

# CITY OF FORT PIERCE

513 N 18<sup>th</sup> Street

Condemnation & Demolition

Hearing



# History

- ▶ Property initially condemned by the Building Department in 2015. Building was secured in lieu of demolition.
- ▶ New complaint was initiated by Code Enforcement during routine inspection of the area, due to the roof collapsing and building being unsecured.
- ▶ Property Maintenance Inspection report completed by Ed Smith, Building Department Inspector, who recommended demolition of the structure due to the condition of the roof and the interior framing members being removed.
- ▶ No contact has been made with the owner of the property.

# Notice

- ▶ Owner - Vonod Gupta
  - ▶ The Notice of Unsafe Building was sent certified mail. Green card was not returned.
  - ▶ A copy of the Notice of Unsafe Building was sent regular mail.
- ▶ Upon receipt of the title search, the following additional parties were notified of the hearing:
  - ▶ Tax certificate holder - JPL Investments Corp
  - ▶ Lien holder - Fort Pierce Utility Authority

# Response from Owner

- ▶ None.

# Property Status Statement

Description	Status	Notes:
<b>Homestead Status</b>	Non-homesteaded	Confirmed with Property Appraiser and Tax Collector on 02/01/2021.
<b>Occupancy</b>	Not occupied – vacant	
<b>Prior attempts by owner to remedy violation</b>	None	
<b>Additional code enforcement activity at the property</b>	None current	
<b>Historic Property</b>	No	Confirmed on 10/21/2020
<b>Utilities</b>	None	
<b>Building Permits</b>	None	Confirmed by Shaun Coss on 02/01/2021.
<b>Title Search Completed</b>	Yes	Two parties were identified and have been provided notice of this hearing.

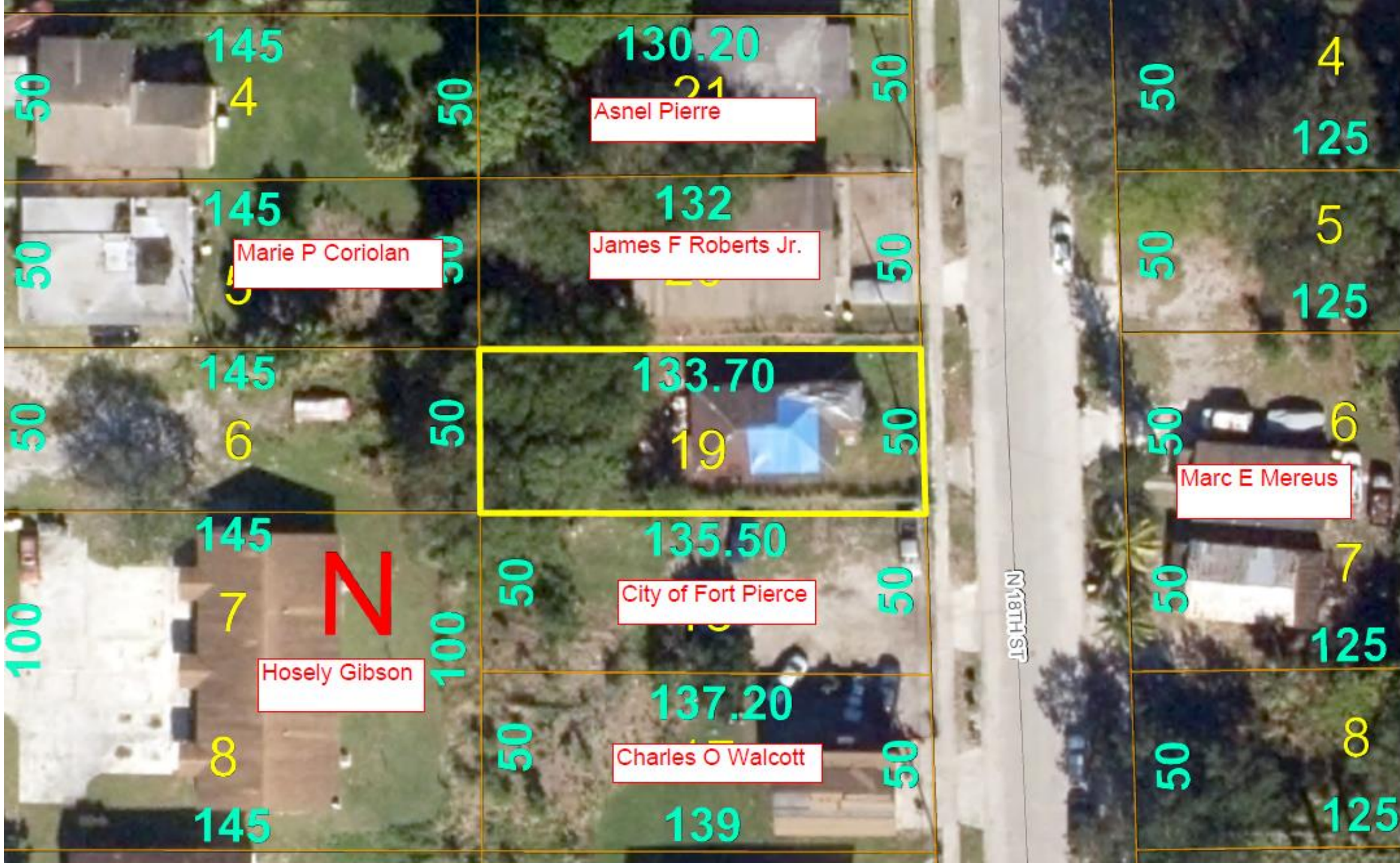
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# Action by the City Commission



- ▶ 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. 21-R13.
- ▶ 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. 21-R13.
- ▶ 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. 21-R13.

# 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?