



CITY OF  
FORT LAUDERDALE

*Venice of America*

# UNSAFE STRUCTURES BOARD AGENDA

## NOVEMBER 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.**

CITY OF FORT LAUDERDALE  
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RETURN HEARING (OLD BUSINESS)  
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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.

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CASE NO: CE07101527  
CASE ADDR: 1604 NW 11 CT  
OWNER: SMITH, CHARLIE J  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY DWELLING AND THE SWIMMING POOL HAVE BECOME UNSAFE. THE BUILDING IS A WINDSTORM HAZARD, HAS BEEN SUBSTANTIALLY DAMAGED BY ILLEGAL ALTERATIONS, AND DOES NOT COMPLY WITH THE MINIMUM HOUSING REQUIREMENT OF FORT LAUDERDALE MUNICIPAL ORDINANCE. A LARGE PORTION OF THE BUILDING IS BEING UTILIZED ILLEGALLY. THE SWIMMING POOL IS UNSANITARY AND A HEALTH HAZARD.

FBC 117.1.2

THE BUILDING HAS BEEN ALTERED AND EXPANDED IN LIVING AREA AND IN FOOTPRINT AREA. THE BUILDING ALTERATIONS AND EXPANSIONS HAVE BEEN COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS. THE ALTERATIONS AND ADDITIONS ARE AS FOLLOWS;  
1. A LARGE BEDROOM ADDITION ATTACHED TO THE SOUTHWEST OF THE BUILDING.  
2. AN ADDITION ATTACHED TO THE NORTHEAST CORNER OF THE BUILDING.  
3. THE ENCLOSURE OF THE CARPORT FOR USE AS LIVING AREA.  
4. THE ALTERATIONS OF THE FLOORPLAN AND MEANS OF EGRESS  
5. THE INSTALLATION OF A BATHROOM.  
6. THE CONSTRUCTION OF A FRONT PORCH ROOF.  
7. THE INSTALLATION OF DOORS AND WINDOWS THROUGHOUT.  
ALL ALTERATIONS/ADDITIONS CONSTRUCTED WITHOUT A PERMIT ARE PRESUMED AND DEEMED BY THE CODE TO BE UNSAFE.

FBC 117.2.1.1.3

THE MEANS OF EGRESS AND FIRE PROTECTION CONNECTED TO THE FLOOR PLAN ALTERATIONS HAVE NOT BEEN APPROVED THROUGH THE PERMITTING PROCESS.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM ALTERATIONS AND ADDITIONS HAVE NOT BEEN INSTALLED SAFELY. THE ACCEPTABLE STANDARD FOR SAFETY IS COMPLIANCE WITH THE NATIONAL ELECTRIC CODE. THE ALTERED ELECTRICAL SYSTEM HAS NOT BEEN INSPECTED FOR COMPLIANCE AS REQUIRED THROUGH THE PERMITTING SYSTEM. LOOSE WIRES AND FIXTURES ARE NOTED ON THE EXTERIOR OF THE BUILDING.

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FBC 117.2.1.2.7

THE SWIMMING POOL IS UNSAFE. IT CONTAINS BLACK, STAGNANT WATER AND IS DEEMED BY THE CODE TO BE UNSANITARY AND DANGEROUS TO HUMAN LIFE AND PUBLIC WELFARE.

FBC 117.2.1.3.1

EXTENSIVE BUILDING ALTERATIONS, ADDITIONS AND EXPANSIONS HAVE BEEN COMPLETED WITHOUT OBTAINING ANY PERMITS OR INSPECTIONS. SEE THE LIST PROVIDED FOR F.B.C. SECTION 117.1.2 FOR SPECIFICS. IN ADDITION, ELECTRICAL, PLUMBING AND MECHANICAL ALTERATIONS HAVE BEEN DONE WITHOUT PERMITS. THE WORK INCLUDES, BUT MAY NOT BE LIMITED TO, THE FOLLOWING;

1. A BATHROOM HAS BEEN ADDED.
2. WATER HEATING EQUIPMENT HAS BEEN INSTALLED.
3. SUPPLY AND WASTE PIPING ON THE EXTERIOR WALLS IS NOTED ON THE WEST AND SOUTH EXPOSURES OF THE BUILDING.
4. WIRING AND FIXTURES HAVE ALSO BEEN ADDED TO THE EXTERIOR OF THE BUILDING.
5. CIRCUITS HAVE BEEN ADDED TO THE ADDED ROOMS FOR FIXTURES AND OUTLETS.
6. AN AIR CONDITONING UNIT HAS BEEN INSTALLED THROUGH THE WEST EXPOSURE OF THE REAR BEDROOM WALL.

