



CITY OF  
FORT LAUDERDALE

*Venice of America*

# UNSAFE STRUCTURES BOARD AGENDA

## AUGUST 20, 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.**

COMMUNICATION TO THE CITY COMMISSION WILL BE ADDRESSED AT THE END OF THE HEARING.

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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: 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.

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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.

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.

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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: CE09032197  
CASE ADDR: 1800 NW 3 CT  
OWNER: JACKSON,AL PRESTON  
INSPECTOR: WAYNE STRAWN

VIOLATIONS: FBC(2007) 115.1.1

THE BUILDING HAS BEEN SUBSTANTIALLY DAMAGED BY A FIRE. THE BUILDING NO LONGER COMPLIES WITH THE MINIMUM HOUSING STANDARDS AND NOW PRESENTS A FIRE AND WINDSTORM HAZARD.

FBC(2007) 115.2.1.1.1

THE BUILDING IS NOT PROPERLY SECURED TO PREVENT CASUAL ENTRY.

FBC(2007) 115.2.1.2.1

MANY BUILDING PARTS ARE LOOSE, HAVE FAILED OR HAVE BEEN LOOSENED BY THE FIRE.

FBC(2007) 115.2.1.2.3

THE BUILDING HAS BEEN PARTIALLY DESTROYED BY FIRE.