



CITY OF
FORT LAUDERDALE

Venice of America

UNSAFE STRUCTURES BOARD AGENDA

JULY 16, 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.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
JULY 16, 2009
3:00 PM

Page 1

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 MEETING ROOM - CITY HALL
JULY 16, 2009
3:00 PM

Page 2

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.

FBC 117.2.1.2.2

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

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
JULY 16, 2009
3:00 PM

Page 3

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 MEETING ROOM - CITY HALL
JULY 16, 2009
3:00 PM

Page 4

CASE NO: CE07050197
CASE ADDR: 1636 NW 5 AV
OWNER: CATANIA, ANTHONY &
CATANIA, ANA MARIE
f/k/a D'AULERIO, ANA MARIE
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

A LARGE ADDITION ADDED TO THE REAR OF THE SINGLE FAMILY HOME IS PRESUMED AND DEEMED BY THE FLORIDA BUILDING CODE TO BE UNSAFE. THE ADDITION IS BEING USED AS A SEPARATE LIVING UNIT. THE WALLS, ROOF, WINDOWS AND DOORS OF THE ADDITION HAVE NOT DEMONSTRATED THE REQUIRED RESISTANCE TO HURRICANE WINDS THROUGH THE PERMITTING PROCESS AS REQUIRED. THE ADDED LIVING SPACE HAS NOT DEMONSTRATED COMPLIANCE WITH THE FORT LAUDERDALE MINIMUM HOUSING CODE THROUGH THE PERMITTING PROCESS AS REQUIRED. THE ELECTRICAL, PLUMBING, AND MECHANICAL SYSTEMS HAVE NOT DEMONSTRATED COMPLIANCE WITH THE PLUMBING CODE, MECHANICAL CODE OR THE NATIONAL ELECTRIC CODE THROUGH THE PERMITTING PROCESS AS REQUIRED.

FBC 117.1.2

A LARGE ADDITION ATTACHED TO THE REAR OF THE SINGLE FAMILY HOME AND USED AS A SEPARATE LIVING UNIT HAS BEEN COMPLETED WITHOUT A PERMIT BEING ISSUED OR A CERTIFICATE OF OCCUPANCY BEING ISSUED. THIS PART OF THE BUILDING AND IT'S ASSOCIATED PLUMBING, ELECTRICAL AND MECHANICAL INSTALLATIONS ARE PRESUMED AND DEEMED BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

FBC 117.2.1.3.1

THE CONSTRUCTION OF A LIVING UNIT ATTACHED TO THE REAR OF THE SINGLE FAMILY HOME AND THE ELECTRICAL, PLUMBING, AND MECHANICAL INSTALLATIONS HAVE BEEN COMPLETED WITHOUT OBTAINING ANY PERMITS. NO CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED. THIS ADDITION WITH ALL OF IT'S FACILITIES AND INSTALLATIONS ARE PRESUMED AND DEEMED BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
JULY 16, 2009
3:00 PM

Page 5

CASE NO: CE08092242
CASE ADDR: 512 NW 22 AVE
OWNER: GRAY-WILLIAMS, JANA
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY WOOD FRAME BUILDING BUILT IN 1949 AND THE CBS ADDITIONS THAT WERE SUBSEQUENTLY ATTACHED HAVE BECOME UNSAFE. THE BUILDING HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND IS A FIRE AND WINDSTORM HAZARD. THE BUILDING DOES NOT CONFORM TO THE MINIMUM MAINTENANCE STANDARD OF THE FLORIDA BUILDING CODE OR THE FORT LAUDERDALE MINIMUM HOUSING CODE.

FBC 117.1.2

THE BUILDING HAS BEEN ALTERED AND THE FOOTPRINT EXPANDED WITHOUT OBTAINING THE REQUIRED PERMITS OR CERTIFICATE OF OCCUPANCY. THE EXPANSIONS AND ALTERATIONS EXIST AS FOLLOWS:

1. CBS ADDITION ON THE NORTH AND EAST OF THE PROPERTY DOUBLING THE FOOTPRINT OF THE BUILDING.
2. ENCLOSURE OF THE FRONT PORCH.
3. CARPORT CONSTRUCTED ON THE SOUTH EXPOSURE.
4. ENCLOSURE OF THE EAST END OF THE CARPORT.

FBC 117.2.1.2.1

MANY BUILDING PARTS HAVE FAILED, ARE HANGING LOOSE, OR ARE LOOSENING. THE PARTS INCLUDE, BUT MAY NOT BE LIMITED TO: ROOFING MATERIAL, FACIA AND SOFFIT, DOOR AND WINDOW FRAMES, ROOF DECKING MATERIAL AND FRAMING MEMBERS, CEILING MATERIAL, ALONG WITH ELECTRICAL FIXTURES AND CONDUIT.

FBC 117.2.1.2.2

ROOF RAFTERS AND ROOF DECKING ARE DETERIORATED BY CONTINUED EXPOSURE TO WATER INTRUSION.

FBC 117.2.1.2.4

THE ROOF IS SAGGING INTO THE BUILDING ON THE NORTHWEST AREA OF THE ROOF DECK. THIS IS DUE TO CONTINUED WATER INTRUSION OVER A LONG PERIOD OF TIME.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN EXPOSED TO WATER INTRUSION OVER MANY YEARS AND IS AN UNACCEPTABLE FIRE HAZARD.

FBC 117.2.1.3.1

EXTENSIVE BUILDING ALTERATIONS AND EXPANSIONS HAVE BEEN ACCOMPLISHED WITHOUT OBTAINING A PERMIT OR THE REQUIRED CERTIFICATE OF OCCUPANCY. ELECTRICAL, MECHANICAL AND PLUMBING ALTERATIONS HAVE ALSO BEEN DONE WITHOUT PERMITS. THE ALTERATIONS AND EXPANSIONS DONE WITHOUT PERMITS ARE PRESUMED AND DEEMED BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

FBC 117.2.1.3.2

THE BUILDING IS UNSUITABLE FOR OCCUPATION ACCORDING TO THE MINIMUM HOUSING STANDARD OF FORT LAUDERDALE MUNICIPAL ORDINANCE. THE BUILDING DOES NOT COMPLY WITH THE FLORIDA BUILDING CODE OR THE CODE IN EFFECT AT THE TIME OF CONSTRUCTION.