



CITY OF  
FORT LAUDERDALE

*Venice of America*

# UNSAFE STRUCTURES BOARD AGENDA

## FEBRUARY 18, 2010

### 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.

CITY OF FORT LAUDERDALE  
AGENDA  
UNSAFE STRUCTURES BOARD  
CITY COMMISSION MEETY ROOM – CITY HALL  
FEBRUARY 18, 2010  
3:00 PM

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RETURN HEARING (OLD BUSINESS)  
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CASE NO: CE08101034  
CASE ADDR: 50 ISLE OF VENICE  
OWNER: 50 ISLE OF VENICE LLC  
INSPECTOR: BURT FORD

Posted Property 10/28/09  
Advertised in Daily Business Review  
1/29/10 & 2/5/10

VIOLATIONS: FBC 117.1.1

This case was first heard at the **1/15/09** USB hearing. At that time the board granted a 60-day extension to the **3/19/09** USB hearing with the stipulation for the owner to return to inform the board of his intentions and plans for the property; in the meantime, no work will be done on property with out permit.

At the **3/19/09** USB hearing the Board granted a 90-day extension to the **6/18/09** USB hearing with the stipulation that the respondent return with a contract from a licensed general contractor.

At the **6/18/09** USB hearing the board granted a 120-day extension to the **10/15/09** USB hearing with the recommendation that the property be secured from current windstorm threats, with due diligence, as observed by City inspector.

At the **10/15/09** USB hearing the board granted a 120-day extension to the **2/18/10** USB hearing.

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.

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.

CM-Owner  
Returned, Unclaimed  
11/2/09

CM-John A. Brown, as  
Manager of 50 Isle of  
Venice, LLC  
Returned, Unclaimed  
12/14/09

CM-Beneficial Mortgage  
Co. of Fla. in Margate, FL  
Returned, Unclaimed  
11/9/09

CM-Beneficial Mortgage  
Co of FI - Wilmington, DE  
Returned, 11/5/09

CM-Wayne B. Hinson,  
As former President of  
Beneficial Mortgage Co. of  
Florida  
Returned, 11/1/09

CM-Deutsche Bank Trust  
Company Americas (f/k/a  
Bankers Trust Company)  
Returned, 11/23/09

CM-CT Corporation  
Systems as Registered  
Agent for Deutsche Bank  
Trust Company Americas  
Signed by: Fred Singer  
10/29/09

CM-FM Roofing Services  
Corp.  
Returned, Unclaimed  
12/14/09

CM- Freddy Perez, as  
Registered Agent for FM  
Roofing Services Corp.  
Returned, Unclaimed  
12/14/09

CM-Bruce Bromley of  
Bromley Cook Structural  
Engineering Services  
Signed by: Audie Marks  
No date

CM-John Brown  
Returned, Unclaimed

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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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HEARING SCHEDULED  
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CASE NO: CE08010842  
CASE ADDR: 2620 NW 21 ST  
OWNER: CARNETTA BEST, DELOISE TOWNSEND,  
ANNIE BAYNHAM & HENRIETTA SMITH  
INSPECTOR: GERRY SMILEN

Posted Property 1/27/10  
Advertised in Daily Business Review  
1/29/10 & 2/5/10

VIOLATIONS: FBC(2007) 115.1.1

THE DUPLEX BUILDING DOES NOT COMPLY WITH THE STANDARDS OF THE MINIMUM HOUSING CODE AND HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS CREATING A WINDSTORM HAZARD.

FBC(2007) 115.2.1.2.1

THE FOLLOWING BUILDING COMPONENTS ARE FAILING, LOOSENING, OR HANGING LOOSE:

DRYWALL  
ROOF TRUSSES  
ROOF SHEATHING  
FASCIA BOARD  
ROOF SHINGLES

FBC(2007) 115.2.1.2.2

THE FOLLOWING STRUCTURAL PARTS HAVE DETERIORATED:

ROOF TRUSSES  
ROOF SHEATHING  
FASCIA BOARD

CM-Owner-Carnetta Best  
Signed by: Tyrone Baynham  
1/25/10

CM-Owner-Deloise Townsend  
Signed by: Tyrone Baynham  
1/25/10

CM-Owner-Annie Baynham  
Signed by: Tyrone Baynham  
1/25/10

CM-Owner-Henrietta Smith  
Signed by: Tyrone Baynham  
1/25/10

CM-O'Glatha Townsend  
Returned, Vacant  
No Date

CM-Ivory D. McCutcheon, JR  
Signature Illegible  
No Date

CM-Marqurite McCutcheon,  
Guardian for Ivory D.  
McCutcheon  
Signature Illegible  
No Date

