



### City of Fort Pierce Notice of Unsafe Building Affidavit

Date: 12/17/2015

Property Address: 429 N 14TH ST

Tax ID#: 2409-503-0048-000/3

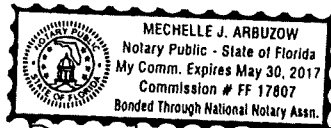
Case#: 08-1734

Legal Description: GOLDSMITH'S S/D BLK 4 LOTS 7, 8 AND 9 (OR 3487-795)

Owner(s): CAPITAL MADE EZ LLC  
Mailing Address: 2676 SW 129TH TERR  
PEMBROKE PINES FL 33027

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 17 day of December, 2015

by Marc Meyers who is personally known to me.

Mechelle Arburzow  
Signature of Notary

Mechelle Arburzow  
Print Name 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  
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



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

December 16, 2015

Tax ID #: 2409-503-0048-000/3

Case #: 08-00001734

CAPITAL MADE EZ LLC  
2676 SW 129TH TERR  
PEMBROKE PINES, FL 33027

**RE: 427 N 14<sup>th</sup> St. (Building 2) & 427 N 14<sup>th</sup> St. Rear (Building 3)**

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:

- Section: 5-1.101.2.1- Unsafe Building- Both buildings 2 and 3 are hereby declared unsafe.
- Section: 5-1.105.1- Permit Required- Permit 14-239 for building 3 was never issued despite work taking place.
- Section: 5-1.105.4.1.2- Expired Permit- Permit 14-238 for building 2 has expired.
- IPMC 108.1.3- Structure Unfit for Human Occupancy- Current condition of these buildings is uninhabited.
- IPMC 304.1- Exterior Structure- Severely damaged walls exist.
- IPMC 304.5- Foundation Walls- Foundation walls are damaged.
- IPMC 304.10- Stairways, Decks, Porches & Balconies- Porches have rotten wood, stairways are unstable.
- IPMC 304.13- Windows, Doors & Frames- Windows doors and frames are damaged.
- IPMC 304.15- Exterior Doors- Exterior doors and door frames are unsafe.
- IPMC 305.2- Structural Members- Structural members are damaged and/or missing.
- IPMC 305.3- Interior Surfaces- Interior surfaces are damaged and/or missing.
- IPMC 305.4- Walking Surfaces- Walking surfaces are missing.
- IPMC 504.1- Plumbing Fixtures- Plumbing fixtures are missing.
- IPMC 505.1- Water System- Structures are not currently connected to the water system.
- IPMC 602.2- Residential Heat Supply- Heat must be installed in both structures.
- IPMC 603.1- Mechanical Equipment- Water heater and other mechanical equipment must be installed to code.
- IPMC 605.1- Electrical Equipment- Electrical wiring and equipment must be installed to code.
- IPMC 704.1- Fire Protection Systems- Smoke alarms are missing.

The buildings/structures are condemned and repair/rehabilitation permits shall be applied for/renewed within 30 days. If the buildings or structures are 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 buildings or structures have 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

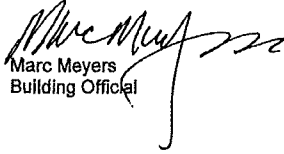
File Name: C0062722

---

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