

The Board of Commission

City of Fort Pierce, Florida.

Parcel ID#: 2404-807-0002-000-7

Address: 1313 Avenue J, Fort Pierce, FL 34950

I am requesting application for lien reduction with the City Commission of the City of Fort Pierce. On October 19, 2020, our company acquire tax deed title to subject parcel. Our research reveals that the city of Fort Pierce has lien for lot clearing of \$8,897.51.

I understand the city has an ordinance regarding property owners to maintain vacant lots. I was looking for another city Florida that has similar code violation criteria but could not find one readily. I understand the city has an increase volume of crime and violence. Since safety is main concern for its residents the city has establish an ordinance that does not support property ownership in the area. Having reasonable ordinance for land ownership would increase new construction and property value. This would in turn help with unemployment in area, reduce crime rate, increase property value tax base. This would be a total win, win for city and its residents.

The city of Port St Lucie will only clear portion of vegetation that is encumbering neighboring occupied properties. Maybe the city can pass this measure to help with unnecessary fine and lien property owners are face for vacant land that does not provide income.

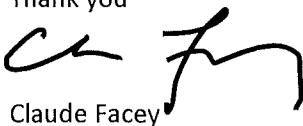
Being a real broker in the county for over 16 years I notice the value of residential vacant lots within the city of Fort Pierce range \$5,000 to \$10,000. What I would like to do with this lot I have acquire is to construct a duplex unit. This would be my part to start development of residential multiple family residence within the city of Fort Pierce. Based on cost of tax deed (\$3232.40) and lien owed to City of Fort Pierce (\$8,897.51) the value of the land would not justify price within the area. New construction impact fee within the City will be added cost that will be incurred as well. I also owned neighboring property that backs up to this property. Which is very well maintained.

In my opinion part of the reason for these low prices when compared to neighboring cities and counties is the lack of residential development within the city. Most residents do not feel pride of ownership within that area. This area of the city was recently put in the Zone of Opportunity created under the 2017 Tax Cuts and Jobs Act. I have not seen any real growth started from this Act.

Why has the city of Fort Pierce has not had any growth with residential real estate? What measure is the commission taking to improve growth and increase property values within city? Let all work together to make the city of Fort Pierce Great Again!

Please consider my request to reduce lien amount and owed on subject property.

Thank you


Claude Facey