



CITY OF  
FORT LAUDERDALE

*Venice of America*

# UNSAFE STRUCTURES BOARD AGENDA

MAY 15, 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

MAY 15, 2008

3:00 P.M.

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RETURN HEARING (OLD BUSINESS)  
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CASE NO: CE07100691  
CASE ADDR: 805 S RIO VISTA BLVD  
OWNER: ROBINSON, JOY D  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY CBS STRUCTURE HAS BECOME UNSAFE. THE BUILDING HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS. THE BUILDING HAS NOT BEEN PROPERLY MAINTAINED AND DOES NOT MEET THE MINIMUM REQUIREMENTS FOR HOUSING AS SPECIFIED IN THE FORT LAUDERDALE MINIMUM HOUSING CODE.

FBC 117.2.1.2.1

MANY BUILDING PARTS ARE LOOSE, LOOSENING, OR HAVE FAILED. THE BUILDING COMPONENTS IN THIS CONDITION INCLUDE, BUT MAY NOT BE LIMITED TO: ROOF FRAMING, DECKING AND BARREL TILE, DOORS AND WINDOWS INCLUDING FRAMES, FLOOR FRAMING AND DECKING, FACIA BOARDS ALONG WITH INTERIOR WALL AND CEILING PLASTER.

FBC 117.2.1.2.2

THE ROOF AND FLOOR SUPPORT SYSTEMS HAVE DETERIORATED BY WATER INTRUSION AND TERMITE DAMAGE. THE PITCHED PORTION OF THE ROOF COVERED WITH BARREL TILES (LOCATED ON THE SOUTH END OF THE BUILDING) HAS COLLAPSED INTO THE BUILDING BECAUSE OF DETERIORATION.

FBC 117.2.1.2.4

THE PARTIALLY COLLAPSED PORTION OF THE ROOF SAGS INTO THE BUILDING. THE RAFTERS IN THIS AREA ARE WEDGED WITHIN THE MASONRY WALLS PREVENTING FULL COLLAPSE INTO THE INTERIOR OF THE BUILDING. INTERIOR DOOR JAMBS HAVE RACKED BECAUSE OF DETERIORATION TO THE FLOOR SUPPORT SYSTEM.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN COMPROMISED BY WATER INTRUSION.

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 FORT LAUDERDALE MINIMUM HOUSING CODE.

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CITY COMMISSION MEETING ROOM - CITY HALL  
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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.

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.

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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.

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HEARING SCHEDULED

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CASE NO: CE07121276  
CASE ADDR: 1623 NW 6 PL  
OWNER: EGLOBAL ENTERPRISES LLC  
INSPECTOR: WAYNE STRAWN

WITHDRAWN

VIOLATIONS: FBC 117.1.1  
THE DUPLEX BUILT IN 1946 HAS BECOME UNSAFE. THE  
BUILDING IS A FIRE AND WINDSTORM HAZARD THAT HAS  
NOT BEEN ADEQUATELY MAINTAINED.

FBC 117.1.2  
MECHANICAL, ELECTRICAL, ROOFING, WINDOWS, AND OTHER  
BUILDING ALTERATIONS HAVE BEEN PERFORMED WITHOUT  
PERMITS. ALL BUILDING ALTERATIONS PERFORMED  
WITHOUT A PERMIT ARE "PRESUMED AND DEEMED" TO BE  
UNSAFE BY THE FLORIDA BUILDING CODE.

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

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FBC 117.2.1.1.2

THERE IS AN UNWARRANTED AMOUNT OF GARBAGE AND  
DEBRIS AND COMBUSTIBLE MATERIAL INSIDE THE BUILDING.

FBC 117.2.1.2.1

THE FOLLOWING BUILDING PARTS HAVE FAILED OR  
HANGING LOOSE OR LOOSENING:  
DOORS, WINDOWS AND THEIR FRAMES  
KITCHEN CABINETS AND VANITIES  
ELECTRICAL FIXTURES AND CONDUIT  
PLUMBING FIXTURES AND PIPING.

FBC 117.2.1.2.3

THE BUILDING ENVELOPE IS PARTIALLY DESTROYED. THE  
FOLLOWING BUILDING PARTS HAVE BEEN DESTROYED BY  
VANDALS:  
WINDOWS, DOORS AND THEIR FRAMES  
KITCHEN CABINETS AND VANITIES  
PLUMBING FIXTURES AND PIPING  
ELECTRICAL FIXTURES  
DRYWALL SURFACES

FBC 117.2.1.3.1

A CENTRAL A/C SYSTEM WAS INSTALLED WITHOUT A  
PERMIT. ELECTRICAL WORK HAS BEEN COMPLETED WITHOUT  
AN INSPECTION AND THEREFORE THE PERMIT HAS  
EXPIRED. SEE PERMIT 06010026. WINDOWS AND DOORS  
HAVE BEEN INSTALLED WITHOUT A PERMIT. A REROOF HAS  
BEEN DONE WITHOUT A PERMIT. ALL WORK PERFORMED  
WITHOUT A PERMIT IS "PRESUMED AND DEEMED" BY THE  
FLORIDA BUILDING CODE TO BE UNSAFE.

