



CITY OF
FORT LAUDERDALE

Venice of America

UNSAFE STRUCTURES BOARD AGENDA

APRIL 15, 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 MEETING ROOM - CITY HALL
APRIL 15, 2010
3:00 PM

Page 1

RETURN HEARING (OLD BUSINESS)

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.

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.

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
APRIL 15, 2010
3:00 PM

Page 2

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.

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

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

CITY OF FORT LAUDERDALE
AGENDA
UNSAFE STRUCTURES BOARD
CITY COMMISSION MEETING ROOM - CITY HALL
APRIL 15, 2010
3:00 PM

Page 3

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

VIOLATIONS: FBC 117.1.1
THIS WEST SIDE SINGLE FAMILY RESIDENCE OF A DUPLEX
HAS ROOF AND TRUSSES THAT HAVE BEEN SUBSTANTIALLY
DAMAGED BY THE ELEMENTS. THIS RESIDENCE HAS BECOME
A WINDSTORM HAZARD AND IS THEREFORE DEEMED UNSAFE.

FBC 117.2.1.1.1
THE RESIDENCE IS VACANT, UNGUARDED AND OPEN AT THE
DOORS.

FBC 117.2.1.2.1
THE FOLLOWING BUILDING COMPONENTS ARE FAILING:
ROOF TRUSSES HAVE COLLAPSED, DETERIORATED AND ARE
HANGING LOOSE. FASCIA BOARDS ARE ROTTED AND
HANGING LOOSE. CEILINGS HAVE FALLEN DOWN.
INSULATION IS HANGING LOOSE. ROOF SHEATHING IS
DETERIORATED AND LOOSENING. FLOOD LIGHT WIRING IS
HANGING LOOSE.

FBC 117.2.1.2.2
THE ROOF SHEATHING, TRUSSES AND FASCIA BOARD SHOW
DETERIORATION BEYOND THE REQUIREMENTS OF THE
ORIGINAL STRUCTURAL LOAD REQUIREMENTS.

FBC 117.2.1.2.3
THE BUILDING HAS BEEN PARTIALLY DESTROYED WITH
THE COLLAPSE OF THE ROOF TRUSSES IN THE REAR OF
THE BUILDING.