

**AMENDED**

CITY OF FORT LAUDERDALE

Page 1

AGENDA

UNSAFE STRUCTURES BOARD

CITY COMMISSION ROOM -- CITY HALL

FEBRUARY 19, 2009

3:00 PM

-----  
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.

CITY OF FORT LAUDERDALE  
AGENDA  
UNSAFE STRUCTURES BOARD  
CITY COMMISSION ROOM -- CITY HALL  
FEBRUARY 19, 2009  
3:00 PM

Page 2

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.

CITY OF FORT LAUDERDALE  
AGENDA  
UNSAFE STRUCTURES BOARD  
CITY COMMISSION ROOM -- CITY HALL  
FEBRUARY 19, 2009  
3:00 PM

Page 3

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.

CITY OF FORT LAUDERDALE  
AGENDA  
UNSAFE STRUCTURES BOARD  
CITY COMMISSION ROOM -- CITY HALL  
FEBRUARY 19, 2009  
3:00 PM

Page 4

CASE NO: CE08081966  
CASE ADDR: 825 NE 17 TER  
OWNER: GREAT STATES DEVELOPMENT LLC  
C/O MARGOLIS ENTERPRISES  
INSPECTOR: BURT FORD

VIOLATIONS: FBC 117.1.1

THE ONE STORY, CBS, SINGLE-FAMILY HOME WAS BUILT IN 1942. THE STRUCTURE HAS BEEN SUBSTANTIALLY DAMAGED BY A PARTIAL DEMOLITION, WHICH INCLUDES THE REMOVAL OF ALL WINDOWS, DOORS, PLUMBING, MECHANICAL, AND ELECTRICAL. THE BUILDING EXISTS AS A RUIN ONLY AND DOES NOT EVEN PROVIDE SHELTER IN ITS PRESENT CONDITION. THE BUILDING IS A FIRE AND WINDSTORM HAZARD AND IS UNSAFE.

FBC 117.2.1.1.1

THE BUILDING IS OPEN AND ABANDONED. ALL OF THE DOORS AND WINDOWS HAVE BEEN REMOVED WHICH AFFORDS CASUAL ENTRY AND COMPROMISES THE BUILDING ENVELOPE; THUS THE BUILDING IS DEEMED BY THE FLORIDA BUILDING CODE TO BE AN UNSAFE WINDSTORM AND A FIRE HAZARD.

FBC 117.2.1.2.3

THE BUILDING HAS BEEN PARTIALLY DESTROYED BY WHAT APPEARS TO BE A DELIBERATE PARTIAL DEMOLITION WHICH HAS COMPROMISED THE BUILDING ENVELOPE.

FBC 117.2.1.2.5

THE PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS HAVE BEEN REMOVED WHICH CREATES A HAZARDOUS CONDITION.

CITY OF FORT LAUDERDALE  
AGENDA  
UNSAFE STRUCTURES BOARD  
CITY COMMISSION ROOM -- CITY HALL  
FEBRUARY 19, 2009  
3:00 PM

Page 5

CASE NO: CE08081974  
CASE ADDR: 835 NE 17 TER  
OWNER: GREAT STATES DEVELOPMENT LLC  
C/O MARGOLIS ENTERPRISES  
INSPECTOR: BURT FORD

VIOLATIONS: FBC 117.1.1

THE ONE STORY, CBS, SINGLE-FAMILY HOME BUILT IN 1962 HAS BECOME UNSAFE. THE STRUCTURE HAS BEEN SUBSTANTIALLY DAMAGED BY A PARTIAL DEMOLITION WHICH INCLUDES THE REMOVAL OF ALL WINDOWS, DOORS, PLUMBING, MECHANICAL AND ELECTRICAL. THE BUILDING EXISTS AS A RUIN ONLY AND DOES NOT EVEN PROVIDE SHELTER IN ITS PRESENT CONDITION. THE BUILDING IS A FIRE AND WINDSTORM HAZARD.

