



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT

*Florida*

September 10, 2019

Re: Case # 19-00002413

M AND D PROPERTY PROFESSIONALS INC  
3812 SW CRARY ST  
PORT ST LUCIE, FL 34953

Property address: 907 AVENUE I  
Tax ID #: 2403-707-0018-000/2

### **NOTICE TO THE OWNER AND ALL PERSONS INTERESTED**

**PURSUANT TO THE CITY OF FORT PIERCE CODE OF ORDINANCES, AN INSPECTION WAS MADE AT THE PROPERTY LISTED ABOVE. CONDITIONS WERE FOUND THAT VIOLATE THE FOLLOWING ORDINANCES AND PRESENT A THREAT TO THE LIFE, HEALTH AND SAFETY OF RESIDENTS IN THE AREA AND HAS BEEN DECLARED A NUISANCE.**

#### **Section 16-46 – Nuisance on Property Prohibited**

No person in charge of or in control of any object or condition within the city, whether as owner, tenant, occupant, lessee or otherwise, shall allow any such object or condition defined as a nuisance by this article to remain on any private or public property within the city. Prompt removal or abatement of any nuisance which is stored, maintained or displayed on property within the city is declared essential to the public health, safety, esthetics, general welfare and good order of the city.

#### **Section 16-48 – Nuisance Definitions**

- Any building or structure, or part thereof, which is in a dilapidated, unsanitary or unsafe condition, or which constitutes a fire hazard.
- Injures or endangers the comfort, repose, health or safety of any person.
- Renders other persons insecure in life or the use of property.
- Current condition of property tends to or could depreciate the value of property of any person.

#### **THE FOLLOWING ACTIONS MUST BE TAKEN TO REMEDY THESE VIOLATIONS**

- Please secure the structure located on this property. It poses a significant safety hazard to the neighborhood.
- To properly secure the structure, all openings must be provided painted exterior-grade plywood closures, matched in color to the building, or covered utilizing a clear polycarbonate material, unless the openings are provided with awnings, storm panels, or other similar commercially available products designed for this intended use and installed in a workmanlike manner.

C0088262

*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 responsablità ou. Si ou pa kompran anglè relé nou ou bien chèché ou moun pou nou espliké sa tou suit.*



- Please correct these violations within 10 days from receipt of this letter or request a hearing pursuant to section 2-245 of the Fort Pierce Code of Ordinances.

Failure to either remove the nuisance or to request a hearing within ten (10) days will be deemed a waiver of the right to a hearing and a contractor hired by the city will enter the property and correct the said violation. A bill for services rendered will be filed as a lien against the property. In addition, a \$100.00 administrative charge will be added for any nuisance the City causes to be abated.

Your cooperation in this matter is greatly appreciated. If you are unable to meet this request for any reason, please contact me directly. My office hours are Monday through Thursday, 6:00 a.m. to 5:00 p.m. A complete version of the Code of Ordinances can be accessed at [www.cityoffortpierce.com](http://www.cityoffortpierce.com) or [www.municode.com](http://www.municode.com).

Sincerely,

Chad Dawson  
Code Enforcement Officer  
P – 772-467-3152  
EM: [cdawson@city-ftpierce.com](mailto:cdawson@city-ftpierce.com)

In addition to furnishing this notice to the property owner listed above by certified mail, copies of this notice have been provided by first class mail to:

DAVID J COHEN  
4171 WEST HILLSBORO BLVD  
8  
COCONUT CREEK, FL 33073