



CITY OF  
FORT LAUDERDALE

*Venice of America*

# UNSAFE STRUCTURES BOARD AGENDA

MARCH 19, 2009

**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.**

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RETURN HEARING (OLD BUSINESS)  
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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.

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.

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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.

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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:

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THE FOOTPRINT 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 RE-ROOFED 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.

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.

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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: 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.

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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.

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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.

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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.

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.

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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.

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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.

FBC 117.2.1.2.5

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

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CASE NO: CE08101034  
CASE ADDR: 50 ISLE OF VENICE  
OWNER: 50 ISLE OF VENICE LLC  
INSPECTOR: BURT FORD

VIOLATIONS: FBC 117.1.1

THE TWO STORY APARTMENT BUILDING WAS BUILT IN 1953. THE BUILDING HAS BECOME UNSAFE DUE TO FIRE, TERMITES, AND DECAY. THE BUILDING IS STILL A FIRE HAZARD AND IS NOW A MORE SERIOUS WINDSTORM HAZARD. THE BUILDING DOES NOT MEET THE MINIMUM HOUSING CODE OR THE FLORIDA BUILDING CODE AND IS DEEMED TO BE UNSAFE.

FBC 117.1.2

THE ENTIRE BUILDING IS IN THE PROCESS OF BEING STRUCTURALLY AND COSMETICALLY REMODELED WITHOUT A PERMIT. NEW DOORS AND WINDOWS HAVE BEEN INSTALLED. AN ATTEMPT HAS BEEN MADE TO REPAIR FLOOR JOISTS. INTERIOR AND EXTERIOR DEMOLITION HAS BEGUN.

FBC 117.2.1.1.1

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



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FBC 117.2.1.2.1

THE ROOF TRUSSES, SHEATHING, AND FLOOR JOISTS ARE FAILING AND HANGING LOOSE DUE TO FIRE, TERMITES, AND DECAY. THE FRONT SECTION OF THE BUILDING HAS LARGE CRACKS IN THE WALLS AND IS PULLING AWAY FROM THE MAIN STRUCTURE. THE SAFETY HANDRAILS ARE RUSTED, FAILING AND IN SOME AREAS MISSING AND WILL NOT SUPPORT THE MINIMUM LOADS REQUIRED.

FBC 117.2.1.2.2

ROOF TRUSSES, FLOOR JOISTS, WALLS, AND RAILINGS ARE DETERIORATING DUE TO FIRE, TERMITES, AND DECAY.

FBC 117.2.1.2.3

THE BUILDING HAS BEEN PARTIALLY DESTROYED BY FIRE.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS BEEN DAMAGED BY FIRE, WATER INTRUSION AND AN ABORTED REPAIR AND WOULD CREATE A HAZARDOUS CONDITION IF ENERGIZED.

FBC 117.2.1.2.7

THE SWIMMING POOL WATER IS STAGNANT; THE POOL IS UNGUARDED, CREATING A DANGEROUS CONDITION TO HUMAN LIFE AND THE PUBLIC WELFARE.

FBC 117.2.1.3.1

AN INEFFECTIVE AND CLANDESTINE ATTEMPT WAS IN PROGRESS TO RENOVATE THE APARTMENT BUILDING.

FBC 117.2.1.3.2

ALL THE UNPERMITTED WORK DONE DOES NOT MEET THE FLORIDA BUILDING CODE OR THE MINIMUM HOUSING CODE.

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HEARING SCHEDULED  
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CASE NO: CE08050790  
CASE ADDR: 3644 SW 21 ST  
OWNER: HGMC FINANCE INC  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY DWELLING HAS BEEN SUBSTANTIALLY  
DAMAGED BY FIRE AND THE ELEMENTS AND HAS BECOME A  
WINDSTORM HAZARD. THE BUILDING IS DEEMED UNSAFE  
AND NEEDS TO BE DEMOLISHED.

