

March 21, 2019

Re: 1710 Seaway Drive, Ft. Pierce, FL 34949
Resolution No. 19-R07 Hearing 4/1/19

To: City Commission of the City of Ft. Pierce, FL
City Hall Commission Chambers
100 N. US Rt. #1
Ft. Pierce, FL 34954-1480

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MAR 25 2019

CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement
& Animal Control

Gentlepersons:

My name is Jeb Fries, and I am the manager of Jetty View LLC, owner of the group of 7 properties from 1710 Seaway Drive continuing east to The Square Grouper. Our group bought the 7 properties in order to develop them or resell to a developer. We had previously leased a portion of those lots to Ft. Pierce for a parking lot to the west of the Square Grouper. In the past I have spoken to your City Manager Mr. Nicholas Mimms and he is familiar with me.

1710 Seaway Dr. is a small rental house at the west end of the 7 properties where our tenant Zachary Williams has lived- I am told- for close to 20 years. He is a long term citizen of Ft. Pierce and a valued resource to your community, spending much of his spare time cleaning the debris and garbage strewn along seaway drive by littering people and businesses. He is very interested both in the ecology and appearance of Ft. Pierce and the waterfront areas.

In 2017 there was a small electrical fire in the garage of 1710 Seaway Dr. that was quickly extinguished, and which seriously damaged the garage and a car but thankfully failed to seriously damage the attached house. We were uninsured for the fire damage, but as the house structure itself was basically undamaged, we hoped to remove the garage and repair the house. It has been kept secure and boarded since the fire, and Zachary has sorted his personal possessions, but still has some in the house and a car and boat in the driveway. The property and the grounds thereof have been continually cleaned by him, and he is additionally our mower man for the rest of the properties.

Our tenant Zachary Williams indicated to us that he wished to remain in the house until it was finally developed, and while now living in a substitute dwelling has been-with our blessing-attempting to get permission to repair and reoccupy the house. We gave him agency powers to attempt to get a building permit from the City to repair and reoccupy the structure as our agent for the stated limited purpose. Since the fire occurred he has said he has met with and has had numerous discussions with many Ft. Pierce employees concerning the subject property. He has made phone calls and has gone to the Building Inspectors office as well as meeting some of the inspectors at the property. As I understand it the sticking point holding up the issuance of a permit is the 50% rule as to the repair and rebuilding of a damaged structure.


Zachary Williams had previously obtained an estimate from a licensed Public Insurance Adjuster that estimated the repair costs for the house to be less than 20k, far less than its assessed value. He attempted to again, on that basis, obtain a repair permit from your City Buildings bureaucracy. Even after showing the Public Adjusters opinions, an expert in fire damage and costs of remediation, he was unsuccessful. He was told by the involved inspector that they would get back to him. He relayed that message last year to me. Your employee never did get back to Zachary, nor to me and here we are. I have been having heart problems and have recently had an ablation procedure via heart catheterization and cannot be in Ft. Pierce for the hearing.

To have a house at the end of that assemblage of properties to serve as a headquarters on the site for when the development finally does proceed is a boon to us as owners/developers and as possible vendors of the involved parcel of real estate. We need to keep this rental house on our property. We do not want to have to demolish it and it is a waste of time, money and resources to do so. The property is simply not that damaged, and for this Body and the City to require a total demolition is unduly burdensome, arbitrary and capricious. It will be eventually demolished as the parcels are developed, but no compelling governmental interest exists for its demolition at this time. We just want to gut and haul away the fire-damaged garage and repair the house.

A well known local engineer also agrees, and opines the same as to the limited damages and minimal costs for the necessary repairs to the house.

Both of these experts' opinions shall be proffered and submitted into evidence at the Quasi-Judicial hearing you have set for 4/1/19. Zachary Williams is appointed our agent and will submit the findings, any pictures, the expert opinions, testify and call witnesses to rebut the proposition by Peggy Arraiz your Code Compliance Manager that "the property is unsafe, a nuisance, and constitutes a menace to the business, health and safety of the community". It does not.

Thank you,
Sincerely yours,



Jeb Fries, Manager
Jetty View LLC

103 Central Ave, Fredonia, NY 14063
443-982-3090

cc: Peggy Arraiz ✓
Zachary Williams
Nicholas Mimms
Peter Sweeney