CM-Tenant In Possession  
Returned, Vacant  
No Date

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CASE NO: CE08031555  
CASE ADDR: 2630 NW 21 ST  
OWNER: IVORY D.McCUTCHEON JR.  
INSPECTOR: GERRY SMILEN

Posted Property 1/27/10  
Advertised in Daily Business Review  
1/29/10 & 2/5/10

VIOLATIONS: FBC(2007) 115.1.1

THE DUPLEX BUILDING DOES NOT COMPLY WITH THE  
MINIMUM HOISING CODE AND HAS BEEN SUBSTANTIALLY  
DAMAGED BY THE ELEMENTS MAKING IT A WINDSTORM  
HAZARD.

FBC(2007) 115.2.1.1.1

THE DWELLING IS OPEN AT THE DOORS AND WINDOWS  
AND IS ABANDONED.

FBC(2007) 115.2.1.2.1

THE FOLLOWING BUILDING COMPONENTS ARE  
FAILING, LOOSE OR LOOSENING:

ROOF TRUSSES.  
ROOF SHEATHING.  
ROOF SHINGLES.  
FASCIA BOARD.  
WINDOWS.  
DRYWALL.

FBC(2007) 115.2.1.2.2

THE ROOF TRUSSES, FASCIA AND ROOF SHEATHING HAVE  
DETERIORATED.

FBC(2007) 115.2.1.2.3

THE REAR PART OF THE BUILDING HAS BEEN PARTIALLY  
DESTROYED.

FBC(2007) 115.2.1.2.4

THE ROOF AND OVERHANGS ARE SAGGING AS THE RESULT  
OF THE DETERIORATION.

CM-Owner  
Signature Illegible  
No Date

CM-Marqurite McCutcheon, as  
Guardian of Ivory C.  
McCutcheon, Jr.  
Signature Illegible  
No Date

CM-David A. Silverstone, PA,  
Attorney for Plaintiff  
Signature Illegible  
No Date

CM-Old Republic National Title  
Insurance Company  
Signature Illegible  
1/25/10

CM-Chief Financial Officer,  
As Registered Agent for Old  
Republic National Title  
Insurance Company  
Signed by: Department of  
Financial Services  
1/25/10

CM-Shapiro Ramos, PA as  
Attorneys for Old Republic  
National Title Insurance Co.  
Attn: Cynthia M. Ramos, Esq.  
Signed by: C. Ramos  
1/22/10

CM-Henrietta Smith (Adjoining  
Property Owner)  
Signed By: Henrietta Smith  
1/22/10

CM-C. Best (Adjoining Property  
Owner)  
Signed by: Henrietta Smith  
1/22/10

CM-Baynham S. Townsend  
(Adjoining Property Owner)  
Signed by: Henrietta Smith  
1/22/10

CM-Tenant In Possession  
Returned, Vacant  
2/4/10

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CASE NO: CE10020121

Posted Property 2/5/10

CASE ADDR: 1000 SW 4 AVE

OWNER: ESTATE OF RALPH P. NELLI

INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 115.1.1

THE WOOD FRAME DWELLING BUILT IN THE EARLY 1900S HAS BEEN SEVERELY DAMAGED BY FIRE. THE BUILDING REMAINS OPEN AND ABANDONED AND HAS BECOME AN IMMINENT DANGER TO THE PUBLIC AND A WIND STORM HAZARD.

CM-Owner  
Signed by: Gary Judycki  
No Date

CM-Attorney for Personal  
Rep., Lawrence Levy,  
Esq.  
No Response

Overnight-ACS Recovery  
Services, Attn: Cami  
Haynes Hilliard, Esq.  
Signed by: T. Green  
2/8/10

CM-S. Harl Carter &  
Catherine J. Carter c/o  
Bonnie J. Cann, Personal  
Rep. To Est. of Catherine  
J. Carter  
Signature Illegible  
2/6/10

CM-c/o Lisa Cann,  
Personal Rep. To Est. of  
Catherine J. Carter  
No Response

CM-The Jacqueline L  
Saccente Trust  
Signature Illegible  
No Date

CM-Tenant In Possession  
No Response