

Treasure Coast Title & Escrow

426 Avenue A • Fort Pierce, FL 34950

(772) 461-7190 • Fax (772) 461-0487

RECEIVED

APR 25 2018

PROPERTY INFORMATION REPORT

(Ownership and Encumbrances Search)

**CODE ENFORCEMENT
CITY OF FT. PIERCE**

Chicago Title Insurance Company has caused to be made a search of the Public Records of St. Lucie County, Florida, ("Public Records"), from 03/18/2009, through 04/09/2018 8:00 AM, as to the following described real property lying and being in the aforesaid County, to-wit:

Lot (s) 6 and 7, Block 2, Irene Plaza, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 33, of the Public Records of St. Lucie County, Florida.

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

Vincent T. Benjamin

The following liens against the said real property recorded in the aforesaid Public Records have been found:

A. None.

1. Additional information

1. Notice Of Unsafe Building Affidavit recorded in Official Records Book 3173, Page 504.
2. Notice Of Unsafe Building Affidavit recorded in Official Records Book 4012, Page 1234.

NOTE: 2017 Real Property Taxes in the gross amount of \$291.49 are Paid, under Tax I.D. No. 2404-512-0017-000/0.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Addressee(s) only, and it may not be used or relied upon by any other party. This Report may not be used by a Chicago Title Insurance Company agent for the purpose of issuing a Chicago Title Insurance Company title insurance commitment or policy.

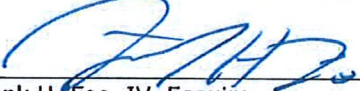
Treasure Coast Title & Escrow

426 Avenue A • Fort Pierce, FL 34950

(772) 461-7190 • Fax (772) 461-0487

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Fee & Fee, PLLC
DBA Treasure Coast Title & Escrow



Frank H. Fee, IV, Esquire

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 1700 N 16th ST
 Sec/Town/Range: 04/35S/40E
 Map ID: 24/04N
 Zoning: R3

Parcel ID: 2404-512-0017-000-0
 Account #: 16408
 Use Type: 0100
 Jurisdiction: Fort Pierce

Ownership

Vincent T Benjamin
 239 W 63rd St #6-C
 New York, NY 10023

Legal Description

IRENE PLAZA BLK 2 LOTS 6 AND 7 (OR 3070-563)

Current Values

Just/Market Value: \$13,300
 Assessed Value: \$7,920
 Exemptions: \$0
 Taxable Value: \$7,920
 Taxes for this parcel: SLC Tax Collector's Office
 Download TRIM for this parcel: Download PDF



Total Areas

Finished/Under Air (SF): 2,527
 Gross Area (SF): 2,921
 Land Size (acres): 0.29
 Land Size (SF): 12,650

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 27, 2009	3070 / 0563	0001	WD	Dixon, Thelma L	\$36,000
Jan 1, 1900					\$0

Building Information (1 of 1)

Finished Area: 2,527 SF
 Gross Total Area: 2,921 SF

Exterior Data

View:
 Building Type: HD+
 Grade: D+
 Story Height: 1 Story

Roof Cover: Dim Shingle
 Year Built: 1940
 Effective Year: 1940
 No. Units: 1

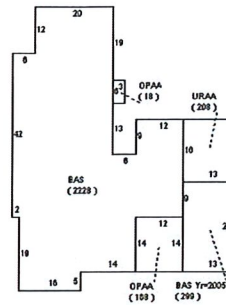
Roof Structure: Hip
 Frame:
 Primary Wall: Frm Stucco
 Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 2
 Half Baths: 0
 A/C %: 100%

Electric: MAXIMUM
 Heat Type: FrcdHotAir
 Heat Fuel: ELEC
 Heated %: 100%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Carpet
 Sprinkled %: N/A%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	2527	2527	324
OPAA	Open Porch Attached Average	186	0	70
URAA	Utility Room Attached Average	208	0	58

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	325	1940
CHAINLINK 4'	1	180	1992