FBC 117.2.1.3.2

THE PROPERTY HAS NOT BEEN ADEQUATELY MAINTAINED AND  
DOES NOT COMPLY WITH THE CITY OF FORT LAUDERDALE  
MINIMUM HOUSING CODE.

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CASE NO: CE08020243  
CASE ADDR: 628 NW 22 RD  
OWNER: AVANT, TANSY ESTATE  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC 117.1.1

THE SINGLE STORY COMMERCIAL BUILDING HAS BECOME  
UNSAFE. THE BUILDING IS A FIRE AND WINDSTORM  
HAZARD. THE BUILDING HAS BEEN SUBSTANTIALLY DAMAGED  
BY THE ELEMENTS AND VANDALISM AND IS NOT BEING  
MAINTAINED ACCORDING TO THE STANDARDS OF THE  
FLORIDA BUILDING CODE.

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FBC 117.2.1.1.1

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

FBC 117.2.1.1.2

THE BUILDING CONTAINS AN UNWARRANTED ACCUMULATION OF DEBRIS AND COMBUSTIBLE MATERIAL.

FBC 117.2.1.2.1

THE FOLLOWING BUILDING PARTS ARE LOOSE, LOOSENING OR HANGING LOOSE: DRYWALL ON CEILINGS AND WALLS, FACIA BOARDS, INSULATION, STUCCO, ROOF DECKING AND THE CANOPY FRAME.

FBC 117.2.1.2.2

ROOF SHEATHING AND ROOF RAFTERS HAVE DETERIORATED DUE TO WATER INTRUSION. THE RAFTER TAILS HAVE IN SOME AREAS DISINTEGRATED.

FBC 117.2.1.2.3

THE BUILDING IS PARTIALLY DESTROYED BY NEGLECT. DAYLIGHT CAN BE SEEN THROUGH THE ROOF FROM THE INSIDE IN VARIOUS PLACES AND CEILINGS HAVE FALLEN DOWN IN MANY AREAS.

FBC 117.2.1.3.1

THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING PERMITS OR WITH PERMITS THAT HAVE EXPIRED WITHOUT THE APPROVAL OF THE WORK BY FIELD INSPECTION. THE FOLLOWING IS A LIST OF THESE ALTERATIONS: 1. THE INSTALLATION OF PVC PIPING AND FIXTURES, ELECTRICAL CONDUIT, WINDOWS, DOORS, FRONT CANOPY, EXTERIOR STUCCO, SECURITY BARS AND ELECTRICAL SERVICE REPAIR.

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CASE NO: CE08021122  
CASE ADDR: 2345 NW 14 ST  
OWNER: WALKER, CHARLES W. ESTATE  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY RESIDENCE HAS BECOME UNSAFE. THE BUILDING IS A FIRE AND WINDSTORM HAZARD. THERE IS SUBSTANTIAL DAMAGE FROM THE ELEMENTS. THE BUILDING DOES NOT COMPLY WITH THE REQUIREMENTS OF THE FORT LAUDERDALE MINIMUM HOUSING CODE.

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FBC 117.1.2

THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS. THE ALTERATIONS INCLUDE: ELECTRICAL, PLUMBING AND STRUCTURAL. THESE ALTERATIONS ARE "PRESUMED AND DEEMED" TO BE UNSAFE BY THE FLORIDA BUILDING CODE.

FBC 117.2.1.1.1

THE BUILDING IS "DEEMED" A FIRE HAZARD AND/OR UNSAFE BECAUSE IT IS VACANT, UNSECURED AND UNGUARDED.

FBC 117.2.1.1.2

DEBRIS AND COMBUSTIBLE MATERIAL WERE FOUND IN THE BUILDING INCLUDING A FULL SIZE ACETYLENE TANK AND PAINT.

FBC 117.2.1.2.1

THE FOLLOWING BUILDING MATERIALS ARE LOOSE, LOOSENING OR HANGING LOOSE: SOFFITS, WIRING, PANELING, DOORS AND WINDOWS ALONG WITH THEIR FRAMES, AND LIGHT FIXTURES.

FBC 117.2.1.2.2

ROOF RAFTERS ARE SUBSTANTIALLY DETERIORATED. THE FRONT SLIDING GLASS DOOR HEADER HAS STRUCTURAL CRACKS.