FBC 117.2.1.1.1

THE BUILDING REMAINS VACANT AND OPEN AT THE DOORS.

FBC 117.2.1.2.1

THE FOLLOWING BUILDING COMPONENTS ARE FAILING,  
HANGING LOOSE OR LOOSENING:  
ROOF RAFTERS.  
METAL SUPPORT COLUMNS.  
WOOD BEAMS.  
ROOF SHEATHING.  
OVERHANGS.  
FASCIA BOARD.  
CONCRETE BLOCK WALLS.

FBC 117.2.1.2.2

THE FOLLOWING STRUCTURAL PARTS ARE DETERIORATING:  
ROOF RAFTERS.  
METAL SUPPORT COLUMNS.  
BEARING WOOD BEAMS.  
CONCRETE BLOCK WALLS.

FBC 117.2.1.2.3

THE BUILDING IS PARTIALLY DESTROYED IN THE  
FOLLOWING MANNER:  
A FIRE HAS DESTROYED THE INTERIOR.  
HOLES IN THE ROOF EMIT DAYLIGHT.  
THE FRONT OVERHANG IS READY TO COLLAPSE.  
THE METAL SUPPORT COLUMNS HAVE RUSTED AND ARE  
STRUCTURALLY COMPROMISED.

FBC 117.2.1.2.4

THE FOLLOWING BUILDING PARTS ARE LEANING OUT OF  
PLUMB OR SAGGING:  
CARPORT METAL SUPPORT COLUMNS.  
FRONT OVERHANG SUPPORT BEAMS.

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FBC 117.2.1.2.7

THE SWIMMING POOL CONTAINS DARK STAGNANT WATER THAT IS UNSANITARY AND A DANGER TO THE PUBLIC WELFARE.

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CASE NO: CE08061887  
CASE ADDR: 1321 SW 22 TER  
OWNER: MARIS, ELENA  
INSPECTOR: JORG HRUSCHKA

VIOLATIONS: FBC 117.1.1

THE BUILDING IS A ONE STORY, CONCRETE BLOCK SINGLE FAMILY HOME BUILT IN 1952. THE STRUCTURE WAS SUBSTANTIALLY DAMAGED BY FIRE ON 3/15/05. SUBSEQUENTLY, THE STRUCTURE HAS DETERIORATED FROM EXPOSURE TO THE ELEMENTS AND HAS NOT BEEN MAINTAINED ACCORDING TO THE REQUIREMENTS OF THE FLORIDA BUILDING CODE OR THE MINIMUM HOUSING CODE OF THE CITY OF FORT LAUDERDALE. THE BUILDING IS A FIRE AND WINDSTORM HAZARD, AND IS UNSAFE.

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 SOFFITS, ARE HANGING LOOSE. MOST INTERIOR CEILINGS AND PARTS OF SOFFIT OVERHANGS HAVE COLLAPSED.

FBC 117.2.1.2.2

THE EXTERIOR AND INTERIOR BEARING WALLS AND THE ROOF STRUCTURE HAVE BEEN COMPROMISED DUE TO FIRE AND PROLONGED EXPOSURE TO THE ELEMENTS.

FBC 117.2.1.2.3

THE BUILDING HAS BEEN SUBSTANTIALLY DESTROYED AND THE STRUCTURAL INTEGRITY HAS BEEN COMPROMISED. RAFTERS ARE ROTTEN AND TERMITE DAMAGED. PARTS OF THE ROOF FRAMING WERE DESTROYED BY FIRE. THE ELECTRICAL, PLUMBING, MECHANICAL, AND STRUCTURAL SYSTEMS HAVE BEEN DESTROYED.

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.

FBC 117.2.1.2.7

THE SWIMMING POOL WATER IS STAGNANT. IT POSES A HEALTH HAZARD FOR THE COMMUNITY AND IS UNSAFE.

