



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

Certificate of Appropriateness Application

RECEIVED

JUN 03 2020

CITY OF FORT PIERCE
PLANNING & ZONING

Building & Site Information

Address of the Site: 1311 Avenue E

Parcel ID #: 2409-502-0018-000/1

Type of Designation: Contributing Non-contributing Site within the Lincoln Park Historic District

Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)
Name(s): Manuel Fuentes

Mailing Address: 5687 E 4th Avenue, Hialeah, FL 33013

Phone Number(s): _____ Email: _____

Applicant
Name(s): City of Fort Pierce

Mailing Address: 100 N US Hwy 1, Fort Pierce, FL 34950

Phone Number(s): 772-467-3000 Email: _____

Representative
Name(s): Margaret M. Arraiz

Mailing Address: _____

Phone Number(s): 772-467-3148 Email: parraiz@cityoffortpiece.com

Property Owner(s) Acknowledgements:- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Historic Preservation staff for purposes of consideration of this Application and/or presentation to the Historic Preservation Board.

I / We, _____ as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Margaret M. Arraiz
Signature of Owner

6/3/20
Date

Description of Requested Work

Please indicate the type of work requested:

- | | | | |
|---|---|--|-------------------------------------|
| <input type="checkbox"/> Fence | <input type="checkbox"/> Shed | <input type="checkbox"/> Door(s) | <input type="checkbox"/> Roof |
| <input type="checkbox"/> Window(s) | <input type="checkbox"/> Signage | <input type="checkbox"/> Shutter(s) | <input type="checkbox"/> Porch |
| <input type="checkbox"/> Rehabilitation | <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |

Site Improvements (describe) _____

Other (describe) _____

Please provide a detailed description of the proposed work to be performed: _____

Demolition of structure

Have other alterations been made to the site within the last 12 months? No Yes, _____

Will the proposed work require a Zoning Variance? No Yes, Code Section(s): _____

Application Requirements

- \$10.00 Application fee
 - Site Plan with dimensions.
 - Architectural Drawings:
 - Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
 - Drawings should indicate materials to be used.
 - Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project.
 - Material(s) specifications and/or sample(s)
 - Color samples.
-
- Demolition – Plans for what will be taking the demolished structure’s place should be submitted.



Property Maintenance Inspection Report

Property Address Parcel ID #

House Color # of Units Historic?

Type of Structure Building Occupied Time to Comply

Action to be taken - Select all that apply

- Unsafe Building - Rehab Unsafe Building - Demo Nuisance Abatement - Board up Posting Type

Inspector Date Property Posted?

Comments

- | | | | |
|---|----------------------------|--|----------------------------|
| <input type="radio"/> Active Code Cases | <input type="radio"/> NONE | <input type="radio"/> Active Building Permit | <input type="radio"/> NONE |
| <input type="radio"/> Lis Pendens check | | <input type="radio"/> Rehab letter sent | |
| <input type="radio"/> Demo letter sent | | <input type="radio"/> Nuisance letter sent | |
| <input type="radio"/> Title search done | | <input type="radio"/> Affidavit recorded | |

Contact Information

Contact Info

Comments



Unsafe structures

108.1.1 - Unsafe structure
 Lacks adequate protection from fire Contains unsafe equipment All or part of building is likely to collapse

108.1.2 - Unsafe equipment
 Unsafe boiler / heating equipment Unsafe electrical wiring / device Unsafe elevator / moving stairway
 Flammable liquid containers within structure Other unsafe equipment

108.1.3 - Structure unfit for human occupancy
 Unsafe or unlawful Unsanitary / contains filth / contamination vermin or rat infested
 lacks illumination Location of structure constitutes a hazard lacks ventilation
 lacks heat lacks maintenance lacks sanitary facilities

108.1.4 - Unlawful structure
 Occupied by more persons than permitted Erected, altered or occupied contrary to law

108.1.5 - Dangerous structure or premises

<input type="checkbox"/> (1) Any door, aisle, passageway, stairway, or exit that does not comply to requirements for exiting the building
<input type="checkbox"/> (2) The walking surface of means of egress is so warped, worn, loose, torn or otherwise unsafe to provide means of egress.
<input type="checkbox"/> (3) Any portion of a structure damaged by fire, wind, flood, earthquake, deterioration, neglect, abandonment, vandalism or any other cause that it is likely to partially or completely collapse, or to become detached or dislodged.
<input type="checkbox"/> (4) Any portion of a building, appurtenance or ornamentations that is not of sufficient strength or stability, or is not so anchored or attached to be capable of resisting natural or artificial loads of one and one-half the original designed value.:
<input type="checkbox"/> (5) The structure or part of structure because of dilapidation, deterioration, decay, faulty construction, the removal or movement of ground necessary for support or any other reason is likely to collapse or under pinning is likely to fail or give way.
<input checked="" type="checkbox"/> (6) The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
<input type="checkbox"/> (7) The structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance.
<input type="checkbox"/> (8) Any structure that exists or has been maintained in violation of any specific requirement or prohibition to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
<input type="checkbox"/> (9) Any structure intended to be used for dwelling purposes, due to inadequate maintenance, dilapidation, decay, damage, faulty construction, inadequate light, ventilation, mechanical or plumbing system is determined to be unsanitary, unfit for human habitation or in such a condition that it is likely to cause sickness or disease.
<input type="checkbox"/> (10) Any structure, due to lack of sufficient fire resistance rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause is determined to be a threat to life or health.
<input type="checkbox"/> (11) Any portion of a building remains on a site after the demolition of the structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

