



CITY OF  
FORT LAUDERDALE

*Venice of America*

# UNSAFE STRUCTURES BOARD AGENDA

## OCTOBER 15, 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.

**Board Members:** John Scherer, **Chair** • John Phillips, **Vice Chair** • John Barranco • Joe Crognale • Pat Hale  
• Joe Holland • Thorine Jarrett • Michael Weymouth

**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: CE07021325  
CASE ADDR: 2470 SW 21 ST  
OWNER: JUNGLE QUEEN INC  
INSPECTOR: GERRY SMILEN

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.

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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.

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

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.

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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  
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: 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.

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FBC 117.2.1.1.1

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

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 AND 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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CASE NO: CE09032197  
CASE ADDR: 1800 NW 3 CT  
OWNER: JACKSON, AL & BARBARA  
INSPECTOR: GERRY SMILEN

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 LOOSENEED BY THE FIRE.

FBC(2007) 115.2.1.2.3  
THE BUILDING HAS BEEN PARTIALLY DESTROYED BY FIRE.

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CASE NO: CE09062328  
CASE ADDR: 544 NE 14 AV  
OWNER: EDEWAARD DEVELOPMENT CO LLC  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 115.1.1  
THE BUILDING HAS BEEN SUBSTANTIALLY DAMAGED BY THE  
ELEMENTS AND HAS BECOME A WINDSTORM HAZARD. IT  
DOES NOT MEET THE REQUIREMENTS OF THE MINIMUM  
HOUSING CODE.

FBC(2007) 115.2.1.1.1  
THE BUILDING IS VACANT AND UNGUARDED. THE BUILDING  
IS OPEN TO ACCESS AS THE FRONT DOOR HAS BEEN  
KICKED IN AND DESTROYED AND THE JALOUSY WINDOWS  
ARE MISSING GLASS PANES.

FBC(2007) 115.2.1.1.2  
THE STRUCTURE IS FILLED WITH FURNITURE AND SOME  
DEBRIS OF A COMBUSTIBLE NATURE.

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FBC(2007) 115.2.1.2.1

THE FOLLOWING BUILDING COMPONENTS ARE LOOSENING  
AND FAILING:  
ROOF RAFTERS  
ROOF PLANKING  
LEDGER BOARDS  
EXTERIOR DOORS  
STUCCO  
DRYWALL

FBC(2007) 115.2.1.2.2

THE ROOF RAFTERS, BEAMS, SHEATHING AND LEDGER  
BOARDS HAVE ROTTED AND DETERIORATED BEYOND THEIR  
USEFULNESS.

FBC(2007) 115.2.1.2.3

THE CARPORT ROOF AND AREAS OF THE ROOF OVER THE  
LIVING SPACE ARE PARTIALLY DESTROYED.

FBC(2007) 115.2.1.2.4

THE ROOF BEAMS AND LEDGER BOARDS ARE SAGGING AND  
FALLING DOWN AS THE RESULT OF DETERIORATION AND  
OVERSTRESSING.

FBC(2007) 115.2.1.2.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN SO  
SEVERELY DAMAGED BY THE ELEMENTS THAT IF IT WERE  
ENERGIZED IT WOULD BECOME A LIFE SAFETY HAZARD.