

CITY OF FORT PIERCE

425 N 23rd Street

Condemnation & Demolition

Hearing



History

- ▶ The structure, a stucco over frame building, caught fire in April 2018.
- ▶ Shaun Coss, Building Department Coordinator, completed a Property Maintenance Inspection report and recommended the building be rehabilitated.
- ▶ No repairs have been initiated.
- ▶ No permit applications have been submitted.
- ▶ Per Section I - Condemnation with Rehabilitation, Subsection 10 of the Rules of Procedure for Condemnations and Demolition of Structures:
 - ▶ If no action has been initiated after a period of twenty-four (24) months, the Code Compliance Manager may either forward the property to the Legal Department to initiate foreclosure proceedings or forward the matter to the City Commission for demolition.
- ▶ In October 2020, following a review based upon the Rules of Procedure, and due to continued deterioration of the property and its potential as an attractive nuisance, Mr. Coss supported moving forward with demolition.

Notice

- ▶ The Notice of Unsafe Building was sent certified mail and a signed return receipt was received.
 - ▶ Owner - Tijuanna Clemons

Response from owner

- ▶ May 2018 - Received a call from Ms. Tijuanna Clemons who indicated that she did not have homeowner's insurance and requested an extension, which was granted.
- ▶ June 2018 - Received an email from Ms. Clemons stating she intended to repair the structure but needed additional time to obtain quotes, which was granted.
- ▶ August 2018 - Sent email to Ms. Clemons requesting an update. No answer received.
- ▶ December 2020 - Sent email to Ms. Clemons requesting any information regarding the property. No answer received.

Property Status Statement

Description	Status	Notes:
Homestead Status	Non-homesteaded	Confirmed with Property Appraiser and Tax Collector on 12/15/2020
Occupancy	Not occupied – vacant	
Prior attempts by owner to remedy violation	None	
Additional code enforcement activity at the property	None	
Historic Property	No	
Utilities	None	
Building Permits	None active	Confirmed on 12/15/2020
Title Search Completed	Yes	No additional parties identified











03/12/20 11:46 AM



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-R61.
- ▶ 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-R61.
- ▶ 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-R61.

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

- Skip step if not historic.



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?