



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT

Florida



**TO** : The Honorable Mayor and City Commissioners

**THROUGH** : Nicholas Mimms, City Manager

**FROM** : Peggy Arraiz, Code Compliance Manager

**SUBJECT** : 1710 Seaway Drive - Update

**DATE** : June 26, 2019

On April 1, 2019, staff presented a request for demolition for the fire damaged structure located at 1710 Seaway Drive. The City Commission tabled the item for 90 days to allow the occupant, Mr. Zach Williams, to attempt to have the structure repaired.

Since that time, Mr. Williams has provided periodic updates to the Code Enforcement Department and has maintained steady contact with the Building Department. Per Shaun Coss, Building Department Coordinator, Mr. Williams provided the final piece of documentation needed at the beginning of June to allow the Building Department to make a determination regarding substantial damage. This final review determined that the structure DID NOT meet the threshold of being substantially damaged and that repairs may be made to the structure. The letter from the Building Department memorializing this information was sent to Mr. Williams on June 13, 2019 and is attached for your review.

At this time, Mr. Williams must still provide a permit application, signed and sealed repair drawings and a contractor's estimate for the repairs. Once approved, the repair work may commence.

Staff recommends providing an additional 90 days to allow Mr. Williams the time to submit the items required by the Building Department and obtain a permit for the repairs.



THE SUNRISE CITY  
**FORT PIERCE**  
 BUILDING DEPARTMENT *Florida*



June 13, 2019

Jetty View LLC  
 103 Central Ave  
 Fredonia NY 14063

RE: 1710 Seaway Dr


To whom it may concern:


We have reviewed the recent submittal for a determination of substantial damage caused by the fire in 2017. As required by our floodplain management regulations and building code, we have determined that the work to repair the structure back to pre-damage condition **is below the substantial damage threshold**. This determination was based on a comparison of the cost estimate of the work required to restore the building to its pre-damage condition to the building value prior to the damage (using the Property Appraiser's website plus 20%).

Summary of Repair Costs/Substantial Damage Evaluation	
Building Value (using the Property Appraiser's website plus 20%)	\$30,120.00
Cost estimate of work (back to pre-damage condition)	\$13,900.00
Percent of building Appraised Value	46%

Please be advised that if you do any additional work such as renovations or upgrades; or if the actual cost to repair the damage exceeds the estimate submitted, a new substantial damage/improvement determination will need to be made. Construction activities that are undertaken without a proper permit are violations and may result in citations, fines or other legal action.

Sincerely,

  
 Kristie Kirstein, CFM  
 CRS Coordinator

  
 Paul Thomas, CBO, CFM  
 Building Official/Floodplain Manager

cc: Zachary Williams, Tenant