



CITY OF
FORT LAUDERDALE

Venice of America

UNSAFE STRUCTURES BOARD AGENDA

MAY 20, 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.

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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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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

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.

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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.

CASE NO: CE08092242
CASE ADDR: 512 NW 22 AVE
OWNER: JANA GRAY-WILLIAMS
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC 117.1.1

THE SINGLE FAMILY WOOD FRAME BUILDING BUILT IN 1949 AND THE CBS ADDITIONS THAT WERE SUBSEQUENTLY ATTACHED HAVE BECOME UNSAFE. THE BUILDING HAS BEEN SUBSTANTIALLY DAMAGED BY THE ELEMENTS AND IS A FIRE AND WINDSTORM HAZARD. THE BUILDING DOES NOT CONFORM TO THE MINIMUM MAINTENANCE STANDARD OF THE FLORIDA BUILDING CODE OR THE FORT LAUDERDALE MINIMUM HOUSING CODE.

FBC 117.1.2

THE BUILDING HAS BEEN ALTERED AND THE FOOTPRINT EXPANDED WITHOUT OBTAINING THE REQUIRED PERMITS OR CERTIFICATE OF OCCUPANCY. THE EXPANSIONS AND ALTERATIONS EXIST AS FOLLOWS:

1. CBS ADDITION ON THE NORTH AND EAST SIDES OF THE PROPERTY, DOUBLING THE FOOTPRINT OF THE BUILDING.
2. ENCLOSURE OF THE FRONT PORCH.
3. CARPORT CONSTRUCTED ON THE SOUTH EXPOSURE.
4. ENCLOSURE OF THE EAST END OF THE CARPORT.

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FBC 117.2.1.2.1

MANY BUILDING PARTS HAVE FAILED, ARE HANGING LOOSE, OR ARE LOOSENING. THE PARTS INCLUDE, BUT MAY NOT BE LIMITED TO: ROOFING MATERIAL, FACIA AND SOFFIT, DOOR AND WINDOW FRAMES, ROOF DECKING MATERIAL AND FRAMING MEMBERS, CEILING MATERIAL, ALONG WITH ELECTRICAL FIXTURES AND CONDUIT.

FBC 117.2.1.2.2

ROOF RAFTERS AND ROOF DECKING ARE DETERIORATED BY CONTINUED EXPOSURE TO WATER INTRUSION.

FBC 117.2.1.2.4

THE ROOF IS SAGGING INTO THE BUILDING ON THE NORTHWEST AREA OF THE ROOF DECK. THIS IS DUE TO CONTINUED WATER INTRUSION OVER A LONG PERIOD OF TIME.

FBC 117.2.1.2.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN EXPOSED TO WATER INTRUSION OVER MANY YEARS AND IS AN UNACCEPTABLE FIRE HAZARD.

FBC 117.2.1.3.1

EXTENSIVE BUILDING ALTERATIONS AND EXPANSIONS HAVE BEEN ACCOMPLISHED WITHOUT OBTAINING A PERMIT OR THE REQUIRED CERTIFICATE OF OCCUPANCY. ELECTRICAL, MECHANICAL AND PLUMBING ALTERATIONS HAVE ALSO BEEN DONE WITHOUT PERMITS. THE ALTERATIONS AND EXPANSIONS DONE WITHOUT PERMITS ARE PRESUMED AND DEEMED BY THE FLORIDA BUILDING CODE TO BE UNSAFE.

FBC 117.2.1.3.2

THE BUILDING IS UNSUITABLE FOR OCCUPATION ACCORDING TO THE MINIMUM HOUSING STANDARD OF FORT LAUDERDALE MUNICIPAL ORDINANCE. THE BUILDING DOES NOT COMPLY WITH THE FLORIDA BUILDING CODE OR THE CODE IN EFFECT AT THE TIME OF CONSTRUCTION.

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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.

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.

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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.

