



**Notice of Unsafe Building
 Affidavit**

Case#: 18-2278
 Property Address: 608 S 6TH ST
 Tax ID#: 2410-715-0012-000/7
 Legal Description: WOODBINE S/D LOT 12 (MAP 24/10F)(OR 2125-2549)
 Owner(s): ISABELLE & THOMAS SCHILLO
 298 PONCE DELEON ST
 WEST PALM BEACH, FL 33411

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

9/6/18
 Date

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

Attachment: Notice of Unsafe Building Letter

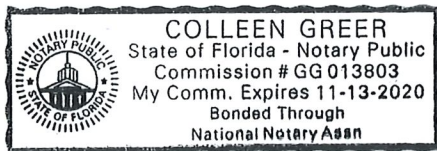
This Affidavit shall remain on file until such time as the condition(s) rendering the building, structure or premise unsafe have been abated.

State of Florida, County of St. Lucie

The foregoing instrument was acknowledged before me this 6th day of September, 2018, by Margaret M. Arraiz who is personally known to me.

Colleen Greer
 Signature of Notary

stamp



JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4478376 09/07/2018 02:04:12 PM
 OR BOOK 4178 PAGE 542 - 545 Doc Type: NOT
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THE SUNRISE CITY

FORT PIERCE

CODE ENFORCEMENT

Florida

September 6, 2018

Case #: 18-00002278

ISABELLE & THOMAS SCHILLO
298 PONCE DELEON ST
WEST PALM BEACH, FL 33411

RE: Address: 608 S 6TH ST
Tax ID #: 2410-715-0012-000/7

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.

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.

C0080374

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

6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.

7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.

304.1.1 Unsafe conditions.

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:

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;

304.7 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.

605.1 Installation.

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

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:

AJBM LIMITED PARTNERSHIP
3923 LAKE WORTH ROAD
LAKE WORTH, FL 33461

BRUCE S ROSENWATER, ESQ
BRUCE S ROSENWATER & ASSOC PA
1601 FORUM PLACE, STE 1200
WEST PALM BEACH, FL 33401

BTI 2016 LLC
1698 W HIBISCUS BLVD, STE A
MELBOURNE, FL 32901

FCAP AS CUSTODIAN FOR FTCFIMT
FL TAX CERT FUND I MUNI TAX LLC
PO BOX 775311
CHICAGO, IL 60677

BTI 2018 LLC
1698 W HIBISCUS BLVD, STE A
MELBOURNE, FL 32901