



# City of Fort Pierce Notice of Unsafe Building Affidavit

Date: 3/24/16

Property Address: 204 N 17 St

Tax ID#: 240951200170005

Case#:16-713

Legal Description: KILLER'S S/D BLK 2 LOTS 12 AND 13 (OR 1516-841)

Owner(s): Christopher Hall  
Mailing Address: 1509 N 24<sup>th</sup> Street  
Fort Pierce FL 34950

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4178934 04/12/2016 at 01:49 PM  
OR BOOK 3856 PAGE 1222 - 1224 Doc Type: AFF  
RECORDING: \$27.00

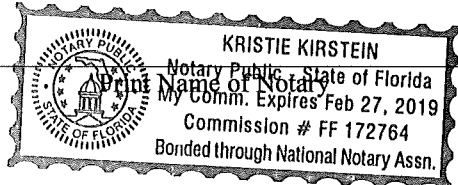
This NOTICE certifies that the above property, building, structure or premise is unsafe and the owner (s) of record has been properly served.

*Marc Meyers*  
\_\_\_\_\_  
Building Official, City of Fort Pierce, Florida

State of Florida, County of St. Lucie

The foregoing instrument was acknowledged before me this 24 day of March, 2016,  
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 Department  
Attn: Kristie Kirstein  
P O Box 1480  
Fort Pierce FL 34954

**MAYOR**  
LINDA HUDSON

**COMMISSIONERS**  
RUFUS ALEXANDER III  
EDWARD BECHT  
REGINALD SESSIONS  
TOM PERONA

**CITY MANAGER**  
NICHOLAS MIMMS

**BUILDING OFFICIAL**  
MARC MEYERS

**CITY OF FORT PIERCE**  
*Florida*



**BUILDING DEPARTMENT**  
**100 N. U.S. 1 - P.O. BOX 1480**  
**FORT PIERCE, FLORIDA 34954**  
**TEL. (772)467-3000 FAX (772) 467-3849**

March 24, 2016

Tax ID #: 2409-512-0017-000/5

Case #: 16-713

CHRISTOPHER HALL  
1509 N 24TH ST  
FT PIERCE, FL 34950

**RE: 204 N 17TH ST**

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:

1. Structural members damaged/unsafe. Per Section: **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.
2. Exterior walls damaged/unsafe. Per Section: **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*.
3. Roof/Roof drainage damaged/unsafe. Per Section: **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.
4. Windows, skylights, doors or door frames damaged/unsafe. Per Section: **304.13 Window, skylight and door frames.** Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
5. Dangerous to life, health, property or safety of the public, Missing minimum safeguards in case of fire, Structure contains unsafe equipment, Structure is damaged/decayed/dilapidated. Per Section: **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.
6. Unsafe electrical wiring or device. Per Section: **108.1.2 Unsafe equipment.** Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the *premises* or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or *occupants* of the *premises* or structure.

7. Structure is unsafe/unlawful/degree of disrepair. Per Section: **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 insanitary, 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.

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The building(s), structure(s), or premise(s) is condemned and repair/rehabilitation permit(s) shall be applied for within 30 days. If the building(s) or structure(s) is to be repaired, drawings prepared by a Florida licensed engineer or architect addressing any and all deficiencies will be required with the building permit application unless otherwise approved by the Building Official.

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. **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 all applicable 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 this notice with a \$200 fee. Failure to appeal in the time specified will constitute a waiver of all rights to an administrative hearing.

Should you have questions regarding this matter, you may contact my office at (772) 467-3722.

Sincerely,

  
Marc Meyers  
Building Official