



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT

Florida

### Notice of Unsafe Building Affidavit

Case#: 18-2725  
 Property Address: 2607 AVENUE D  
 Tax ID#: 2408-501-0064-000/2  
 Legal Description: EMANCIPATION PARK BLK 4 LOT 14 AND THAT PORTION OF DUNBAR ST  
 LYG BTWN LOT 14, BLK 4 AND LOT 9, BLK 2 AND W 5 FT OF VAC ALLEY  
 ADJ ON E OF LOT 14

Owner(s): IMOGENE B LEE  
 NORMA ERADIRI  
 2410 N 51ST ST  
 FT PIERCE, FL 34946

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 4499278 11/07/2018 02:52:29 PM  
 OR BOOK 4200 PAGE 2293 - 2295 Doc Type: NOT  
 RECORDING. \$27.00

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

10/30/18  
Date

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

*Attachment: Notice of Unsafe Building Letter*

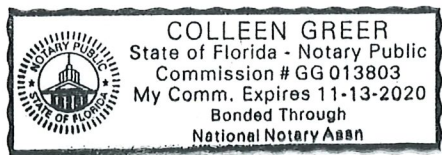
This Affidavit replaces the Notice of Unsafe Building recorded in Book 3878 Page 668. This Affidavit shall remain on file until such time as the condition(s) rendering the building, structure or premise unsafe have been abated.

State of Florida, County of St. Lucie

The foregoing instrument was acknowledged before me this 31st day of October, 2018, by Margaret M. Arraiz who is personally known to me.

Colleen Greer  
Signature of Notary

stamp





THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT

Florida

October 30, 2018

Case #: 18-2725

IMOGENE B LEE  
NORMA ERADIRI  
2410 N 51ST ST  
FT PIERCE, FL 34946

RE: Address: 2607 AVENUE D  
Tax ID #: 2408-501-0064-000/2

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.

*108.1.3 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.

*304.7 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.

C0081473

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.

*304.9 Overhang extensions.*

All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.

*304.13 Window, skylight and door frames.*

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

*304.13.1 Glazing.*

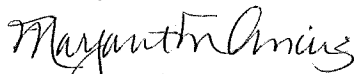
All glazing materials shall be maintained free from cracks and holes.

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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:

KIMMINS RECYCLING CORP  
4120 SELVITZ ROAD  
FT PIERCE, FL 34981