Comments

Section 302 - Exterior property areas

302.1 - Sanitation - Premises shall be maintained in a clean, safe and sanitary condition.

302.2 - Grading and Drainage - Premises shall be graded and maintained to prevent erosion of soil and to prevent stagnant water.

302.3 - Sidewalks and Driveways - Sidewalks, walkways, stairs, driveways, parking spaces shall be kept in a state of proper repair.

302.5 - Rodent Harborage - Structures and exterior property shall be kept free from rodent harborage and infestation.

302.6 - Exhaust vents - Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon adjacent public or private property or that of another tenant.

302.7 - Accessory structures - Accessory structures including detached garages, fences and walls shall be maintained in good repair.



302.9 - Defacement of property - No person shall willfully damage, mutilate or deface any property by marking, carving or graffiti.

Comments

Section 303 - Swimming Pools, Spas and Hot Tubs

Section 304 - Exterior Structure

304.1 - General - The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare.

304.1.1 - Unsafe conditions - The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBC as required for existing buildings.

- 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
- 2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
- 3. Structures or components thereof that have reached their limit state.
- 4. Siding and masonry joints are not maintained, weather resistant or water tight.
- 5. Structural members that have evidence of deterioration or cannot safely support all nominal loads and load effects.
- 6. Foundation systems that are not firmly supported by footings, are not plumb without cracks and breaks and are not properly anchored or cannot support all nominal loads and resisting all load effects.
- 7. Exterior walls that are not anchored to supporting elements or are not plumb or free from holes, cracks, breaks or loose or rotting materials, are not properly anchored and not able of supporting all nominal loads and resisting load effects.
- 8. Roofing that have defects that admit rain, roof surfaces with inadequate drainage, or any portion that is not in good repair with signs of deterioration, fatigue or without property anchorage and incapable of supporting all nominal loads.
- 9. Flooring with defects that affect serviceability or that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.
- 10. Veneer, cornices, belt courses, corbels, trim , wall facings not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting load effects.
- 11. Overhang extensions or projections including trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or anchored with connections unable to support all nominal loads.
- 12. Exterior stairs, decks, porches, balconies and all attachments such as guards and handrails are not structurally sound, not properly anchored or anchored with connections unable to support all nominal loads and resisting all load effects.
- 13. Chimneys, cooling towers, smokestacks not properly anchored or that are anchored with connections unable to support all nominal loads and resisting all load effects.

304.2 - Protective Treatment - Exterior surfaces, including doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior surfaces shall be protected from elements and decay by painting or other protective treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion.

304.3 - Address identification - Buildings shall be provided with approved address identification that are legible and placed to be visible from the street fronting the property. They must contrast with their background, be numerical and a minimum of 4" tall.

304.4 - Structural members - Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

304.5 - Foundation walls - Foundation walls shall be maintained plumb and free from cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

304.6 - Exterior walls - 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.

304.7 - Roofs and drainage - The roof and flashing shall be sound, tight and not have defects that admit rain. Drainage must prevent dampness or deterioration in the walls or interior portion of the structure. Drains, gutters and downspouts must be in good repair and free from obstruction. Roof water shall not be discharged in a manner that creates a public nuisance.



- 304.8 - Decorative features - Cornices, belt courses, corbels, terra cotta trim, wall facing and similar decorative features shall be in good repair with proper anchorage and in safe condition.
- 304.9 - Overhang extensions - Overhang extensions including canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be in good repair and properly anchored and kept in sound condition. All exposed surfaces of metal or wood shall be protected from the elements with weather coating material such as paint or similar surface treatment.
- 304.10 - Stairways, decks, porches and balconies - Every exterior stairway, deck, porch and balcony shall be structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
- 304.11 - Chimneys and towers - Chimneys, cooling towers, smoke stacks, shall be structurally safe and sound and in good repair. Exposed surfaces shall be protected by paint or similar surface treatment.
- 304.12 - Handrails and guards - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- 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 - Glazing materials shall be maintained free from cracks or holes.
 - 304.13.2 - Openable windows - Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- 304.14 - Insect screens - Every door, window and other outside opening required for ventilation or food preparation areas shall have tightly fitting screens of minimum 16 mesh per inch and every screen door must have self closing device in good working condition.
- 304.15 - Doors - Exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door.
- 304.18 - Building security - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
 - 304.18.1 - Doors - Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall have a dead bolt designed to open from the inside without a key.
 - 304.18.2 - Windows - Operable windows located within 6 ft. above the ground that provides access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.
- 304.19 - Gates - Exterior gates, gate assemblies, operator systems and hardware shall be maintained in good condition.