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$6,900					
Land:	\$6,400					
Just/Market:	\$13,300					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$5,380					
Assessed:	\$7,920					
Exemption(s):	\$0					
Taxable:	\$7,920					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	\$54.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$13,300	\$7,920	\$0	\$7,920
2016	\$7,200	\$7,200	\$0	\$7,200
2015	\$7,100	\$7,100	\$0	\$7,100

Permits

Number	Issue Date	Description	Amount	Fee
F92-001074	Sep 1, 1992	Roof	\$3,300	\$3,300
RR2005419	Mar 9, 2005	Alterations/Remodeling	\$12,500	\$250

Property Card

RF2005-963	Feb 28, 2005	Roof	\$6,000	\$185
bp10-2619	Mar 31, 2011	Demolition	\$0	\$275
bp11-0170	Mar 31, 2011	Alterations/Remodeling	\$115,000	\$0

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2018 Saint Lucie County Property Appraiser. All rights reserved.



Real Estate Account At 1700 N 16th ST, Fort Pierce

Real Estate Account #2404-512-0017-000/0 [Parcel details](#) [Latest bill](#) [Full bill history](#)

2017	2016	2015	2014	...	2003
PAID	PAID	PAID	PAID		PAID

Chris Craft Real Estate 2017 Annual Bill

[Print this bill \(PDF\)](#)

St. Lucie County Tax Collector Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account number	Alternate key	Escrow code	Millage code
2404-512-0017-000/0	16408	—	9022

PAID 2018-03-30 \$291.49
Receipt #0025-20180330-020986

[Get Bills by Email](#)

PAYMENTS MUST BE MADE IN US FUNDS.

Owner
Vincent T Benjamin
239 W 63rd St #6-C
New York, NY 10023-6428

Situs address
1700 N 16th ST
Fort Pierce

Legal description
IRENE PLAZA BLK 2 LOTS 6 AND 7 (OR 3070-563)

Ad Valorem Taxes

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
County Parks MSTU	0.2313	7,920	0	7,920	\$1.83
Co Public Transit MSTU	0.1269	7,920	0	7,920	\$1.01
Erosion District E	0.0925	7,920	0	7,920	\$0.73
Law Enf,Jail,Judicial Sys	3.4538	7,920	0	7,920	\$27.35
Co General Revenue Fund	4.1077	7,920	0	7,920	\$32.53
Childrens Service Council	0.4765	7,920	0	7,920	\$3.77
St Lucie Co Fire District	3.0000	7,920	0	7,920	\$23.76
FL Inland Navigation Dist	0.0320	7,920	0	7,920	\$0.25
City of Fort Pierce	6.9000	7,920	0	7,920	\$54.65
School Discretionary	0.7480	13,300	0	13,300	\$9.95
School Capital Improvemnt	1.5000	13,300	0	13,300	\$19.95
School Req Local Effort	4.3260	13,300	0	13,300	\$57.54
Mosquito Control	0.2164	7,920	0	7,920	\$1.71
S FL Wr Mgmt District	0.3100	7,920	0	7,920	\$2.46
Total	25.5211				\$237.49


Non-Ad Valorem Assessments

Levying authority	Rate	Amount
Fort Pierce Stormwater Mgmt Maint		\$54.00
Total		\$54.00

Combined taxes and assessments: \$291.49

If paid by: Mar 31, 2018
Please pay: \$0.00

PAID 2018-03-30 \$291.49
Receipt #0025-20180330-020986

 [Get Bills by Email](#)



© 1997–2018, Grant Street Group. All rights reserved.

[Help](#) - [Contact us](#) - [Terms of service](#) - [Tax Collector home](#)





2017 Roll Details — Real Estate Account At 1700 N 16th ST, Fort Pierce

Real Estate Account #2404-512-0017-000/0

Parcel details

Latest bill

Full bill history

Print this page

2017	2016	2015	2014	...	2003
PAID	PAID	PAID	PAID		PAID

Get Bills by Email

PAID 2018-03-30 \$291.49
Receipt #0025-20180330-020986

Owner: Vincent T Benjamin
239 W 63rd St #6-C
New York, NY 10023-6428
Situs: 1700 N 16th ST
Fort Pierce

Account number: 2404-512-0017-000/0
Alternate Key: 16408
Millage code: 9022
Millage rate: 25.5211
Assessed value: 7,920
School assessed value: 13,300

