



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

**Notice of Unsafe Building
 Affidavit**

Case#: 17-00003079
 Property Address: 505 N 13TH ST
 Tax ID#: 2409-502-0001-020/5
 Legal Description: CLYDE KILLER'S A/D BLK 1 LOT 2-LESS S 2 FT- (OR 2330-1918)

Owner(s): BERACAH E ESTIMA
 JEAN B MELLON (EST)
 312 N 12TH ST
 FT PIERCE FL 34950

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4380102 12/13/2017 02:19:17 PM
 OR BOOK 4075 PAGE 332 - 336 Doc Type: AFF
 RECORDING: \$44.00

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

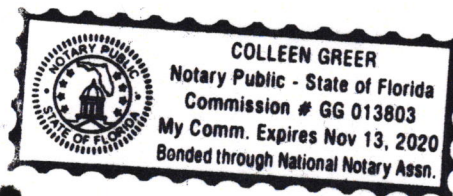
12/13/17
 Date

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

State of Florida, County of St. Lucie

The foregoing instrument was acknowledged before me this 13th day of December, 2017, by Margaret M. Arraiz who is personally known to me.

Colleen Greer
 Signature of Notary



Attachment: Notice of Unsafe Building Letter

This Affidavit replaces the Affidavit of Unsafe Building filed on 12/17/2015 in Book 3818 Page 406. It 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 _____, in the office of the Clerk of the Circuit Court of St. Lucie County, Florida. The structure has been repaired or demolished.

 Date

 Margaret M. Arraiz, City of Fort Pierce, Florida

State of Florida, County of St. Lucie

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by Margaret M. Arraiz who is personally known to me.

 Signature of Notary

C0075471



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT

Florida

December 13, 2017

Case #: 17-00003079

BERACAH E ESTIMA
JEAN B MELLON (EST)
312 N 12TH ST
FT PIERCE, FL 34950

RE: Address: 505 N 13TH ST
Tax ID #: 2409-502-0001-020/5

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.

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.

304.10 Stairways, decks, porches and balconies.

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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.

Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

304.13 Window, skylight and door frames.

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

304.14 Insect screens.

Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

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.

305.4 Stairs and walking surfaces.

Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

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 of the attachment hardware.

402.2 Common halls and stairways.

Every common hall and stairway in residential occupancies, other than in one and two-family dwellings, shall be lighted at all times with not less than a 60-watt standard incandescent light bulb for each 200 square feet (19 m²) of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet (9144 mm). In other than residential occupancies, means of egress, including exterior means of egress, stairways shall be illuminated at all times the building space served by the means of egress is occupied with not less than 1 footcandle (11 lux) at floors, landings and treads.

504.1 General.

All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

603.1 Mechanical appliances.

All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

605.1 Installation.

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

605.3 Luminaires.

Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain at least one electric luminaire. Pool and spa luminaires over 15 V shall have ground fault circuit interrupter protection.

704.1 General.

All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire 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

In addition to the party named above, a copy of this notice was provided by certified mail to the following:

HARCON CORPORATION
403 S 6TH STREET
FT PIERCE, FL 34950

HARCON CORPORATION
908 SUNRISE BLVD
FT PIERCE, FL 34950

CAPITAL ONE CLTRL ASSIGNEE OF
FIG 2222 LLC
PO BOX 54418

NEW ORLEANS, LA 70154

MARIE JEAN-LOUIS
63 S 32ND STREET
WYANDANCH, NY 11798

WILLIAM E RAIKES III, ESQ
604 BOSTON AVE
FT PIERCE, FL 34950

W & W LUMBER OF OKEECHOBEE
1601 HWY 70 EAST
OKEECHOBEE, FL 34972

W & W LUMBER OF OKEECHOBEE INC
PO BOX 1
16500 SW WARFIELD BLVD
INDIANTOWN, FL 34956