CASE NO: CE09090798
CASE ADDR: 409 NW 14 WY
OWNER: ESTATE OF JOSEPHINE NASH
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 115.1.1
THE SINGLE FAMILY DWELLING HAS BEEN SUBSTANTIALLY
DAMAGED BY THE ELEMENTS AND HAS BECOME A WINDSTORM
HAZARD. THIS BUILDING IS DEEMED UNSAFE.

FBC(2007) 115.2.1.1.1

THE BUILDING IS VACANT AND OPEN AT THE DOORS AND
WINDOWS.

FBC(2007) 115.2.1.1.2

THERE ARE PILES OF PERSONAL PROPERTY AND DEBRIS
INSIDE THE BUILDING.

FBC(2007) 115.2.1.2.1

THE FOLLOWING BUILDING COMPONENTS ARE FAILING
HANGING LOOSE OR LOOSENING:

ROOF RAFTERS
SUPPORT COLUMNS
TAR AND GRAVEL
ROOF DECKING
SUPPORT BEAMS
DRYWALL
ELECTRICAL WIRES

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FBC(2007) 115.2.1.2.2

THE FOLLOWING STRUCTURAL PARTS HAVE DETERIORATED:

ROOF RAFTERS
SUPPORT COLUMNS
ROOF DECKING
SUPPORT BEAMS

FBC(2007) 115.2.1.2.3

THE FRONT PORCH AND SUPPORT SYSTEM IS PARTIALLY
DESTROYED.

FBC(2007) 115.2.1.2.4

THE FRONT PORCH ROOF AND SUPPORT SYSTEM IS
OVERSTRESSED AND LEANING OUT OF PLUMB FROM SEVERE
DETERIORATION.

HEARING SCHEDULED

CASE NO: CE09110420
CASE ADDR: 2305 NW 6 PL
OWNER: ESTATE OF CLIFFORD L. STROMAN
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2007) 115.1.1

THE SINGLE FAMILY DWELLING, FROM LACK OF
MAINTENANCE, HAS BEEN SEVERELY DAMAGED BY THE
ELEMENTS AND HAS BECOME A WINDSTORM HAZARD.

FBC(2007) 115.1.2

A HOMEMADE SHED WAS CONSTRUCTED ON THE REAR OF THE
PROPERTY WITHOUT A PERMIT.

FBC(2007) 115.2.1.1.1

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

FBC(2007) 115.2.1.1.2

THERE IS AN ACCUMULATION OF DEBRIS AND COMBUSTIBLE
MATERIAL LOCATED IN THE INTERIOR OF THE STRUCTURE.

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FBC(2007) 115.2.1.2.1

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

ROOF RAFTERS
FASCIA BOARD
ROOF BEAMS
JALOUSY WINDOW PANES
ROOF SHEATHING
STUCCO
DOORS
WALL BOARD
ELECTRICAL WIRING
ELECTRICAL FIXTURES
CONCRETE BLOCK
METAL AWNINGS
PAINT
ROOF COVERING

FBC(2007) 115.2.1.2.2

THE FOLLOWING STRUCTURAL PARTS HAVE DETERIORATED:

ROOF RAFTERS
ROOF DECKING
ROOF BEAMS

FBC(2007) 115.2.1.2.3

THE ROOF AND STRUCTURAL MEMBERS ARE PARTIALLY
DESTROYED.

FBC(2007) 115.2.1.2.4

THE ROOF RAFTERS AND SUPPORT BEAMS ARE SAGGING AND
LEANING OUT OF PLUMB DUE TO BEING OVERSTRESSED AND
DETERIORATED.

FBC(2007) 115.2.1.2.5

THE ELECTRICAL SYSTEM IN THIS BUILDING HAS BECOME
A HAZARDOUS CONDITION IF ENERGIZED.

FBC(2007) 115.2.1.2.6

THE PLUMBING SYSTEM IN THE BUILDING IS NOT
FUNCTIONING AND CREATES AN UNSANITARY CONDITION.