FBC 117.2.1.3.2

A LARGE PORTION OF THE BUILDING IS BEING OCCUPIED ILLEGALLY. THE NEW LIVING AREAS HAVE NOT BEEN APPROVED FOR USE AND HAVE NOT DEMONSTRATED COMPLIANCE WITH THE FLORIDA BUILIDNG CODE OR THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE THROUGH THE PERMITTING PROCESS.

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HEARING SCHEDULED  
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CASE NO: CE06090900  
CASE ADDR: 1913 SW 11 ST  
OWNER: HSBC BANK USA, N.A., TRUSTEE  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC 117.1.1  
THE SINGLE FAMILY DWELLING HAS BECOME UNSAFE. THE  
BUILDING IS A WINDSTORM HAZARD AND HAS BEEN  
DAMAGED BY THE ELEMENTS AND DOES NOT MEET THE  
REQUIREMENTS OF THE MINIMUM HOUSING CODE OF THE  
CITY OF FORT LAUDERDALE.

FBC 117.2.1.1.1  
THE HOUSE IS VACANT AND OPEN AT THE WINDOWS AND IS  
THEREFORE DEEMED UNSAFE.

FBC 117.2.1.2.1  
THE FOLLOWING BUILDING COMPONENTS ARE HANGING  
LOOSE AND LOOSENING:  
DRYWALL CEILING  
WOOD SIDING  
ELECTRICAL FIXTURE  
FRONT DOOR ASSEMBLY  
STUCCO  
ROOF EAVESDRIP METAL  
ROOF SHINGLES  
ROOF SHEATHING  
FASCIA BOARD

FBC 117.2.1.2.2  
THE FOLLOWING STRUCTURAL PARTS ARE DETERIORATING:  
ROOF SHEATHING  
CARPORT SLIDING DOOR FRAMING  
WOOD SIDING  
FRONT DOOR JAMB

FBC 117.2.1.2.4  
THE FOLLOWING BUILDING COMPONENTS ARE SAGGING AND  
LEANING:  
DRYWALL CEILINGS  
WINDOW AWNINGS  
WOOD FENCE AT A/C UNIT  
KITCHEN CABINETS  
VANITY CABINETS

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FBC 117.2.1.2.5

THE FOLLOWING SYSTEMS HAVE BEEN INSTALLED WITHOUT OBTAINING THE REQUIRED PERMITS:

A CENTRAL A/C SYSTEM  
A HOT WATER HEATER  
UPGRADED ELECTRICAL SERVICE  
EXTERIOR OUTLETS  
APPLIANCE WIRING  
PREMISE WIRING  
A WINDOW A/C UNIT  
WASHER AND DRYER HOOK UPS  
FLOURESCENT LIGHTING

THE INSTALLATIONS OF THESE COMPONENTS DO NOT COMPLY WITH THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE AND VIOLATES THE STANDARDS OF THIS CODE.

FBC 117.2.1.3.1

THE FOLLOWING INSTALLATIONS HAVE COMMENCED AND WERE COMPLETED WITHOUT PERMITS:

A SECOND BATHROOM IN THE REAR OF THE BUILDING  
A CENTRAL A/C SYSTEM  
AN ENCLOSED CARPORT  
A PREFAB STALL SHOWER UNIT  
A HOT WATER HEATER  
NEW WINDOWS AND DOORS  
KITCHEN CABINETS  
ROOF SHINGLES  
ELECTRICAL SERVICE UPGRADE  
ENCLOSED FRONT AND REAR PORCHES  
WASHER AND DRYER CONNECTIONS

FBC 117.1.2

THE ENCLOSING OF THE CARPORT, FRONT PORCH AND REAR PORCH HAVE COMMENCED WITHOUT OBTAINING PERMITS. AND UPON COMPLETION, CERTIFICATES OF OCCUPANCY WERE NOT ISSUED.

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CASE NO: CE08010743  
CASE ADDR: 1210 SW 29 ST  
OWNER: GONYER, TIMOTHY  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY DWELLING BUILT IN 1947  
CONSTITUTES A FIRE AND WINDSTORM HAZARD. THE  
ACCESSORY BUILDING IN THE REAR HAS BEEN CONVERTED  
FOR ILLEGAL OCCUPANCY AS A SECONDARY RESIDENCE.  
BOTH BUILDINGS ARE UNSAFE.

FBC 117.1.2

THE FRONT RESIDENCE REHAB HAS BEEN ABANDONED AND  
HAS HAD THE FOLLOWING WORK COMMENCED WITHOUT  
PERMITS:  
THE FOOT PRINT OF THE BUILDING HAS BEEN ENLARGED.  
THE FRONT PORCH AND CARPORT HAVE BEEN ENCLOSED AND  
THE EXTERIOR WALLS HAVE BEEN REMOVED.  
THE ROOF HAS BEEN REROOFED WITHOUT A FINAL  
INSPECTION SINCE 9-07.  
ALL OF THE CEILINGS HAVE BEEN REPLACED AND REMAIN  
UNFINISHED.  
INTERIOR WALLS HAVE BEEN ADDED AND ALTERED.  
NEW WINDOWS AND DOORS HAVE BEEN INSTALLED.  
CONCRETE DRIVEWAYS HAVE BEEN ADDED.  
THE ACCESSORY BUILDING IN THE REAR BUILDING HAS  
BEEN CONVERTED TO A LIVING UNIT WITHOUT A PERMIT  
OR A CERTIFICATE OF OCCUPANCY.  
THE FOLLOWING WORK HAS BEEN DONE WITHOUT PERMITS:  
AN OVERHEAD GARAGE DOOR HAS BEEN REMOVED.  
NEW WINDOWS AND DOORS HAVE BEEN INSTALLED.  
A GLASS BLOCK WINDOW HAS BEEN INSTALLED  
A KITCHEN AND BATHROOM HAVE BEEN INSTALLED.

FBC 117.2.1.1.1

THE FRONT RESIDENCE IS OPEN AND ABANDONED.

FBC 117.2.1.2.1

THE STUCCO ON THE GABLE END OF THE FRONT BUILDING  
IS CRACKING, BROKEN AND UNSECURED ON THE FRONT AND  
REAR BUILDINGS.

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FBC 117.2.1.2.5

THE FOLLOWING INSTALLATIONS ARE CREATING A HAZARDOUS AND UNSAFE CONDITION:  
THE FRONT BUILDING HAS:  
EXPOSED PREMISE WIRING WITH A NEW CIRCUIT BREAKER PANEL THAT IS ENERGIZED.  
A WASHER AND DRYER HAS BEEN RELOCATED WITH ALL PLUMBING, ELECTRICAL, AND VENT HOOK UPS.  
A WATER HEATER HAS BEEN INSTALLED OUTSIDE WITHOUT PROTECTION FROM THE ELEMENTS.  
EXTERIOR SECURITY LIGHTING HAS BEEN INSTALLED.

THE REAR BUILDING HAS THE FOLLOWING UNSAFE INSTALLATIONS:  
A NEW KITCHEN HAS BEEN INSTALLED  
A NEW BATHROOM HAS BEEN ADDED.  
A WINDOW A/C UNIT HAS BEEN INSTALLED.  
EXTERIOR SECURITY LIGHTING HAS BEEN INSTALLED  
EXPOSED AND BROKEN ELECTRICAL CONDUIT HAS BEEN INSTALLED ALL AROUND THE EXTERIOR.  
EXPOSED ROMEX WIRING HAS BEEN INSTALLED ON THE REAR OF THE BUILDING.