Comments

Section 305 - Interior Structure

- 305.1 - General - The interior of a structure and equipment shall be maintained in good repair, structurally sound and in a sanitary condition.
 - 305.1.1 - Unsafe conditions - The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBD as required for existing buildings.
 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
 2. The anchorage of the floor or roof to walls or columns, and walls and columns to foundations is not capable of resisting all nominal loads or load effects.
 3. Structures or components thereof that have reached their limit state.
 4. Structural members are incapable of supporting nominal loads and load effects.
 5. Stairs, landings, balconies, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
 6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.



- 305.2 - Structural members - Structural members shall be maintained structurally sound, and capable of supporting the imposed loads.
- 305.3 - Interior surfaces - Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked plaster, decaying wood and other defective surface conditions shall be corrected.
- 305.4 - Stairs and walking surfaces - Every stair, ramp, landing, balcony, porch, deck or other waling surface shall be maintained in sound condition and good repair.
- 305.5 - Handrails and guards - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- 305.6 - Interior doors - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer.

Comments

Section 306 - Component Serviceability

306.1 - General - The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

306.1.1 Unsafe Conditions - Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBC as required for existing buildings.

1. Soils that have been subjected to any of the following conditions:

- 1.1 Collapse of footing or foundation.
- 1.2 Damage to footing, foundation, concrete or other structural element due to soil expansion
- 1.3 Adverse effects to the design strength of footing, foundation concrete or other structural element due to a chemical reaction from the soil.
- 1.4 Inadequate soil as determined by a geotechnical investigation.
- 1.5 Where the allowable bearing capacity of the soil is in doubt.
- 1.6 Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table.

2. Concrete that has been subjected to any of the following conditions:

- 2.1 Deterioration
- 2.2 Ultimate deformation
- 2.3 Fractures
- 2.4 Fissures
- 2.5 Spalling
- 2.6 Exposed reinforcement
- 2.7 Detached, dislodged or failing connections

3. Aluminum that has been subjected to any of the following conditions:

- 3.1 Deterioration
- 3.2 Corrosion
- 3.3 Elastic deformation
- 3.4 Ultimate deformation
- 3.5 Stress or strain cracks
- 3.6 Joint fatigue



3.7 Detached, dislodged or failing connections

4. Masonry that has been subjected to any of the following:

4.1 Deterioration

4.2 Ultimate deformation

4.3 Fractures in masonry or mortar joints

4.4 Fissures in masonry or mortar joints

4.5 Spalling

4.6 Exposed reinforcement

4.7 Detached, dislodged or failing connections

5. Steel that has been subjected to any of the following conditions:

5.1 Deterioration

5.2 Elastic deformation

5.3 Ultimate deformation

5.4 Metal fatigue

5.5 Detached, dislodged or failing connections

6. Wood that has been subjected to any of the following conditions:

6.1 Ultimate deformation

6.2 Deterioration

6.3 Damage from insects, rodents and other vermin

6.4 Fire damage beyond charring

6.5 Significant splits and checks

6.6 Horizontal shear cracks

6.7 Vertical shear cracks

6.8 Inadequate support

6.9 Detached, dislodged or failing connections

6.10 Excessive cutting and notching

Comments

Section 307 - Handrails and guardrails

Section 308 - Rubbish and garbage



- 308.1 - Accumulation of rubbish and garbage - Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
- 308.2 - Disposal of rubbish - Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.
 - 308.2.1 - Rubbish storage facilities - The owner of every occupied premises shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.
 - 308.2.2 - Refrigerators - Refrigerators and similar equipment not in operation shall not be discarded, abandoned or stored on premises without first removing the doors.
- 308.3 - Disposal of garbage - Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing garbage in approved garbage disposal facility or approved garbage containers.
 - 308.3.1 - Garbage facilities - The owner of every dwelling shall supply one of the following: an approved mechanical food waste grinder in each dwelling unit; an approved incinerator unit or an approved leakproof, covered garbage container.
 - 308.3.2 - Containers - The operator of every establishment producing garbage shall provide, and at all times cause to be used, approved leakproof containers provide with close fitting covers for storage of such material until removed.