FBC 117.2.1.1.1

THE BUILDING IS OPEN AND ABANDONED. ALL OF THE DOORS AND WINDOWS HAVE BEEN REMOVED WHICH AFFORDS CASUAL ENTRY AND COMPROMISES THE BUILDING ENVELOPE; THUS THE BUILDING IS DEEMED BY THE FLORIDA BUILDING CODE TO BE AN UNSAFE WINDSTORM AND A FIRE HAZARD.

FBC 117.2.1.2.3

THE BUILDING HAS BEEN PARTIALLY DESTROYED BY WHAT APPEARS TO BE A DELIBERATE PARTIAL DEMOLITION WHICH HAS COMPROMISED THE BUILDING ENVELOPE.

FBC 117.2.1.2.5

THE PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS HAVE BEEN REMOVED WHICH CREATES A HAZARDOUS CONDITION.

-----  
CASE NO: CE08081993  
CASE ADDR: 833 NE 17 TER  
OWNER: GREAT STATES DEVELOPMENT LLC  
C/O MARGOLIS ENTERPRISES  
INSPECTOR: BURT FORD

VIOLATIONS: FBC 117.1.1

THE ONE STORY, CBS, SINGLE-FAMILY HOME WAS BUILT IN 1964. THE STRUCTURE HAS BEEN SUBSTANTIALLY DAMAGED BY A PARTIAL DEMOLITION WHICH INCLUDES THE REMOVAL OF ALL WINDOWS, DOORS, PLUMBING, MECHANICAL AND ELECTRICAL. THE BUILDING EXISTS AS A RUIN ONLY AND DOES NOT EVEN PROVIDE SHELTER

IN ITS PRESENT CONDITION. THE BUILDING IS A FIRE AND WINDSTORM HAZARD AND IS UNSAFE.

CITY OF FORT LAUDERDALE

Page 6

AGENDA

UNSAFE STRUCTURES BOARD

CITY COMMISSION ROOM -- CITY HALL

FEBRUARY 19, 2009

3:00 PM

FBC 117.2.1.1.1

THE BUILDING IS OPEN AND ABANDONED. ALL OF THE DOORS AND WINDOWS HAVE BEEN REMOVED WHICH AFFORDS CASUAL ENTRY AND COMPROMISES THE BUILDING ENVELOPE; THUS THE BUILDING IS DEEMED BY THE FLORIDA BUILDING CODE TO BE AN UNSAFE WINDSTORM AND A FIRE HAZARD.

FBC 117.2.1.2.3

THE BUILDING HAS BEEN PARTIALLY DESTROYED BY WHAT APPEARS TO BE A DELIBERATE PARTIAL DEMOLITION WHICH HAS COMPROMISED THE BUILDING ENVELOPE.

FBC 117.2.1.2.5

THE PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS HAVE BEEN REMOVED WHICH CREATES A HAZARDOUS CONDITION.

---

CASE NO: CE08090732  
CASE ADDR: 821 NE 17 TER  
OWNER: GREAT STATES DEVELOPMENT LLC  
C/O MARGOLIS ENTERPRISES  
INSPECTOR: BURT FORD

VIOLATIONS: FBC 117.1.1

THE ONE STORY, CBS, SINGLE FAMILY HOME WAS BUILT IN 1952. THE STRUCTURE HAS BEEN SUBSTANTIALLY DAMAGED BY A PARTIAL DEMOLITION, WHICH INCLUDES THE REMOVAL OF ALL WINDOWS, DOORS, PLUMBING, MECHANICAL AND ELECTRICAL. THE BUILDING EXISTS AS A RUIN ONLY AND DOES NOT PROVIDE SHELTER IN ITS PRESENT CONDITION. THE BUILDING IS A FIRE AND WINDSTORM HAZARD AND IS DEEMED TO BE UNSAFE BY THE FLORIDA BUILDING CODE.

