

CITY OF FORT PIERCE

1311 Avenue E

Condemnation & Demolition

Hearing



History

- ▶ Two structures on the property were originally condemned by the City Commission in 2000.
- ▶ In 2002, the structure identified as 526 N 14th Street was repaired sufficiently for occupancy.
- ▶ In 2012, the structure identified as 1311 Avenue E was demolished by the City.
- ▶ There have been multiple lot clearing cases at this location.
- ▶ In May 2018, the property was sold at tax auction to the current owner.
- ▶ Over the years, including the time since title changed to the new owner, the City has initiated multiple nuisance abatement cases for lot clearings and in 2019, due to complaints from the neighbors, the building “526” was boarded by the City.
- ▶ The current owner has been unresponsive to all notices.

Abatement Measure	Total Due
Demolition	\$23,613.48
Board up	\$1,928.50
Lot Clearings	\$1,083.74

Current Status

- ▶ A Property Maintenance Inspection Report (PMIR) was completed by Ed Smith, Building Inspector, on November 13, 2019.
- ▶ Due to continued deterioration and unsafe conditions, he recommends demolition of the structure.
- ▶ The utilities to the structure have been disconnected since 2008.
- ▶ The structure is secured to prohibit unlawful entry and activities.
- ▶ Tax certificate was issued 6/1/2020 due to unpaid 2019 taxes.

Notice

- ▶ The Notice of Unsafe Building was sent certified mail to the owner, Manuel Fuentes. Notice was returned unclaimed.
- ▶ The structure was posted with an Unsafe Building placard on 1/9/2020.
- ▶ The Notice of Unsafe Building was sent regular USPS to the owner. It has not been returned.
- ▶ Upon receipt of the title search, the following additional parties were notified of the hearing:
 - ▶ Tax certificate holder - JPL Investments Corp.
 - ▶ Lien holder - Logan Connie Taylor

Response from owner

- ▶ None

Property Status Statement

Description	Status	Notes:
Homestead Status	Non-homesteaded	Confirmed with Property Appraiser and Tax Collector on 9/30/2020.
Occupancy	Not occupied – vacant	
Prior attempts by owner to remedy violation	None	
Additional code enforcement activity at the property	Active lot clearing	Multiple Nuisance Abatement actions prior.
Historic Property	Yes	Has already been approved by the HPB
Utilities	None	
Building Permits	None active	Confirmed by Shaun Coss on 10/01/2020
Title Search Completed	Yes	Two parties were identified and have been provided notice of this hearing.

November 2016





July 2017



February 2019



526

23/09/20 11:45 AM



23/09/20 11:46 AM




23/09/20 11:49 AM



23/09/20 11:49 AM



Legend

 1311 Avenue E

Horizon Trust Co.

Patrick O'Neal

Vera M. Ruth

**Neighborhood
Bibleway Revival
Cen Inc**

 1311 Avenue E

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-R47.
- ▶ 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-R47.
- ▶ 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-R47.

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

- Already approved by Historic Preservation

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?