

REMAINS OF THE BUILDING ARE VACANT, UNGUARDED AND OPEN TO CASUAL ENTRY.

FBC 117.2.1.2.1

THE REMAINS OF THE BUILDING CONSIST OF FREESTANDING WALLS AND COLUMNS. THE REMAINING WALLS CONTINUE TO DEGRADE AND BLOCKS, BEAMS, PRECAST SECTIONS, AND COLUMNS ARE BREAKING LOOSE.

FBC 117.2.1.2.2

THE BLOCK WALLS, COLUMNS AND BEAMS ARE DETERIORATING.

CITY OF FORT LAUDERDALE
AGENDA

Page 7

UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
MARCH 20, 2008
3:00 PM

FBC 117.2.1.2.3

THE BUILDING HAS BEEN SUBSTANTIALLY DESTROYED AND THE STRUCTURAL INTEGRITY HAS BEEN COMPROMISED. THE FREESTANDING WALLS HAVE NOT BEEN APPROVED AS SUCH. THE ELECTRICAL, PLUMBING, MECHANICAL, AND STRUCTURAL SYSTEMS HAVE BEEN DESTROYED. THE INTERIOR WALLS AND ROOF STRUCTURE HAVE BEEN COMPLETELY REMOVED.

CASE NO: CE07121155
CASE ADDR: 1524 NE 15 AV
OWNER: MONTEIRO, RICARDO
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC 105.4.1.2
A NEW PERMIT WAS NOT OBTAINED WITHIN 180 DAYS FROM THE DATE THE INITIAL PERMIT BECAME NULL AND VOID.

FBC 117.1.2

PERMIT 04070697 FOR A FAMILY ROOM, BATHROOM AND DEN ADDITION WAS ISSUED ON 8/24/04 AND WORK PROGRESSED UNTIL 8/28/06, WHEN THE LAST INSPECTION FOR THE BUILDING COLUMN 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 PERMIT 04070697 WAS APPROVED ON 8/28/06. THE 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.