FBC 117.2.1.1.1

THE BUILDING IS OPEN AND ABANDONED. ALL OF THE DOORS AND WINDOWS HAVE BEEN REMOVED WHICH AFFORDS CASUAL ENTRY AND COMPROMISES THE BUILDING ENVELOPE; THUS THE BUILDING IS DEEMED BY THE FLORIDA BUILDING CODE TO BE AN UNSAFE WINDSTORM AND A FIRE HAZARD

FBC 117.2.1.2.3

THE BUILDING HAS BEEN PARTIALLY DESTROYED BY WHAT APPEARS TO BE A DELIBERATE PARTIAL DEMOLITION WHICH COMPROMISES THE BUILDING ENVELOPE DURING A

WINDSTORM.

CITY OF FORT LAUDERDALE  
AGENDA  
UNSAFE STRUCTURES BOARD  
CITY COMMISSION ROOM -- CITY HALL  
FEBRUARY 19, 2009  
3:00 PM

Page 7

FBC 117.2.1.2.5

THE PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS  
HAVE BEEN REMOVED WHICH CREATES A HAZARDOUS  
CONDITION.

---

HEARING SCHEDULED

---

CASE NO: CE07040050  
CASE ADDR: 1340 NW 19 AVE  
OWNER: STARK EQUITY GROUP, LLC  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY, CBS BUILDING HAS BECOME UNSAFE.  
THE BUILDING IS DAMAGED BY TERMITES AND THE  
ELEMENTS AND BY REPEATED ABORTED ATTEMPTS TO  
REPAIR AND REMODEL. THE BUILDING IS A FIRE AND  
WINDSTORM HAZARD AND DOES NOT COMPLY WITH THE  
MINIMUM STANDARD OF THE FORT LAUDERDALE MINIMUM  
HOUSING CODE.

FBC 117.1.2

THE BUILDING HAS BEEN ALTERED REPEATEDLY WITHOUT  
OBTAINING PERMITS. THE ALTERATIONS INCLUDE THE  
FOLLOWING:

1. AN ADDITION HAS BEEN ATTACHED ON THE LEFT  
EXPOSURE OF THE BUILDING EXPANDING THE FOOTPRINT.
2. THE PORCH ON THE WEST END OF THE BUILDING HAS  
BEEN ENCLOSED EXPANDING THE LIVING SPACE.
3. WALLS HAVE BEEN CONSTRUCTED ENCLOSING THE SLAB  
THAT WAS POURED IN FRONT OF THE FRONT DOOR. AN  
ENTRANCEWAY WAS THEREFORE CONSTRUCTED EXPANDING  
THE FOOTPRINT OF THE BUILDING. THE ORIGINAL FRONT  
DOOR OPENING HAS BEEN EXPANDED INCREASING THE  
ORIGINAL TIE BEAM SPAN.
4. NEW WINDOWS AND DOORS HAVE BEEN INSTALLED.
5. AN ATTEMPT HAS BEEN MADE TO REMODEL/REPAIR THE  
INTERIOR. THIS INCLUDES THE DEMOLITION OF INTERIOR  
WALLS, PLASTER AND LATHE. NOTE THE DEBRIS FROM  
THIS DEMOLITION BEHIND THE BUILDING.
6. THE LIVING ROOM ADDITION BUILT IN 1969 DOES NOT  
CONFORM TO THE PLAN. THE WINDOWS HAVE BEEN  
RELOCATED AND ONE ELIMINATED.

CITY OF FORT LAUDERDALE  
AGENDA  
UNSAFE STRUCTURES BOARD  
CITY COMMISSION ROOM -- CITY HALL  
FEBRUARY 19, 2009  
3:00 PM

Page 8

FBC 117.2.1.2.1

MANY BUILDING PARTS ARE LOOSE, LOOSENING OR HANGING LOOSE. THE BUILDING PARTS INCLUDE, BUT MAY NOT BE LIMITED TO: CEILING MATERIAL, DECKING MATERIAL, INTERIOR WALLS, WINDOWS AND DOORS AND THE ELECTRICAL SERVICE ON THE OUTSIDE OF THE BUILDING.

FBC 117.2.1.2.2

ROOF DECKING AND WALL FRAMING ARE DETERIORATED AND DAMAGED BY TERMITES.

FBC 117.2.1.2.3

THE BUILDING IS PARTIALLY DESTROYED BY AN ABORTED REMODEL/REPAIR ATTEMPT.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM IS DAMAGED. THE SERVICE RISER INSTALLED IN 1965 IS IN DISREPAIR. THE ELECTRIC METER IS REMOVED AND WIRES ARE EXPOSED ON THE EXTERIOR AND INTERIOR.

FBC 117.2.1.3.1

THE BUILDING HAS BEEN EXTENSIVELY ALTERED WITHOUT PERMITS. SEE THE LIST IN THE "TO WIT" OF FBC SECTION 117.1.2 PROVIDED IN THIS DOCUMENT. IN CONJUNCTION WITH THE ADDITIONS AND REMODELING, THE ELECTRICAL AND PLUMBING SYSTEMS HAVE BEEN ALTERED. NO PERMITS WERE OBTAINED AND NO INSPECTIONS WERE PERFORMED REGARDING THIS WORK. THE BUILDING NO LONGER CONFORMS TO THE PLANS ON FILE WITH THE BUILDING DEPARTMENT. THE BUILDING ALTERATIONS ARE PRESUMED AND DEEMED TO BE UNSAFE.

FBC 117.2.1.3.2

THE BUILDING DOES NOT COMPLY WITH THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE OR THE FLORIDA BUILDING CODE.



CITY OF FORT LAUDERDALE  
AGENDA  
UNSAFE STRUCTURES BOARD  
CITY COMMISSION ROOM -- CITY HALL  
FEBRUARY 19, 2009  
3:00 PM

Page 9

CASE NO: CE08030642  
CASE ADDR: 845 SW 12 ST  
OWNER: SOUSE'S SONS INC  
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC 117.1.2  
PERMIT 05120241 FOR A TWO UNIT TOWNHOUSE FEATURING  
3 BEDROOMS, 2.5 BATHS AND 2 CAR GARAGE WAS ISSUED  
ON 3/20/2007 AND WORK PROGRESSED UNTIL 9/25/07,  
WHEN THE LAST INSPECTION FOR THE BUILDING  
STEEL/FOUNDATION 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 05120241 WAS  
APPROVED ON 9/25/07. 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: CE08032267  
CASE ADDR: 1712 NW 4 ST  
OWNER: THE BANK OF NEW YORK MELLON  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1  
THE WOOD FRAMED RESIDENCE BUILT IN 1948 AND THE  
MASONRY UTILITY BUILDING BUILT IN 1955 HAVE BECOME  
UNSAFE. BOTH BUILDINGS ARE A FIRE AND WINDSTORM  
HAZARD. BOTH BUILDINGS HAVE BEEN SUBSTANTIALLY  
DAMAGED BY THE ELEMENTS, TERMITES, AND BY PARTIAL  
DEMOLITION. THE MAINTENANCE OF BOTH BUILDINGS HAS  
BEEN DEFICIENT OR ILLEGAL AND THEIR CONDITION DOES  
NOT MEET THE MINIMUM STANDARD OF THE FORT LAUDERDALE  
HOUSING CODE.

CITY OF FORT LAUDERDALE  
AGENDA  
UNSAFE STRUCTURES BOARD  
CITY COMMISSION ROOM -- CITY HALL  
FEBRUARY 19, 2009  
3:00 PM

Page 10

FBC 117.1.2

THE RESIDENCE BUILDING HAS BEEN ALTERED AND/OR REPAIRED WITHOUT OBTAINING PERMITS. THE ALTERATIONS INCLUDE:

1. THE ENCLOSURE OF THE FRONT PORCH.
2. THE RE-ROOF OF THE BUILDING.
3. THE REPLACEMENT OF THE FLOOR DECK IN AREAS.
4. REMOVAL OF SOME WINDOWS AND THE REPLACEMENT OF OTHER WINDOWS.
5. REMOVAL AND REPLACEMENT OF DOORS. THE ACCESSORY BUILDING HAS BEEN ALTERED WITHOUT PERMITS. THE WORK INCLUDES:
  1. REMOVAL AND REPLACEMENT OF WINDOWS AND DOORS.
  2. THE INTERIOR HAS BEEN GUTTED.

