



CITY OF

FORT LAUDERDALE

*Venice of America*

# UNSAFE STRUCTURES BOARD AGENDA

SEPTEMBER 19, 2013

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 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. If you desire auxiliary services to assist in viewing or hearing the meeting or reading agendas and minutes for the meetings, please contact the City Clerk's Office at 954-828-5002 and arrangements will be made to provide these services to you.

**Board Members:** Michael Weymouth, **Chair** • Joe Holland, **Vice Chair** • John Barranco • Joe Crognale • Pat Hale • Thornie Jarrett • Don Larson • John Phillips • B. George Walker

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  
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CITY COMMISSION MEETING ROOM - CITY HALL  
SEPTEMBER 19, 2013  
3:00 PM

Page 1

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RETURN HEARING (OLD BUSINESS)

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CASE NO: CE07061056  
CASE ADDR: 627 N FEDERAL HWY  
OWNER: WATERMAN, EDMUND  
INSPECTOR: GERRY SMILEN

VIOLATIONS: FBC(2010) 116.1.1  
THE COMMERCIAL BUILDING HAS BEEN SUBSTANTIALLY  
DAMAGED BY LACK OF MAINTENANCE AND EXPOSURE TO  
THE ELEMENTS, AND HAS BECOME A WINDSTORM HAZARD.

FBC(2010) 116.1.2  
WORK WITHOUT PERMITS INCLUDING BUT NOT LIMITED TO  
INTERIOR DEMOLITION, PLUMBING, ELECTRICAL,  
MECHANICAL, EXTERIOR DOORS AND GLASS BLOCK HAS  
COMMENCED.

FBC(2010) 116.2.1.2.1  
THE FOLLOWING BUILDING COMPONENTS HAVE OR ARE  
FAILING, HANGING LOOSE OR LOOSENING:  
1. STEEL ROOF JOISTS.  
2. STUCCO.  
3. LATH.  
4. EXTERIOR SOFFIT.  
5. LIGHTING.  
6. ELECTRICAL WIRES.  
7. DRYWALL.  
8. PLASTER.  
9. WOOD FRAMING.  
10. WOOD PANELING.

FBC(2010) 116.2.1.2.2  
THE ROOF JOISTS AND EXTERIOR SOFFIT OVERHANGS ARE  
RUSTING OUT AND DETERIORATING.

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AGENDA  
UNSAFE STRUCTURES BOARD  
CITY COMMISSION MEETING ROOM - CITY HALL  
SEPTEMBER 19, 2013  
3:00 PM

Page 2

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HEARING SCHEDULED

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CASE NO: CE12011110  
CASE ADDR: 211 CAROLINA AVE  
OWNER: BARNES, RODERICK D  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 116.1.1  
THE SINGLE FAMILY CBS DWELLING THAT WAS BUILT IN 1950, HAS BECOME UNSAFE DUE TO THE DAMAGES CAUSED BY THE WEATHER. THE INTERIOR OF THIS BUILDING HAS BEEN SUBSTANTIALLY DAMAGED, OVER 50% OF THE FLOOR AREA AND WALLS, SOME OF THE WINDOWS AND DOORS WERE REMOVED. THIS BUILDING IS WIDE OPEN AND VACANT. THE ROOF TRUSSES, RAFTERS AND DECK HAVE SUFFERED SUBSTANTIAL DAMAGE BY TROPICAL STORM WILMA. IT TOO CAN BE UP-LIFTED BY THE HIGH WINDS OF ANOTHER TROPICAL STORM. THE ELECTRICAL CONDUITS AND WIRES ARE EXPOSED TO THE WEATHER AND ARE BEING DAMAGED. THERE'S A REAR ADDITION AND AN APARTMENT, THAT WERE DONE WITHOUT PERMIT. THE ADDITION HAS SUFFERED SUBSTANTIAL WEATHER DAMAGED. THE EXISTING CARPORT WAS CONVERTED INTO A SMALL RENTAL APARTMENT WITH A BATHROOM; IT HAS A SHOWER UNDER THE ELECTRICAL MAIN PANEL.

FBC(2010) 116.2.1.1.1  
THE SINGLE FAMILY DWELLING HAS BECOME UNSAFE DUE TO THE WINDOWS AND DOORS IN DISREPAIR OR BROKEN. THE OPENINGS ARE UNSECURED, ALLOWING UNAUTHORIZED ACCESS TO THE INTERIOR OF THIS VACANT SINGLE FAMILY DWELLING; CREATING AN IMMINENT FIRE HAZARD, DANGEROUS TO THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC. THIS BUILDING IN ITS PRESENT CONDITION DOES NOT MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE AND IT MUST BE REPAIRED BY THE OWNERS.

FBC(2010) 116.2.1.2.1  
THE OPEN WOOD TERRACE, THE FLOOR AND ROOF PARTS HAVE FAILED AS FRAMING MEMBERS CAVING IN OR BREAKING AWAY FROM THE SUPPORTING MEMBERS, OR ARE HANGING LOOSE, OR LOOSENING.