



CITY OF  
FORT LAUDERDALE

*Venice of America*

# UNSAFE STRUCTURES BOARD AGENDA

AUGUST 19, 2010

3:00 PM

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)

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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

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HEARING SCHEDULED

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CASE NO: CE10072003

CASE ADDR: 490 SW 29 AV

OWNER: BROOKS, ANGENELL P

INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2007) 115.1.1

THE SINGLE FAMILY CBS BUILDING HAS BECOME UNSAFE.  
THE BUILDING WOOD FRAME ROOF 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.

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FBC(2007) 115.2.1.2.1

MANY BUILDING PARTS HAVE FAILED, ARE HANGING LOOSE, OR ARE LOOSENING. THE PARTS MATERIAL INCLUDE, BUT MAY NOT BE LIMITED TO: ROOFING MATERIAL, CEILING, FACIA AND SOFFIT, ROOF DECKING MATERIAL AND FRAMING MEMBERS.

FBC(2007) 115.2.1.2.2

ROOF RAFTERS AND ROOF DECKING ARE DETERIORATED; IS SAGGING INTO THE BUILDING ON THE NORTHWEST AREA OF THE ROOF DECK ABOVE THE CARPORT; BY CONTINUED EXPOSURE TO WATER INTRUSION.

FBC(2007) 115.2.1.2.5

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

FBC(2007) 115.2.1.3.2

THE BUILDING IS UNSUITABLE FOR OCCUPATION AND DEEMED TO BE UNSAFE ACCORDING TO THE MINIMUM HOUSING STANDARD OF THE FORT LAUDERDALE MUNICIPAL ORDINANCE. THE BUILDING DOES NOT COMPLY WITH THE FLORIDA BUILDING CODE THAT THE CONSTRUCTION IS UNDER DESIGNED, AND WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO UPLIFT - THAT THE CODE PROTECTS HIS NEIGHBORS FROM FLYING DEBRIS IN A STORM - WHICH THIS STRUCTURE MAY BECOME, SO THEY MUST BE REMOVED.