THE FLORIDA BUILDING CODE DEEMS ALL ALTERATIONS AND REPAIRS WITHOUT PERMITS TO BE UNSAFE.

FBC 117.2.1.1.1

BOTH BUILDINGS ON THE PROPERTY ARE VACANT, UNGUARDED AND ARE NOT PROPERLY SECURED.

FBC 117.2.1.2.1

THE FOLLOWING PARTS OF THE BUILDINGS HAVE FAILED, ARE HANGING LOOSE OR ARE LOOSENING: DOORS AND WINDOWS ALONG WITH THEIR FRAMES, CEILINGS, ROOF DECKING, INTERIOR WALLS, METAL AWNINGS, FLOOR DECKING, SILLS, PLUMBING PIPES, MECHANICAL EQUIPMENT, ELECTRICAL CONDUIT, AND ROOFING MATERIAL. THESE CONDITIONS ARE FOUND ON ONE OR IN SOME CASES BOTH BUILDINGS ON THE PROPERTY.

FBC 117.2.1.2.2

THE RESIDENCE BUILDING HAS SILLS AND FLOOR DECKING THAT ARE DETERIORATED BY DRY ROT AND WATER LEAKS. THE ACCESSORY BUILDING HAS BEEN DAMAGED BY WATER INTRUSION. THIS HAS BECOME SEVERE SINCE THE HURRICANES OF 2005. ROOF DECKING AND ROOF FRAMING ARE DAMAGED BY ROT.

FBC 117.2.1.2.3

BOTH BUILDINGS ARE PARTIALLY DESTROYED BY PARTIAL DEMOLITION IN AN ABORTED REPAIR ATTEMPT.

CITY OF FORT LAUDERDALE  
AGENDA  
UNSAFE STRUCTURES BOARD  
CITY COMMISSION ROOM -- CITY HALL  
FEBRUARY 19, 2009  
3:00 PM

Page 11

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM OF THE ACCESSORY BUILDING HAS BEEN EXPOSED TO WATER INTRUSION FOR YEARS. THE AIR CONDITIONING UNIT THAT HAS BEEN INSTALLED THROUGH THE WALL IS NOT SUPPORTED PROPERLY TO PREVENT DETACHMENT FROM THE BUILDING AND INJURY TO A PERSON BELOW. WIRES ARE EXPOSED AND CONDUIT IS NOT FASTENED SECURELY AS REQUIRED BY THE CODE.

FBC 117.2.1.3.1

THE LIVING AREA OF THE BUILDING HAS BEEN EXPANDED BY THE ENCLOSURE OF THE PORCH. MOST OF THE WINDOWS HAVE BEEN REMOVED AND FLOOR DECKING HAS BEEN REPLACED IN SOME AREAS. THE ELECTRICAL SYSTEM HAS BEEN EXPANDED BY THE ADDITION OF MORE CIRCUITS. AN AIR CONDITONER HAS BEEN INSTALLED THROUGH THE WALL AND THE BUILDING HAS BEEN RE-ROOFED. ALL OF THIS WORK HAS BEEN DONE ON THE RESIDENCE BUILDING WITHOUT PERMITS AND IS DEEMED BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

FBC 117.2.1.3.2

THE RESIDENCE AND THE ACCESSORY BUILDING DO NOT MEET THE MAINTENANCE STANDARD OF THE FLORIDA BUILDING CODE OR THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE.

---

CASE NO: CE08071127  
CASE ADDR: 1335 SEMINOLE DR  
OWNER: AMY LALONDE AND  
DELTA ASSET MANAGEMENT LLC  
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC 117.1.2

POOL ONLY --- PERMIT 06051993 WAS ISSUED ON AUGUST 2, 2006 TO REMODEL POOL AND ADD TO POOL. WORK COMMENCED AND A POOL STEEL INSPECTION PASSED ON AUGUST 18, 2006. THEREAFTER THE CONSTRUCTION SITE WAS ABANDONED AND THE PERMIT EXPIRED PRIOR TO COMPLETION. THE POOL STRUCTURE IS PRESUMED AND DEEMED UNSAFE.

