

CITY OF FORT PIERCE

913 Avenue B

Condemnation & Demolition

Hearing



History

- ▶ Property was originally condemned in 1995 (prior owner)
- ▶ Since 1995, the property has been cited multiple times for property maintenance, fence maintenance, lot clearing and securing the property.
- ▶ Mr. Nelson communicated often with staff, usually addressing the violations.
- ▶ In 2018, Mr. Nelson applied for a demolition permit in response to a code violation, however, the contractor was not licensed and the application was voided due to no action being taken.
- ▶ Mr. Nelson has not communicated with staff regarding the current demolition.

Current Status

- ▶ A Property Maintenance Inspection Report (PMIR) was completed by Will Carbonell, Building Inspector, on 3/6/2019.
- ▶ Due to unsafe conditions of the property, he recommends demolition of the structure.

Property Maintenance Inspection Report			
Property Address	913 Avenue B	Parcel ID #	2410-604-0167-000-7
House Color	White	# of Units	1
		Historic?	
Type of Structure	Single Family Residence	Building Occupied	No
		Time to Comply	
Action to be take - Select all that apply			
<input type="radio"/> Unsafe Building - Rehab			
<input checked="" type="radio"/> Unsafe Building - Demo			
<input type="radio"/> Nuisance Abatement - Board up			
Inspector	Guillermo "Will" Carbonell	Date	03/06/2019
		Property Posted?	No

Notice

- ▶ The Notice of Unsafe Building was sent certified mail and a signed return receipt was returned unclaimed.
 - ▶ Owner - June 4, 2019
- ▶ The Notice of Unsafe Building was then sent regular mail. The letter was not returned.
 - ▶ Owner - October 22, 2019

Response from owner

- ▶ No contact has been received from the owner regarding the condemnation.
- ▶ On 1/22/2020, Ben Bryan made inquiries regarding the matter and obtained copies of the file to bring back to Mr. Nelson. During the conversation, directions for how to address the demolition were discussed.

Property Status Statement

Description	Status	Notes:
Homestead Status	Non-homesteaded	Confirmed with Property Appraiser and Tax Collector on 1/22/2020
Occupancy	Not occupied – vacant	
Prior attempts by owner to remedy violation	Permit # 18-407 (voided)	Contractor was not licensed.
Additional code enforcement activity at the property	Multiple violations for property maintenance, fence maintenance and lot clearing.	
Historic Property	No	Confirmed by Maria Lewicka on 12/5/2019.
Utilities	None	Confirmed by FPUA on 1/23/2020
Building Permits	None active	Confirmed by Shaun Coss on 1/22/2020
Title Search Completed	Requested	Waiting on results



01/22/2020 01:50 PM



01/22/2020 01:52 PM



01/22/2020 01:48 PM





01/22/2020 01:50 PM



01/22/2020 01:51 PM



01/22/2020 01:49 PM

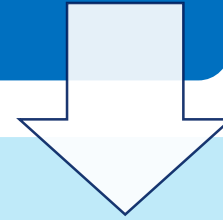
Action by the City Commission

- ▶ 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. 20-R09.
- ▶ 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. 20-R09.
- ▶ 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. 20-R09.

Next Steps

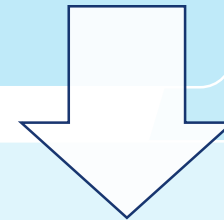
Notice provided to owner of Commission's decision

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



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?