Property Appraiser

2017 Annual bill

View

Ad valorem: \$237.49
Non-ad valorem: \$54.00
Total Discountable: 291.49
No Discount NAVA: 0.00
Total tax:

Legal description

IRENE PLAZA BLK 2 LOTS 6 AND 7 (OR 3070-563)

Location

Book, page, item: 3070-0563-
Range: 40E
Township: 35S
Section: 04
Neighborhood: RF01
Block: 2
Lot: 6
Use code: 01
Total acres: 0.290







P.O. Box 308
Fort Pierce, FL 34954-0308
772-462-1650
www.tcslc.com

**2017 REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

Skip the trip and pay at www.tcslc.com

- echeck (electronic payment from your checking account with no fee)
- Credit card (2.5% convenience fee applies)
- Print your receipt instantly online!

ACCOUNT

2404-512-0017-000/0

ESCROW

Vincent T Benjamin
239 W 63rd St #6-C
New York, NY 10023-6428

1700 N 16th ST, Fort Pierce
IRENE PLAZA BLK 2 LOTS 6 AND 7 (OR
3070-563)

\$291.49

03/30/2018

Paid

RETAIN THIS PORTION FOR YOUR RECORDS
Receipt # 0025-20180330-020986

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED	
County Parks MSTU	772-462-1670	0.2313	7,920	0	7,920	1.83
Co Public Transit MSTU	772-462-1670	0.1269	7,920	0	7,920	1.01
Erosion District E	772-462-1670	0.0925	7,920	0	7,920	0.73
Law Enf,Jail,Judicial Sys	772-462-1670	3.4538	7,920	0	7,920	27.35
Co General Revenue Fund	772-462-1670	4.1077	7,920	0	7,920	32.53
Childrens Service Council	772-408-1100	0.4765	7,920	0	7,920	3.77
St Lucie Co Fire District	772-621-3338	3.0000	7,920	0	7,920	23.76
FL Inland Navigation Dist	561-627-3386	0.0320	7,920	0	7,920	0.25
City of Fort Pierce	772-467-3777	6.9000	7,920	0	7,920	54.65
School Discretionary	772-429-3970	0.7480	13,300	0	13,300	9.95
School Capital Improvemnt	772-429-3970	1.5000	13,300	0	13,300	19.95
School Reg Local Effort	772-429-3970	4.3260	13,300	0	13,300	57.54
Mosquito Control	772-462-1670	0.2164	7,920	0	7,920	1.71
S FL Wtr Mgmt District	561-686-8800	0.3100	7,920	0	7,920	2.46

MILLAGE CODE 9022

TOTAL MILLAGE 25.5211

TOTAL AD VALOREM TAXES

\$237.49



Go paperless
and receive your
tax bill by email.

www.tcslc.com

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
FP23 Fort Pierce Stormwater Mgmt Maint 772-467-3777	54.00
TOTAL ASSESSMENTS	\$54.00

Scan to
view
your
bill
online

COMBINED TAXES AND ASSESSMENTS

\$291.49

Pay One Amount
(Discount Already Deducted)

If Postmarked By
Please Pay

Mar 31, 2018
\$0.00



P.O. Box 308
Fort Pierce, FL 34954-0308
772-462-1650
www.tcslc.com

2017 REAL ESTATE

ACCOUNT

2404-512-0017-000/0

Vincent T Benjamin
239 W 63rd St #6-C
New York, NY 10023-6428

Pay online at www.tcslc.com
AMOUNT DUE

I am paying the following amount (check only one box):
Mar 31, 2018 \$0.00

Checks payable to St. Lucie County Tax Collector
U.S. funds only through U.S. bank
No postdated checks · Print receipt online

Paid

03/30/2018

Receipt #

0025-20180330-020986

\$291.49

CERTIFICATE OF APPROVAL

This is to certify that this plot has been approved by the City Commission of the City of Fort Pierce, St. Lucie County, Florida.
Dated this 9 day of Sept. 1951.

[Signature]
City Manager

CERTIFICATE OF APPROVAL

This is to certify that this plot has been approved by the Board of County Commissioners of St. Lucie County, Florida.
Dated this 9 day of Sept. 1951.