FBC 117.2.1.2.7

THE INCOMPLETE POOL STRUCTURE IS FILLED WITH STAGNANT WATER AND IS DEEMED UNSANITARY AND DANGEROUS TO HUMAN LIFE AND PUBLIC WELFARE. IT IS PRESUMED AND DEEMED UNSAFE.

CITY OF FORT LAUDERDALE  
AGENDA  
UNSAFE STRUCTURES BOARD  
CITY COMMISSION ROOM -- CITY HALL  
FEBRUARY 19, 2009  
3:00 PM

Page 12

CASE NO: CE08092184  
CASE ADDR: 1701 NW 22 ST  
OWNER: JOHNSON, HEROLD WESLEY &  
JOHNSON, JUNE LARAN  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1  
THE COMMERCIAL BUILDING WITH MASONRY WALLS HAS  
BEEN SUBSTANTIALLY DAMAGED BY FIRE.

FBC 117.2.1.2.1  
MOST OF THE BUILDING COMPONENTS THAT REMAIN ARE  
LOOSE, HANGING LOOSE OR HAVE FAILED. THESE PARTS  
INCLUDE THE REMAINING ROOF SECTIONS AND DAMAGED  
MASONRY WALLS.

FBC 117.2.1.2.3  
THE BUILDING HAS BEEN DESTROYED BY FIRE AND EXISTS  
NOW AS A DAMAGED MASONRY SHELL AND AN ACCUMULATION  
OF DEBRIS.

-----  
CASE NO: CE08121388  
CASE ADDR: 1005 SE 6 ST  
OWNER: EL ADM, JACQUELINE WITHDRAWN  
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC 117.1.1  
THE APPROXIMATELY 1300 SQUARE FOOT, TWO STORY WOOD  
FRAME HOME WAS BUILT IN 1940 AND HAS BECOME UNSAFE  
DUE TO THE DETERIORATION OF THE STRUCTURAL WOOD  
FRAME OF THE BUILDING. THE LOAD BEARING WALLS,  
JOISTS AND OTHER STRUCTURAL MEMBERS HAVE  
SUBSTANTIALLY DECAYED/ROTTED DUE TO WATER  
PENETRATION AND TERMITE DAMAGE.

FBC 117.2.1.1.1  
THE PROPERTY IS VACANT AND HAS BEEN BOARDED UP FOR  
OVER 7 YEARS. WINDOWS ARE OPEN TO CASUAL ENTRY  
BOTH ON GROUND AND 1ST FLOOR.

FBC 117.2.1.1.2  
THERE IS AN ACCUMULATION OF DEBRIS, FURNISHINGS  
AND OTHER COMBUSTIBLE MATERIAL THAT CREATE A FIRE  
HAZARD.

CITY OF FORT LAUDERDALE  
AGENDA  
UNSAFE STRUCTURES BOARD  
CITY COMMISSION ROOM -- CITY HALL  
FEBRUARY 19, 2009  
3:00 PM

Page 13

FBC 117.2.1.2.1

- 1) A DECORATIVE CONCRETE OVERHANG HAS PARTIALLY COLLAPSED.
- 2) THE STRUCTURAL WOOD FRAME AROUND MULTIPLE WINDOW OPENINGS HAS DETERIORATED/ROTTED TO SUCH A DEGREE THAT ONE ALUMINUM WINDOW WITH THE ATTACHED 5/8 PLYWOOD BOARD FELL OUT OF THE OPENING UNDER IT'S OWN WEIGHT. ANOTHER WINDOW ON SECOND FLOOR IS THREATENING TO COME LOOSE. THE BUILDING HAS BECOME A FIRE AND WINDSTORM HAZARD.

FBC 117.2.1.2.2

THERE IS EVIDENCE ON THE EAST, WEST AND SOUTH SIDES THAT SHOW THAT LOAD BEARING WALLS, JOIST AND OTHER STRUCTURAL FRAME COMPONENTS HAVE ROTTED AWAY AND DO NOT SUPPORT THE REQUIRED LOADS FOR WHICH THEY WERE DESIGNED.

