

# CITY OF FORT PIERCE

604 N 25<sup>th</sup> Street

Condemnation & Demolition

Hearing



# History

- ▶ Originally condemned by Building Official Marc Meyers in November 2013.
- ▶ The owner filed an appeal with the Construction Board of Adjustments and Appeals.
  - ▶ The owner did not dispute the condemnation, only requested an extension of time to come up with alternate solutions.
  - ▶ The Board denied the appeal.
- ▶ No action was taken.
- ▶ Title transferred to new owner via Tax Deed in August 2014.
- ▶ Title transferred to new owner via Quit Claim Deed in February 2015.
- ▶ Title transferred to current owner via Quit Claim Deed in August 2015.
- ▶ A new condemnation action was initiated in August 2018.

# Current Status

- ▶ A Property Maintenance Inspection Report (PMIR) was completed by Shaun Coss, Building Coordinator, on July 15, 2018. He stated:
  - ▶ “No permits were obtained since condemnation notice was last sent.”
  - ▶ “Recommended for demo if not rehabilitated in a timely manner.”
- ▶ Due to rehabilitation or demolition not being completed by the owner, staff recommends the structure be ordered demolished.

# Notice

- ▶ The Notice of Unsafe Building was sent certified mail and a signed return receipt was received.
  - ▶ Owner - August 8, 2018
- ▶ Upon receipt of the title search, the following additional parties were notified of the hearing:
  - ▶ Tax certificate holder - TLOA of Florida LLC

# Response from owner

- ▶ August 17, 2018 - An unnamed individual contacted the Code Enforcement office requesting an extension. Shaun Coss approved a 30-day extension.
- ▶ October 10, 2018 - Mr. Pierre (owner) stated that he had plans to demolish the structure and has a contractor but would not provide the name of the contractor. Granted an additional 30 days to obtain a demolition permit.
- ▶ November 16, 2018 - Mr. Pierre contacted the Code Enforcement office and stated that his contractor was in Chile for a funeral. Due to the holidays, granted extension to the first Monday in 2019.
- ▶ January 7, 2019 - Mr. Pierre stated he has a new contractor, but he is busy through January and February. Staff spoke with the contractor and granted an additional 30 days.
- ▶ February 4, 2019 - Mr. Pierre stated that he is having trouble with contractors and requested more time. He was granted an additional 30 days.
- ▶ March 4, 2019 - Mr. Pierre stated he would be contacting LEB Demolition to have the house demolished. At LEB's request, granted an extension to June to allow the project to be completed.
- ▶ February 2020 - Due to no action taken by the Mr. Pierre to address the problem, staff moved forward with requesting the Commission for demolition approval.

# Property Status Statement

Description	Status	Notes:
<b>Homestead Status</b>	Non-homesteaded	Confirmed with Property Appraiser and Tax Collector on 7/23/2020
<b>Occupancy</b>	Not occupied – vacant	
<b>Prior attempts by owner to remedy violation</b>	None	Owner granted multiple extensions to obtain a contractor. No permit application ever submitted.
<b>Additional code enforcement activity at the property</b>	Several lot clearing cases – resolved by City vendor	
<b>Historic Property</b>	No	
<b>Utilities</b>	None	
<b>Building Permits</b>	None active	Confirmed by Shaun Coss on 7/23/2020.
<b>Title Search Completed</b>	Yes	One additional party were identified and has been provided notice of this hearing.



Jul 25, 2018 9:14:23 AM



07/21/2020 04:05 PM



07/21/2020 04:06 PM



07/21/2020 04:07 PM



Sheila Cueto

Julia Richardson

CPS Family LLC

604 N. 25th St

Everett Braynen

Donald Coe

615



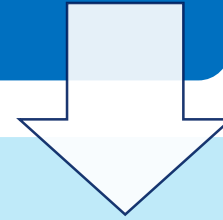
# Action by the City Commission

- ▶ 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-R37.
- ▶ 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-R37.
- ▶ 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-R37.

# Next Steps

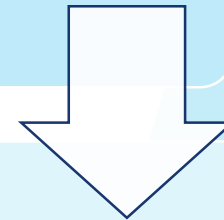
## Notice provided to owner of Commission's decision

- 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?