[Signature]
Chairman Board of County Commissioners

ENGINEER'S CERTIFICATE

STATE OF FLORIDA }
COUNTY OF ST. LUCIE }

I hereby certify that this plot is made from an actual survey made by me, that it is a correct representation of the land plotted, and that permanent reference monuments have been placed as called for under Chapter 171, Florida Statutes Annotated.
Dated this 9 day of Sept. 1951.

[Signature]
STATE OF FLORIDA
Registered Engineer #299
Professional Surveyor #28

CERTIFICATE OF DEDICATION

STATE OF FLORIDA }
COUNTY OF ST. LUCIE }

This is to certify that we SEBASTIAN MARSH and IRENE D. MARSH his wife are the Owners of the lands shown on this plot of IRENE PLAZA, a Sub-division located in St. Lucie County, Florida, and we do hereby dedicate to the Public, forever, all Streets, Alleys, and Easements shown thereon.

WITNESSES: *[Signature]*
[Signature]
OWNERS

Subscribed and sworn to before me this 12th day of September 1951.

[Signature]
Notary Public, State of Florida at Largo

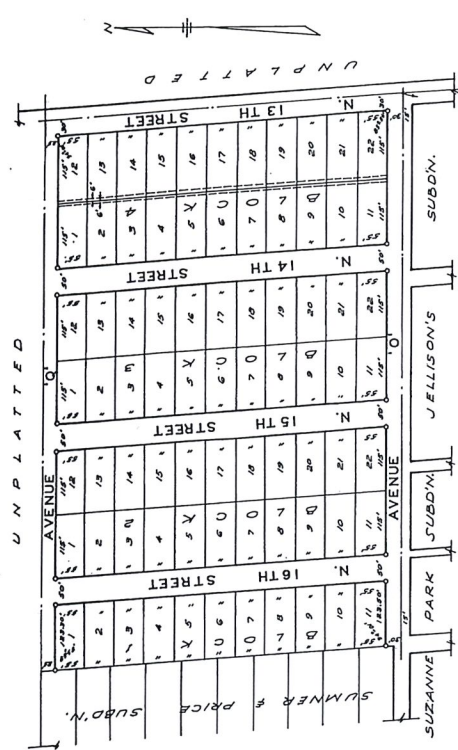
My Commission Expires February 16, 1953

CERTIFICATE OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA }
COUNTY OF ST. LUCIE }

I, CLERK of the Circuit Court of St. Lucie County, Florida, hereby certify that I have examined this plot, and that it complies in form with all the requirements of Chapter 171, Florida Statutes Annotated. This plot was received this 16 day of Sept. 1951, and recorded on page 53 of Plat Book 9 in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida.

[Signature]
Clerk of Circuit Court of St. Lucie County, Florida.
By *[Signature]*
Deputy Clerk



NOTES: 1. Conc. Monument IRM's shown thus -
2. A Public Utility Easement consisting of the rear 6', extends across all lots of this plot, as shown typically in Block 4.

IRENE PLAZA

A SUBDIVISION OF
THE EAST 15 ACRES OF THE NORTH 1/2 OF
THE S.W. 1/4 OF THE N.E. 1/4 OF
SECTION 4, TWP. 35 S. - RGE. 40 E.
FORT PIERCE,
ST. LUCIE COUNTY, FLORIDA.

SEPTEMBER 19, 1951 SCALE: 1" = 100'



19766

Prepared by
Tammy Shrum, an employee of
First American Title Insurance Company
2001 9th Avenue, Suite 108
Vero Beach, Florida 32960
(772)794-9855

Return to: Grantee

File No.: 2018-2079376

WARRANTY DEED

This indenture made on **February 27, 2009 A.D.**, by

Thelma L. Dixon, a single woman

whose address is: **P.O. Box 330371, Tulsa, OK 74133-0371**
hereinafter called the "grantor", to

Vincent T. Benjamin, a single man

whose address is: **239 W 63rd Street Apt 6-C, New York, NY 10023-6428**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or Individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **St. Lucie County, Florida**, to-wit:

Lots 6 and 7, Block 2, of IRENE PLAZA, according to the Plat thereof, as recorded in Plat Book 9, Page(s) 33, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: **24-04-512-0017-0000**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2008.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Jocelyn McCarver
Thelma L. Dixon by Jocelyn McCarver as
Attorney In Fact

Signed, sealed and delivered in our presence:

Leighton MacLain
Witness Signature

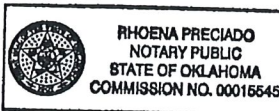
Print Name: Leighton MacLain

State of Oklahoma

County of Creek

Kelvin Bonner
Witness Signature

Print Name: KELVIN BONNER



The Foregoing Instrument Was Acknowledged before me on **February 27, 2009**, by **Jocelyn McCarver as POA for Thelma L. Dixon, a single woman** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Rhoena Preciado
NOTARY PUBLIC

Rhoena Preciado
Notary Print Name
My Commission Expires: 9-14-2012



City of Fort Pierce Notice of Unsafe Building Affidavit

Date: 2/1/10

Property Address: 1700 North 16 Street Tax ID#: 240451200170000

Legal Description: IRENE PLAZA BLK 2 LOTS 6 AND 7 (OR 3070-563)

Owner: Vincent T Benjamin

Mailing Address: 239 W 63 St #6-C
New York NY 10023

This NOTICE certifies that the above property, building, structure or premise is unsafe and the owner (s) of record has been properly served.

Marc Meyers
Building Official, City of Fort Pierce, Florida

State of Florida, County of St. Lucie

The foregoing instrument was acknowledged before me this 1 day of Feb, 2010,
by Marc Meyers who is personally known to me.

Kristie Kirstein
Signature of Notary



Attachment: Notice of Unsafe Building Letter

This certificate shall remain on file until such time as the condition(s) rendering the building, structure or premise unsafe have been abated.

COMPLIANCE CERTIFICATION

Corrective action has been taken and the building, structure or premise is no longer unsafe in regards to the attached Notice of Unsafe Building Letter. Said certificate being recorded in OR Book _____ Page _____, Dated _____ in Record of certificate # _____, in the office of the Clerk of the Circuit Court of St. Lucie County, Florida.

The structure has been repaired or demolished.

Date Building Official, City of Fort Pierce, Florida

State of Florida, County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,
by _____ who is personally known to me.

Signature of Notary

Print Name of Notary

Prepared by and Return to: City of Fort Pierce
Building and Community Response
Attn: Kristie Kirstein
P O Box 1480
Fort Pierce FL 34954



CITY OF PORT PIERCE *Florida*

BUILDING & CODE ENFORCEMENT DEPARTMENT
P.O. BOX 1480, FORT PIERCE, FLORIDA 34954
772-460-2200; FAX: 772-467-9836

February 1, 2010

Tax ID#: 240451200170000

Case # 7-3208

Vincent T Benjamin
239 W 63rd Street #6-C
New York NY 10023

ADDRESS: 1700 North 16 Street

The above building(s) or structure has been found unsafe per City Ordinances and the International Property Maintenance Code s.108. The following violations exist:

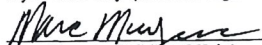
1. Portions of the roof are completely gone
2. Extensive damage to floors
3. Ceiling is collapsing
4. Walls are damaged

[X] Building(s), structure(s), or premise(s) is condemned and shall be demolished within 30 calendar days.

The building or structure has been ordered vacated and posted to prevent further occupancy until work is completed and the final inspection has been approved. The demolition of the building or structure must fully comply with all local ordinances and the currently adopted Florida Building Code (FBC). If no action has been taken by the legal owner to come into compliance within the time specified, the City may initiate demolition proceedings in accordance with codes, with all costs incurred charged against the owner of record and a lien filed upon such real estate.

Any person having any legal interest in the property may appeal this notice by the Building Official to the Construction Board of Adjustments and Appeals (CBAA); such appeal shall be in writing in the form specified in the Rules of Procedure of the CBAA and shall be filed with the Building Official within 20 calendar days from the date of the notice with a \$200 fee. Failure to appeal in the time specified will constitute a waiver of all rights to an administrative hearing.

