



CITY OF
FORT LAUDERDALE

Venice of America

UNSAFE STRUCTURES BOARD AGENDA

JULY 17, 2008

3:00 P.M.

**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

CITY COMMISSION MEETING ROOM - CITY HALL

UNSAFE STRUCTURES BOARD

JULY 17, 2008

3:00 P.M.

RETURN HEARING (OLD BUSINESS)

CASE NO: CE05121325
CASE ADDR: 301 SEABREEZE BLVD
OWNER: CRAZY GREGG'S MARINA LLC
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC 117.1.1
THE PREMANUFACTURED TICKET BOOTH STRUCTURE IS A
WINDSTORM AND A HEALTH HAZARD.

FBC 117.1.2
THE BUILDING HAS BEEN REBUILT AFTER HURRICANE
WILMA. NO PERMITS WERE OBTAINED FOR THE PROJECT.
NO CERTIFICATE OF OCCUPANCY WAS OBTAINED. THE
REBUILDING PROJECT IS "PRESUMED AND DEEMED" BY THE
FLORIDA BUILDING CODE TO BE UNSAFE.

FBC 117.2.1.2.6
AN UNSANITARY CONDITION EXISTS BECAUSE THE
REQUIRED SANITARY FACILITIES ARE NOT PROVIDED.

FBC 117.2.1.3.1
THE ROOF STRUCTURE WAS REPLACED WITHOUT OBTAINING
THE REQUIRED PERMITS. AIR CONDITIONING WAS
INSTALLED WITHOUT OBTAINING THE REQUIRED PERMIT.
THE CONSTRUCTION OF THE ROOF AND THE INSTALLATION
OF THE EQUIPMENT IS "PRESUMED AND DEEMED" TO BE
UNSAFE BY THE FLORIDA BUILDING CODE.

AGENDA

CITY COMMISSION MEETING ROOM - CITY HALL

UNSAFE STRUCTURES BOARD

JULY 17, 2008

3:00 P.M.

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.

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.

AGENDA

CITY COMMISSION MEETING ROOM - CITY HALL

UNSAFE STRUCTURES BOARD

JULY 17, 2008

3:00 P.M.

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.

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.

AGENDA

CITY COMMISSION MEETING ROOM - CITY HALL

UNSAFE STRUCTURES BOARD

JULY 17, 2008

3:00 P.M.

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.

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

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.

FBC 117.1.1
THE COMMERCIAL BUILDING HAS BEEN SUBSTANTIALLY
DAMAGED BY A FIRE. THE BUILDING IS NOW A FIRE AND
WINDSTORM HAZARD.

AGENDA

CITY COMMISSION MEETING ROOM - CITY HALL

UNSAFE STRUCTURES BOARD

JULY 17, 2008

3:00 P.M.

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.

HEARING SCHEDULED

CASE NO: CE07052165
CASE ADDR: 716 SW 4 PL
OWNER: JORDAN, CHARLES M & DONNA
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC 117.1.1

THIS SINGLE STORY HOME BUILT IN 1939 HAS BEEN LIFTED FROM ITS FOUNDATION, RAISED ON 4-5' TALL SUPPORT STRUCTURES AND HAS BEEN PREPARED TO BE MOVED. ALL UTILITIES HAVE BEEN DISCONNECTED AND THERE ARE NO TIE DOWNS TO KEEP THE STRUCTURE SAFELY SECURED TO THE GROUND. THE BUILDING HAS BECOME UNSAFE AND PRESENTS A FIRE AND WINDSTORM HAZARD.

FBC 117.2.1.2.1

THE ENTIRE BUILDING HAS BEEN RAISED OF ITS FOUNDATION AND IS HANGING LOOSE. THERE ARE NO STRUCTURAL CONNECTIONS TO THE GROUND.

FBC 117.2.1.3.1

PERMIT 06041178 TO REMOVE THE STRUCTURE FROM ITS FOUNDATION AND RELOCATE IT TO A DIFFERENT LOCATION HAS EXPIRED PRIOR TO COMPLETION.

AGENDA

CITY COMMISSION MEETING ROOM - CITY HALL

UNSAFE STRUCTURES BOARD

JULY 17, 2008

3:00 P.M.

CASE NO: CE07081657
CASE ADDR: 830 NW 14 WAY
OWNER: HOUSING AUTHORITY OF THE
CITY OF FORT LAUDERDALE
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC 117.1.1

THE DUPLEX BUILDING HAS BEEN SUBSTANTIALLY DAMAGED DUE TO FIRE. THE ROOF IS OPEN AND EXPOSED TO THE ELEMENTS. THE BUILDING HAS BECOME A WINDSTORM AND FIRE HAZARD AND DOESN'T MEET THE MINIMUM HOUSING CODE.

FBC 117.2.1.1.1

THE BUILDING REMAINS VACANT, UNGUARDED, AND OPEN.

FBC 117.2.1.2.1

THE FOLLOWING MATERIALS ARE HANGING LOOSE AND LOOSENING:

SHINGLES
ROOF SHEATHING
TAR PAPER
FASCIA BOARD
TRUSSES
DRYWALL
INSULATION

FBC 117.2.1.2.2

THE ROOF AND TRUSS SYSTEM HAS BEEN DETERIORATED AND DAMAGED BY FIRE.

FBC 117.2.1.2.3

THE FIRE HAS PARTIALLY DESTROYED THE ROOF ON THE SOUTH SIDE OF THE BUILDING.

FBC 117.2.1.2.5

THE ELECTRICAL PREMISE WIRING HAS BEEN DAMAGED BY FIRE AND REMAINS A HAZARDOUS CONDITION WHEN REENERGIZED.

FBC 117.2.1.2.4

THE ROOF ON THE SOUTH END OF THE BUILDING IS SAGGING BECAUSE THE BURNT OUT TRUSSES ARE OVERSTRESSED.

AGENDA

CITY COMMISSION MEETING ROOM - CITY HALL

UNSAFE STRUCTURES BOARD

JULY 17, 2008

3:00 P.M.

CASE NO: CE08050466
CASE ADDR: 1405 N ANDREWS AV
OWNER: COHEN, ADI
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC 117.1.1

THE TWO WOOD FRAME BUILDINGS ON THE PROPERTY ARE UNSAFE. THE BUILDINGS PRESENT AN UNACCEPTABLE WINDSTORM HAZARD. THE BUILDINGS ARE A LARGE BUILDING AT THE REAR OF THE PROPERTY AND A SMALL SHED ON THE NORTH SIDE. NO PROVISIONS TO RESIST UPLIFT FORCES HAVE BEEN PROVIDED. THE REAR BUILDING IS IN VIOLATION OF THE CITY OF FORT LAUDERDALE'S UNIFIED LAND USE REGULATIONS AND THE MINIMUM HOUSING CODE.

FBC 117.1.2

THE REAR BUILDING IS A GREENHOUSE STRUCTURE THAT HAS BEEN ALTERED/EXPANDED FOR USE AS A DWELLING. NO PERMITS WERE ISSUED. THE ORIGINAL STRUCTURE WAS IN THE REAR YARD SETBACK. IT WAS ALLOWED AS A LEGAL NONCONFORMING STRUCTURE. NO CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED FOR THE BUILDING AS IT NOW EXISTS. NO PERMIT HAS BEEN ISSUED FOR THE WOODEN SHED. BOTH STRUCTURES ARE "PRESUMED AND DEEMED" BY THE CODE TO BE UNSAFE.

FBC 117.2.1.2.1

THE FOLLOWING BUILDING COMPONENTS ARE LOOSE, HANGING LOOSE OR ARE LOOSENING:
ROMEX AND WIRE LATH ON THE EXTERIOR OF THE ALTERED REAR BUILDING.
T-111 SHEATHING ON A WOOD SHED CONSTRUCTED WITHOUT A SLAB.

FBC 117.2.1.3.1

PLUMBING AND ELECTRICAL WORK HAS BEEN INSTALLED IN THE REAR BUILDING. A WASTE LINE HAS BEEN TAPPED INTO THE SEWER LINE THAT SERVES THE DUPLEX RESIDENCE IN THE FRONT OF THE PROPERTY. NO PERMITS HAVE BEEN ISSUED FOR THE ADDED CIRCUITS AND PLUMBING FACILITIES. THE WORK IS "PRESUMED AND DEEMED" TO BE UNSAFE.

FBC 117.2.1.3.2

THE REAR BUILDING HAS BEEN ALTERED FOR USE AS A DWELLING UNIT. THE BUILDING DOES NOT COMPLY WITH THE MINIMUM HOUSING CODE.

AGENDA

CITY COMMISSION MEETING ROOM - CITY HALL

UNSAFE STRUCTURES BOARD

JULY 17, 2008

3:00 P.M.

CASE NO: CE08052049
CASE ADDR: 2840 NW 24 ST
OWNER: BLACKMON, ALTAMESE
a/k/a BLACKMAN, ALTAMESE
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC 117.1.1

THE CARPORT HAS BEEN CONSTRUCTED OF SUBSTANDARD LUMBER SIZES AND STRUCTURAL STANDARDS. THE POSTS SUPPORTING THE ROOF FRAMING ARE BURIED IN THE GROUND WITHOUT ANY EVIDENCE OF PROPER FOOTING PADS EXISTING. A LEDGER ATTACHING THE CARPORT ROOF FRAMING TO THE HOUSE IS NOT SECURED ADEQUATELY TO CARRY THE GRAVITY LOADS. THE CARPORT IS A WINDSTORM HAZARD AND THEREFORE IT IS DEEMED UNSAFE.

FBC 117.1.2

THE CARPORT HAD COMMENCED AND REACHED COMPLETION WITHOUT OBTAINING THE REQUIRED PERMITS. IT IS PRESUMED AND DEEMED UNSAFE.

FBC 117.2.1.2.8

THE DESIGN AND MATERIALS UTILIZED TO BUILD THE CARPORT DOES NOT PROVIDE THE REQUIRED RESISTANCE TO GRAVITY AND WIND LOADS AS REQUIRED BY FBC 1626.1. THEREFORE THE CARPORT DOES NOT COMPLY WITH THIS CODE.