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CASE NO: CE08071025  
CASE ADDR: 1536 NW 5 AV  
OWNER: SCANLAN, HARRY J JR  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY DWELLING AND TWO ACCESSORY STRUCTURES ARE UNSAFE. THE ACCESSORY STRUCTURES ARE A COVERED PAVILION AND A SWIMMING POOL. THE COVERED PAVILION AND THE HOUSE ARE WINDSTORM HAZARDS. THE POOL IS A HEALTH HAZARD. THE DWELLING HAS BEEN SUBSTANTIALLY DAMAGED BY ALTERATIONS WITHOUT PERMITS AND CONSTITUTES A FIRE HAZARD. THE DWELLING DOES NOT MEET THE REQUIREMENTS OF THE CITY OF FORT LAUDERDALE'S MINIMUM HOUSING CODE.

FBC 117.1.2

THE DWELLING ON THE PROPERTY HAS BEEN ALTERED EXTENSIVELY COMPROMISING THE STRUCTURAL INTEGRITY OF THE BUILDING. THE COVERED PAVILION AND POOL HAVE BOTH BEEN CONSTRUCTED WITHOUT PERMITS. THE ALTERATIONS, ATTEMPTED IMPROVEMENTS AND CONSTRUCTION WORK DONE REGARDING BOTH BUILDINGS ARE PRESUMED AND DEEMED TO BE UNSAFE BY THE FLORIDA BUILDING CODE.

FBC 117.2.1.1.1

THE RESIDENTIAL STRUCTURE IS VACANT AND NOT SECURED PROPERLY.

FBC 117.2.1.2.1

THE FOLLOWING BUILDING PARTS HAVE FAILED, ARE HANGING LOOSE OR ARE LOOSENING: THE ROOF OF THE COVERED PAVILION, THE MAST FOR THE SERVICE DROP, FREE STANDING FRAMED AND MASONRY WALLS, TUBULAR FRAMES FOR THE CARPORT AND PAVILION, ELECTRICAL FIXTURES, CONDUIT, AND PANELS, AND PLUMBING PIPES FOR THE POOL.

FBC 117.2.1.2.3

THE DWELLING IS PARTIALLY DESTROYED BY STRUCTURAL ALTERATION. A BEARING WALL BETWEEN THE KITCHEN AND HALLWAY HAS BEEN REMOVED. THE COVERED PAVILION ROOF HAS COLLAPSED.

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## FBC 117.2.1.2.4

AN AREA OF THE DWELLING ROOF ON THE NORTH HAS SAGGED. THIS OBSERVATION CAN BE MADE FROM THE REAR YARD. THE REMOVAL OF THE BEARING WALL ON THE NORTH END OF THE ORIGINAL BUILDING IS CAUSING AN OVERSTRESSED CONDITION. THE SERVICE RISER MAST IS LEANING OUT OF PLUMB AND DOES NOT SUPPORT THE SERVICE DROP SAFELY. THE PAVILION ROOF IN THE REAR YARD HAS SAGGED AND COLLAPSED.

## FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM HAS NOT BEEN MAINTAINED IN A SAFE MANNER AND HAS BEEN ALTERED EXTENSIVELY, CONTRARY TO THE FLORIDA BUILDING CODE AND THE NATIONAL ELECTRIC CODE. THE POWER HAS BEEN CUT AT THE POLE AT THE REQUEST OF THE CITY. THE SYSTEM WOULD BE HAZARDOUS IF ENERGIZED.

## FBC 117.2.1.2.7

THE SWIMMING POOL IS NOW FULL OF BLACK STAGNANT WATER AND THIS CONDITION IS DEEMED UNSANITARY AND DANGEROUS TO HUMAN LIFE AND PUBLIC WELFARE.