If you have any questions regarding this notice, please contact Kristie Kirstein, at 772-460-2200 ext. 274.



Marc Meyers, Building Official



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

**Notice of Unsafe Building
Affidavit**

Case#: 18-0544
Property Address: 1700 N 16TH ST
Tax ID#: 2404-512-0017-000/0
Legal Description: IRENE PLAZA BLK 2 LOTS 6 AND 7 (OR 3070-563)

Owner(s): VINCENT T BENJAMIN
239 W 63RD ST #6-C
NEW YORK, NY 10023

This AFFIDAVIT certifies that the above property, building, structure or premise is unsafe and the owner(s) of record has been properly served.

2/23/18
Date

Margaret M. Arraiz
Margaret M. Arraiz, City of Fort Pierce, Florida

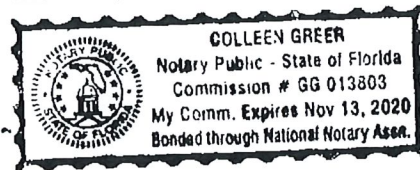
Attachment: Notice of Unsafe Building Letter

This Affidavit replaces the Notice of Unsafe Building Affidavit recorded in Book 3173 Page 504. This Affidavit shall remain on file until such time as the condition(s) rendering the building, structure or premise unsafe have been abated.

State of Florida, County of St. Lucie

The foregoing instrument was acknowledged before me this 27th day of February 2018, by Margaret M. Arraiz who is personally known to me.

Colleen Greer
Signature of Notary



stamp



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

February 23, 2018

Case #: 18-00000544

VINCENT T BENJAMIN
239 W 63RD ST #6-C
NEW YORK, NY 10023

RE: Address: 1700 N 16TH ST
Tax ID #: 2404-512-0017-000/0

Pursuant to the City of Fort Pierce Code of Ordinances and the International Property Maintenance Code (IPMC) s. 108, the property located at the above referenced location has been found to be unsafe and is in violation of the following:

108.1.1 Unsafe structures.

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

108.1.3 Structure unfit for human occupancy.

A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

108.1.5 Dangerous structure or premises.

For the purpose of this code, any structure or premises that have any or all of the conditions or defects described below shall be considered dangerous:

- 3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.

304.1 Exterior structure – General.

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare.

304.1.1 Unsafe conditions.

C0076764

Atención: Documento importante con respecto a sus derechos y responsabilidades. Si usted no comprende inglés consiga traducción inmediatamente.
Atansyon: Dokuman sa impòtan an rapò avek droi è responsablité ou. Si ou pa kompran anglè relé nou ou bien chèché ou moun pòu nou espliké sa tou suit.

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects;
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects;

304.2 Protective treatment.

Exterior surfaces, including but not limited to , doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to ruse or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

304.4 Structural members.

All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

304.6 Exterior walls.

All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

304.7 Roofs and drainage.

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

304.13 Window, skylight and door frames.

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

305.3 Interior surfaces.

All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

502.1 Dwelling units.

Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room

in which such water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory.

504.1 General.

All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

505.3 Supply.

The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.

505.4 Water heating facilities.

Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a minimum temperature of 110°F (43°C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

602.1 Facilities required.

Heating facilities shall be provided in structures as required by this section.

605.1 Installation.

All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner

704.1 General.

All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.

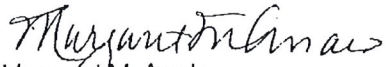
Sec. 5-1.105.1 Required.

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The building, structure, or premise is condemned and shall be demolished within 30 days. The building or structure has been posted with a Condemned placard and ordered vacated to prevent further occupancy until work is completed and the final inspection has been approved. The demolition of the building or structure must fully comply with all local ordinances and the currently adopted Florida Building Code (FBC). If no action has been taken by the legal owner to come into compliance within the time specified, the City may initiate demolition proceedings in accordance with the City of Fort Pierce Charter and all applicable codes, with all costs incurred charged against the owner of record and a lien filed upon such real estate.

Should you have questions regarding this matter, you may contact my office at (772) 467-3720.

Sincerely,



Margaret M. Arraiz
Code Compliance Manager
City of Fort Pierce