FBC 117.2.1.2.4

THE ROOF PROJECTION OVER THE FRONT ENTRY DOOR IS LEANING AND SAGGING.

FBC 117.2.1.2.5

EXPOSED ROMEX WIRING HAS BEEN RUN AT THE HOT WATER HEATER, CARPORT CEILING AND WALLS, FRONT DOOR FIXTURE AND HALL LIGHT FIXTURE. THE ELECTRICAL METER HAS BEEN VANDALIZED.

FBC 117.2.1.3.1

PREMISE WIRING ALTERATIONS WERE DONE WITHOUT A PERMIT IN THE FOLLOWING AREAS:  
CARPORT CEILINGS AND WALLS  
HOT WATER HEATER  
FRONT DOOR LIGHT FIXTURE  
HALL LIGHT FIXTURE  
WINDOWS, DOORS AND ENCLOSED CARPORT WERE DONE WITHOUT REQUIRED PERMITS.  
A WALL A/C UNIT WAS INSTALLED WITHOUT A PERMIT

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CASE NO: CE08021469  
CASE ADDR: 624 NW 4 AVE  
OWNER: FERGUSON, ERMA  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY HOME HAS NOT BEEN MAINTAINED AND AS A RESULT HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS. THIS BUILDING DOES NOT COMPLY WITH THE FORT LAUDERDALE MINIMUM HOUSING CODE AND THEREFORE IS "DEEMED" UNSAFE.

FBC 117.2.1.1.1

THE BUILDING IS VACANT AND UNGUARDED AND IS NOT PROPERLY SECURED.

FBC 117.2.1.2.1

THE CARPORT ROOF HAS DETERIORATED TO THE POINT THAT THE SHEATHING, FASCIA BOARD, AND ROOFING MATERIAL ARE HANGING LOOSE AND FALLING OFF. WIRES AND PLASTER ARE LOOSENING AND FALLING.

FBC 117.2.1.2.2

THE ROOF HAS DETERIORATED SO BADLY THAT DAY LIGHT CAN BE SEEN FROM THE INSIDE ALL THROUGH THE ROOF. A LARGE PART OF THE ROOF DECKING IN THE CARPORT HAS DISINTEGRATED AND VEGETATION IS THRIVING ON IT. ALL ROOF RAFTERS HAVE BEEN SEVERELY DAMAGED BY THE ELEMENTS.

FBC 117.2.1.2.3

THE ROOF OF THIS BUILDING HAS BEEN ALMOST COMPLETELY DESTROYED BY THE ELEMENTS AND THE REMOVAL OF ALL OF THE WINDOWS AND WINDOW FRAMES.

FBC 117.2.1.2.4

THE FASCIA BOARD ON THE FRONT OF THE CARPORT IS LEANING AND VARIOUS ROOF RAFTERS ARE SAGGING DUE TO DETERIORATION.

FBC 117.2.1.3.1

A WALL MOUNTED A/C UNIT, FLOOD LIGHTS AND WIRING WERE INSTALLED WITHOUT A PERMIT.



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CASE NO: CE08030370  
CASE ADDR: 651 N ANDREWS AV  
OWNER: OLIVER, ARCH JAMES III & KAY, C.  
INSPECTOR: GERRY SMILEN

FBC 117.1.1

THE COMMERCIAL BUILDING HAS BEEN SUBSTANTIALLY DAMAGED BY A FIRE. THE BUILDING IS NOW A FIRE AND WINDSTORM HAZARD.

FBC 117.2.1.1.1

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

FBC 117.2.1.2.1

THE FOLLOWING BUILDING MATERIALS HAVE FAILED, ARE LOOSE, LOOSENING OR HANGING LOOSE: CEILING MATERIAL, DOORS AND WINDOWS ALONG WITH THEIR FRAMES, INSULATION, A/C DUCTS, ELECTRICAL FIXTURES, STUCCO, METAL FRAMING AND WALL BOARD.

VIOLATIONS: FBC 117.2.1.2.2

STRUCTURAL ELEMENTS OF THE BUILDING HAVE BEEN COMPROMISED BY BEING SUBJECTED TO INTENSE HEAT. THE DAMAGE IS GREATEST ON THE EAST EXPOSURE OF THE BUILDING WHERE THE STOREFRONT WAS DESTROYED.

FBC 117.2.1.2.3

THE BUILDING HAS BEEN PARTIALLY DESTROYED BY FIRE.

FBC 117.2.1.2.5

THE PREMISE WIRING OF THE BUILDING HAS BEEN DAMAGED BY THE FIRE AND WOULD PRESENT A HAZARD IF ENERGIZED.