## FBC 117.2.1.3.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING PERMITS: NO PLANS WERE SUBMITTED AND APPROVED AND NO FIELD INSPECTIONS WERE CONDUCTED:

1. REMOVAL OF THE REAR PORTION OF THE BUILDING. THIS AREA IS IDENTIFIED AS A SCREENED PORCH AND A UTILITY ROOM.
2. REMOVAL OF THE ORIGINAL CARPORT AND REPLACEMENT WITH A TUBE AND CANVAS TWO CAR ROOF STRUCTURE.
3. CONSTRUCTION OF WOOD FRAMED FREE STANDING WALLS THAT ENCLOSE THE NEW CARPORT ROOF STRUCTURE ON THE SOUTH AND EAST SIDES.
4. CONSTRUCTION OF A TUBE AND CANVAS ROOF STRUCTURE ATTACHED TO THE RESIDENCE ON THE NORTH COVERING A PATIO WITH SHALLOW POOL FEATURE.
5. CONSTRUCTION OF A TUBE AND CANVAS ROOF STRUCTURE IN THE REAR YARD FOR A PAVILION.
6. CONSTRUCTION OF A SWIMMING POOL IN THE REAR YARD INCLUDING THE PIPING AND ELECTRICAL CIRCUIT EXPANSION TO POWER THE PUMP.
7. CONSTRUCTION OF A SHALLOW POOL AS A LANDSCAPE FEATURE INCLUDING THE CIRCUIT EXPANSIONS FOR A PUMP AND LANDSCAPE LIGHTING.
8. REMOVAL OF THE INTERIOR WALLS ENCLOSING ONE BEDROOM. THIS AREA HAS NOW BECOME PART OF AN OPEN FLOOR PLAN.

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9. REMOVAL OF A BEARING WALL BETWEEN THE KITCHEN AND LIVING ROOM TO OPEN UP THE FLOOR PLAN.
10. KITCHEN REMODELLING INCLUDING NEW CABINETS, RELOCATION OF THE RANGE AND REFRIGERATOR AND THEIR ELECTRICAL CIRCUITS, AND PLUMBING ALTERATIONS.
11. CENTRAL AIR CONDITIONING SYSTEM INSTALLED ALONG WITH THE CIRCUITRY EXPANSION TO POWER THE SYSTEM.
12. ALTERATION OF THE NORTH HALF OF THE EAST EXTERIOR WALL.  
THIS WALL IS SHOWN ON THE ORIGINAL PLANS TO BE A CBS WALL WITH TIE BEAM BUT IS NOW A FRAMED WALL.
13. CONSTRUCTION OF TWO MASTS TO MOUNT EXTERIOR LIGHTS. ONE ON THE SOUTHEAST CORNER OF THE DWELLING BUILDING AND ONE ON THE WOODEN FENCE NEXT TO THE FRONT GATE.
14. ELECTRICAL CIRCUIT EXPANSIONS TO POWER EXTERIOR LIGHTING, LANDSCAPE LIGHTING AND CEILING FANS UNDER THE TUBE AND CANVAS STRUCTURES.
15. UNDERGROUND CONDUIT AND WIRING FROM THE SERVICE MAST TO THE BUILDING AND THE INSTALLATION OF A NEW ELECTRICAL DISTRIBUTION PANEL INSIDE.
16. WINDOWS AND DOORS HAVE BEEN REMOVED AND REPLACED.
17. TWO CAR ASPHALT DRIVEWAY AND WOODEN FENCING INSTALLED.
18. RE-ROOF OF THE BUILDING.

FBC 117.2.1.3.2

THE BUILDING AND ACCESSORY STRUCTURES HAVE NOT BEEN MAINTAINED ACCORDING TO THE STANDARD OF THE FLORIDA BUILDING CODE, OR THE CODE AT THE TIME OF CONSTRUCTION OR THE MINIMUM REQUIREMENTS OF FORT LAUDERDALE'S HOUSING CODE.

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

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CASE NO: CE08092184  
CASE ADDR: 1701 NW 22 ST  
OWNER: JOHNSON, HEROLD WESLEY &  
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.