

**Notice of Unsafe Building
Affidavit**

Case#: 18-1177
Property Address: 204 N 17TH ST
Tax ID#: 2409-512-0017-000/5
Legal Description: KILLER'S S/D BLK 2 LOTS 12 AND 13 (OR 1516-841)

Owner(s): CHRISTOPHER HALL
1509 N 24TH ST
FT PIERCE, FL 34950

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

4/12/18
Date

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

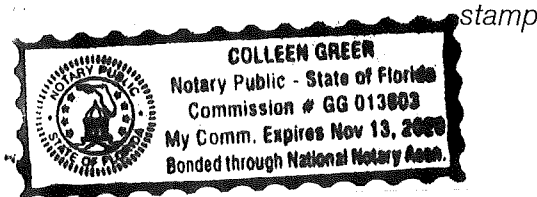
Attachment: Notice of Unsafe Building Letter

This Affidavit replaced the Affidavit of Unsafe Building recorded in Book 3856 Page 1222. This Affidavit shall remain on file until such time as the condition(s) rendering the building, structure or premise unsafe have been abated.

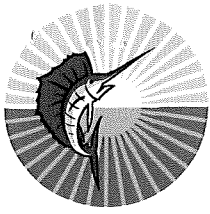
State of Florida, County of St. Lucie

The foregoing instrument was acknowledged before me this 12th day of April, 2018, by Margaret M. Arraiz who is personally known to me.

Colleen Greer
Signature of Notary



JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4424737 04/17/2018 10:02:18 AM
OR BOOK 4121 PAGE 349 - 351 Doc Type: AFF
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THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT

Florida

April 12, 2018

Case #: 18-00001177

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

RE: Address: 204 N 17TH ST
Tax ID #: 2409-512-0017-000/5

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.

108.1.2 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.

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.

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.

C0077730

*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.*

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.

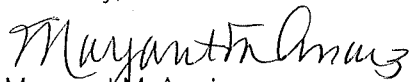
304.13 Window, skylight and door frames.

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

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

In addition to the party listed above, a copy of this notice has been provided by certified mail to the following:

RIVERSIDE NATIONAL BANK OF FL
2810 S FEDERAL HWY
FT PIERCE, FL 34982