Comments

- Section 309 - Pest Elimination
- Section 404 - Occupancy Limits
- Section 502 - Required facilities
- Section 503 - Toilet Rooms
- Section 504 - Plumbing systems and fixtures
- Section 505 - Water system
- Section 506 - Sanitary drainage system
- Section 507 - Storm drainage
 - 507.1 General - Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance.

Comments

- Section 601 - Mechanical - General
- Section 602 - Heating facilities
- Section 603 - Mechanical equipment
- Section 604 - Electrical Facilities
 - 604.1 Facilities required - Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.
 - 604.2 Service - Dwelling units shall be served by a three-wire, 120/240 volt, single phase service with a minimum of 60 amps.
 - 604.3 Electrical system hazards - Where it found that the electrical system in a structure constitutes a hazard to the occupants or has inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, the code official shall require the defects to be corrected to eliminate the hazard.
 - 604.3.1.1 - Electrical distribution equipment, motor circuits, power equipment, transformers, wire cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low voltage fuses, luminaires, ballasts, motors, electronic control, signaling and communication equipment that were exposed to water shall be replaced.
 - 604.3.2.1 - Electric switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits that have been exposed to fire shall be replaced.

Comments



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT

Florida



- Section 605 - Electrical equipment
- Section 606 - Elevators, escalators and dumbwaiters
- Section 607 - Duct systems
- Section 701 - General fire safety requirements
- Section 702 - Means of egress
- Section 703 - Fire resistance ratings
- Section 704 - Fire protection systems

Additional Comments



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT

Florida

Notice of Unsafe Building Affidavit

Case#: 20-0028
Property Address: 1311 AVENUE E
Tax ID#: 2409-502-0018-000/1
Legal Description: CLYDE KILLER'S A/D BLK 1 W 51.5 FT OF LOTS 15 AND 16 AND N 5 FT OF W 51.5 FT LOT 17 (OR 2953-2487)
Owner(s): MANUEL FUENTES
5687 E 4TH AVE
HIALEAH, FL 33013

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

1/9/2020
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.

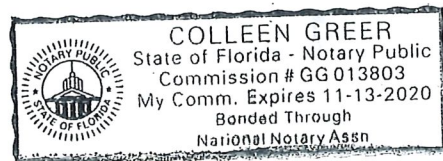
State of Florida, County of St. Lucie

The foregoing instrument was acknowledged before me this 9th day of January, 2020, 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 # 4660765 01/09/2020 12:00:51 PM
OR BOOK 4368 PAGE 591 - 594 Doc Type: NOT
RECORDING: \$35.50



C0091588



THE SUNRISE CITY

FORT PIERCE

CODE ENFORCEMENT

Florida

January 8, 2020

Case #: 20-0028

MANUEL FUENTES
5687 E 4TH AVE
HIALEAH, FL 33013

RE: Address: 1311 AVENUE E
Tax ID #: 2409-502-0018-000/1

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:

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

C0091589

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 suít.

302.3 Sidewalks and driveways.

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

302.5 Rodent harborage.

Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

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;
9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects;
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or

305.2 Structural members.

All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

305.3 Interior surfaces.

All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

306.1.1 Unsafe conditions.

Where any of the following conditions cause the component or system to be beyond its limit state, the component or system 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:

6. Wood that has been subjected to any of the following conditions:
 - 6.2. Deterioration;
 - 6.3. Damage from insects, rodents and other vermin;
 - 6.4. Fire damage beyond charring;

308.3 Disposal of garbage.

Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers.

507.1 General.

Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance.

604.3.1.1 Electrical equipment.

Electrical distribution equipment, motor circuits, power equipment, transformers, wire, cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low-voltage fuses, luminaires, ballasts, motors and electronic control, signaling and communication equipment that have been exposed to water shall be replaced in accordance with the provisions of the International Building Code.

604.3.2.1 Electrical equipment.

Electrical switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits, that have been exposed to fire, shall be replaced in accordance with the provisions of the International Building Code.

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



THE SUNRISE CITY

FORT PIERCE
CODE ENFORCEMENT
Florida



AFFIDAVIT OF MAILING

CASE NO: 20-0028

RE: 1311 AVENUE E

BEFORE ME, the undersigned authority, personally appeared Margaret M. Arraiz, Code Compliance Manager for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That a Notice of Violation and an Affidavit of Unsafe Building was mailed today by first class mail to:

MANUEL FUENTES
5687 E 4TH AVE
HIALEAH, FL 33013

FURTHER AFFIANT SAYETH NOT.

DATED this 13th day of April, 2020.

Margaret M. Arraiz
Margaret M. Arraiz, Code Compliance Manager

STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

this 13th day of April, 2020.

Jacqueline Young-Smith
NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:

