



CITY OF
FORT LAUDERDALE

Venice of America

UNSAFE STRUCTURES BOARD AGENDA

MARCH 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 • Thorine 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: 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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HEARING SCHEDULED

CASE NO: CE08042261
CASE ADDR: 1835 S OCEAN DR
OWNER: SGARLATO, PETER A
INSPECTOR: BURT FORD

VIOLATIONS: FBC(2007) 115.1.1
THE PRIMARY BUILDING ON THIS LOT WAS DEMOLISHED IN 2005 UNDER EXPIRED DEMOLISHION PERMIT 05081872, ISSUED 8/18/2005. THERE IS A POOL, WHICH IS AN ACCESSORY STRUCTURE TO THE MAIN HOUSE, THAT REMAINS. THE POOL IS QUASI PROTECTED BY A MAKESHIFT, UNPERMITTED, AND NON-APPROVED POOL BARRIER. THE DOCK IS ALSO AN ACCESSORY STRUCTURE THAT IS IN DECAY AND IS AN UNSAFE STRUCTURE.

FBC(2007) 115.1.2
THE PRIMARY STRUCTURE ON THIS LOT WAS A SINGLE FAMILY HOME. IT WAS DEMOLISHED IN 2005 BUT THE PERMIT WAS NOT FINALED AND IS NOW AN EXPIRED PERMIT, LEAVING THE ACCESSORY STRUCTURES, A SWIMMING POOL AND A DOCK, IN VIOLATION OF THE FORT LAUDERDALE MUNICIPLE CODE.

FBC(2007) 115.2.1.2.1
THE DOCK HAS FAILING STRUCTURAL MEMBERS THAT ARE LEANING INTO THE WATERWAY. THE WOODEN WALKING SURFACE HAS BOARDS MISSING AND BECOMING LOOSE AND IS BEGINNING TO SAG.

FBC(2007) 115.2.1.2.2
THE WOODEN MEMBERS OF THE DOCK ARE DETERIORATING DUE TO NEGLECT AND THE ELEMENTS.

FBC(2007) 115.2.1.2.4
THE DOCK IS BEGINNING TO SAG AND HAS STRUCTURAL MEMBERS LEANING INTO THE WATERWAY.

FBC(2007) 115.2.1.2.7
THE SWIMMING POOL IS NOT BEING MAINTAINED. THERE IS NO POOL EQUIPMENT ON SITE. THE WATER IS STAGNANT AND DEEMED UNSANITARY AND DANGEROUS TO THE PUBLIC WELFARE. THE POOL ITSELF HAS AN UNPERMITTED FENCE AS A BARRIER, AND AS AN UNPERMITTED STRUCTURE IS DEEMED BY THE FLOIRDA BUILDING CODE TO BE UNSAFE.

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FBC(2007) 115.2.1.3.2

AS THE PRIMARY STRUCTURE HAS BEEN DEMOLISHED THE
ACCESSORY STRUCTURES, THE SWIMMING POOL AND THE
DOCK, ARE IN VIOLATION OF THE FORT LAUDERDALE
MUNICIPAL CODE, SECTION 47-19.1(C), NO ACCESSORY
USE OR STRUCTURE SHALL BE PERMITTED TO BE USED IF
THE PRINCIPAL STRUCTURE IS NO LONGER IN USE.

ADMINISTRATIVE ITEM

Discussion of Broward County Amendments to FBC Chapter 115 related to USB.