

CITY OF FORT PIERCE

1710 Seaway Drive
Condemnation & Demolition
Hearing



History

- ▶ The structure caught fire in August 2017.
 - ▶ Shaun Coss, Building Department Coordinator, completed the Property Maintenance Inspection Report and recommended Unsafe Building with the opportunity to rehabilitate the structure. Failure to take action would result in demolition.
 - ▶ Per Florida Building Code, Existing Building 606.2 - an Engineer's evaluation of damage and required repair must be submitted at the time of permit application for rehabilitation.
 - ▶ At that time the tenant, Mr. Zachary Williams, was in contact with the Building Department. He indicated he would comply with this requirement
- ▶ Affidavit of Unsafe Building issued in July 2018.
 - ▶ Due to no action taken to rehabilitate the structure, condemnation for demolition action was initiated.
 - ▶ Mr. Zachary Williams again contacted staff stating that he was going to obtain the necessary engineer's statement for rehabilitation.
- ▶ Condemnation / Demolition hearing scheduled in February 2019.
 - ▶ Due to no action taken to rehabilitate or demolish the structure, the matter was brought before the City Commission for determination.

Current Status

- ▶ No permits are active on the property.
- ▶ One carport area still stands but has heavy fire damage.
- ▶ The main part of the structure is still damaged but the openings have been secured.
- ▶ The rear room has been cleaned of most of the smoke damage.
- ▶ There was some demolition done without permits including one carport, windows, doors and ceilings. However, no enforcement action taken due to safety issues.
- ▶ Electric service has been disconnected, but water and sewer services are active.

Notice

- ▶ The Notice of Unsafe Building was sent certified mail and a signed return receipt was received.
 - ▶ Registered Agent - NRAI Services Inc. in Plantation, FL
- ▶ The Notice of Unsafe Building was sent certified mail and was returned unclaimed.
 - ▶ Owner - Jetty View LLC in Fredonia, NY
 - ▶ Tenant - Zachary Williams
- ▶ Upon receipt of the title search, the following additional parties were notified of the hearing:
 - ▶ Owner - Jetty View LLC in Dunkirk, NY
 - ▶ Owner - Carmen Quinones in Fredonia, NY

Response from owner

- ▶ Following the adoption of Resolution 19-R07 on March 4, 2019, communication with the owner and/or representatives has resumed.
 - ▶ Mr. Jeb Fries provided written communication assigning Mr. Zachary Williams as their local representative.
 - ▶ Mr. Zachary Williams met with staff to provide an on-site inspection of the property. Photos were taken of the current conditions.
 - ▶ Mr. Zachary Williams provided staff with a report from Architechtonic Inc. dated March 12, 2019 recommending demolition of the carport while the FEMA Flood Zone percentages and construction costs are determined.
 - ▶ On March 26, 2019 Mr. Zachary Williams stated that he would secure the remaining windows of the structure in compliance with our vacant structure ordinance.

Property Status Statement

Description	Status	Notes:
Homestead Status	Non-homesteaded	Confirmed with Property Appraiser and Tax Collector on 2/14/2019
Occupancy	Not occupied – vacant	
Prior attempts by owner to remedy violation	None	Owner's representative has now provided engineer's statement.
Additional code enforcement activity at the property	None	
Historic Property	No	
Utilities	No electric service	Water, sewer and garbage active
Building Permits	None active	Confirmed by Shaun Coss on 3/26/2019
Title Search Completed	Yes	Two parties were identified and have been provided notice of this hearing.



Aug 9, 2017 11:01:55 AM
Fort Pierce



Mar 25, 2019 2:14:53 PM
Fort Pierce



Aug 9, 2017 11:01:26 AM



Mar 25, 2019 2:15:18 PM
Fort Pierce



Aug 9, 2017 11:02:39 AM
Fort Pierce



Mar 25, 2019 2:18:13 PM
Fort Pierce



Aug 9, 2017 11:04:10 AM
Fort Pierce



Mar 25, 2019 2:21:15 PM
Fort Pierce



Mar 25, 2019 2:20:13 PM
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Mar 25, 2019 2:13:26 PM
Fort Pierce



Mar 25, 2019 2:18:23 PM
Fort Pierce



Aug 9, 2017 11:03:56 AM
Fort Pierce



Mar 25, 2019 2:37:51 PM
Fort Pierce



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1710 Seaway Drive

Manatee Island

Sandra J Rau

Christina Fortunato

Barbara Fenner

Marcia Baker

Michael Haggerty

FERNANDINA

BINNEY

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246.57

65.3

140

140

142

142

106.6

106.6

51.65

53.3

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Action by the City Commission

- ▶ If sufficient evidence was presented by the City to support its recommendation to condemn the structure and order its removal, the Commission may adopt Resolution No. 19-R12
- ▶ If evidence was presented that supports staff's request for condemnation, but is not sufficient to support its removal, the Commission may amend Resolution No. 19-R12
- ▶ If the City did not present sufficient evidence to support its recommendation to condemn the structure and order its removal, the Commission may choose not to adopt Resolution No. 19-R12

Next Steps

Notice provided to owner of Commission's decision

- They have THIRTY (30) days to appeal.
- Appeal is heard by the Circuit Court.



If Historic - place before HPB for approval

- Skip step if not historic.



Final Notice

- Sent to all parties providing fifteen (15) days to demolish.
- This is not an opportunity to appeal - just to take action to remedy the situation.



Demolition

- City vendor demolishes structure.
- Lien for costs assessed against the property.

Questions?