FBC 117.2.1.3.1

THE FOLLOWING WORK HAS BEEN COMPLETED WITHOUT OBTAINING A PERMIT:  
ON THE FRONT BUILDING:  
THE REROOF WAS COMPLETED WITHOUT A FINAL INSPECTION IN 9-07.  
THE FRONT PORCH AND CARPORT HAVE BEEN ENCLOSED AND THE EXTERIOR WALLS HAVE BEEN REMOVED.  
THE FOOTPRINT OF THE BUILDING HAS BEEN EXPANDED.  
THE REAR BUILDING HAS BEEN CONVERTED FROM A GARAGE INTO AN EFFICIENCY UNIT  
CONCRETE DRIVEWAYS HAVE BEEN INSTALLED.

FBC 117.2.1.3.2

THE CONVERSION OF THE DETACHED GARAGE TO AN EFFICIENCY RENTAL UNIT CHANGES THE OCCUPANCY OF THIS PROPERTY AND IT NO LONGER COMPLIES WITH THE MINIMUM HOUSING CODE.



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CASE NO: CE08092283  
CASE ADDR: 2200 NW 6 CT  
OWNER: WELLS FARGO BANK NATIONAL ASSOCIATION  
AS TRUSTEE  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY BUILDING HAS BECOME UNSAFE. THE BUILDING IS A FIRE AND WINDSTORM HAZARD AND HAS BEEN PARTIALLY DESTROYED BY AN ABORTED REMODEL AND EXPANSION ATTEMPT. THE BUILDING DOES NOT COMPLY WITH THE PROVISIONS OF THE FORT LAUDERDALE MINIMUM HOUSING CODE OR THE MAINTENANCE STANDARD OF THE FLORIDA BUILDING CODE.

FBC 117.1.2

THE BUILDING IS AN INCOMPLETE AND ABANDONED JOBSITE. PERMIT NUMBER 05072849 FOR THE REMODEL OF THE BUILDING AND THE ADDITION OF A MASTER BEDROOM, BATHROOM, LIVING ROOM AND GARAGE EXPIRED PRIOR TO COMPLETION. NO CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED. THE BUILDING IS THEREFORE PRESUMED AND DEEMED BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

FBC 117.2.1.1.1

THE BUILDING IS VACANT, UNGUARDED AND NOT SECURED PROPERLY. THE BUILDING IS DEEMED BY THE FLORIDA BUILDING CODE TO BE A FIRE HAZARD.

FBC 117.2.1.2.1

VARIOUS BUILDING MATERIALS AND COMPONENTS ARE LOOSE, HANGING LOOSE OR LOOSENING. THESE PARTS INCLUDE THE WINDOWS AND THE PLYWOOD USED IN AN ATTEMPT TO SECURE THE BUILDING.

FBC 117.2.1.2.3

THE BUILDING IS PARTIALLY DESTROYED BY AN ABORTED ATTEMPT TO EXPAND, REBUILD AND REMODEL.

FBC 117.2.1.2.5

THE PREMISE WIRING INSTALLED UNDER THE AUSPICES OF PERMIT NUMBER 05072855 HAS NOT BEEN APPROVED. THE WORK FAILED THE ROUGH INSPECTION AND THE JOB WAS ABANDONED WITHOUT SUBSEQUENT INSPECTION. THE WORK IS PRESUMED AND DEEMED TO BE UNSAFE.

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FBC 117.2.1.3.1

A REMODEL AND EXPANSION PROJECT WAS COMMENCED AND PARTIALLY COMPLETED. BUILDING PERMIT #05072849 HAS EXPIRED WITHOUT COMPLETION OR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. ELECTRICAL PERMIT #05072855 HAS NOT PASSED ANY INSPECTIONS BEFORE THE PROJECT WAS ABANDONED. PLUMBING PERMIT #05072857 DID NOT PASS ANY INSPECTIONS BEFORE THE PROJECT WAS ABANDONED. MECHANICAL PERMIT #05072856 DID NOT PASS ANY INSPECTIONS BEFORE THE PROJECT WAS ABANDONED. ALL THE PERMITS CONNECTED TO THE JOB HAVE EXPIRED. THE WORK IS PRESUMED AND DEEMED TO BE UNSAFE.

FBC 117.2.1.3.2

THE INCOMPLETE BUILDING HAS BEEN ABANDONED IN A CONDITION PROHIBITING OCCUPATION AND IN VIOLATION OF THE CITY OF FORT LAUDERDALE'S MINIMUM HOUSING CODE.