



CITY OF
FORT LAUDERDALE

Venice of America

UNSAFE STRUCTURES BOARD AGENDA

NOVEMBER 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.

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

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)

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.

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.

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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.

HEARING SCHEDULED

CASE NO: CE09080781
CASE ADDR: 111 SW 12 ST
OWNER: LAS OLAS INVESTMENTS & HOLDINGS INC.
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 115.1.1

THE OLD WOOD FRAMED COMMERCIAL BUILDING HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND HAS BECOME A WINDSTORM HAZARD.

FBC(2007) 115.2.1.2.1

THE FOLLOWING BUILDING COMPONENTS ARE HANGING LOOSE OR LOOSENING:

WOOD SIDING
SECURITY LIGHTS
ROOF RAFTERS
CEILING TILES
INSULATION
WALL BOARD
ROOF DECKING
WALL FRAMING
LOAD BEARING BEAMS
PLYWOOD

FBC(2007) 115.2.1.2.2

THE ROOF RAFTERS, WALL FRAMING AND LOAD BEARING BEAMS HAVE DETERIORATED TO THE POINT OF BEING STRUCTURALLY COMPROMISED.

FBC(2007) 115.2.1.2.3

THE REAR OF THE BUILDING IS PARTIALLY DESTROYED.

FBC(2007) 115.2.1.2.4

VARIOUS PARTS OF THE ROOF AND ITS FRAMING SYSTEM ARE SAGGING AND LEANING AS THE RESULT OF OVER STRESSING.

FBC(2007) 115.2.1.2.5

THE ELECTRICAL WIRING AND CONNECTIONS TO EQUIPMENT ARE UNCOVERED AND EXPOSED TO MANY ROOF LEAKS THROUGH OUT THE BUILDING AND ARE CREATING A HAZARD.