

CITY OF FORT PIERCE

513 N 18th Street

Condemnation & Demolition

Hearing



History

- ▶ Property initially condemned by the Building Department in 2015. Building was secured in lieu of demolition.
- ▶ In January 2020, a 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.
- ▶ Demolition hearing was scheduled before the City Commission on February 1, 2021 but was cancelled as a new owner purchased the property with intentions to rehabilitate.

Current Status / Response from Owner

- ▶ Building has become unsecure again.
- ▶ Call made to the owner and voicemail message left stating staff's intention to have the matter heard by the City Commission.
 - ▶ No response from owner.
- ▶ George and Associates submitted a permit application to re-shingle the roof on 9/1/2021.
 - ▶ Application was rejected on 9/7/2021 as plans were insufficient.
 - ▶ Per Shaun Coss, "The roof permit isn't enough to satisfy the condemnation and once it's ready to be issued (it's currently rejected) it will be issued with a permit condition that "This permit does not satisfy condemnation case 20-566."

Property Status Statement

Description	Status	Notes:
Homestead Status	Non-homesteaded	Confirmed with Property Appraiser and Tax Collector on 09/22/2021.
Occupancy	Not occupied – vacant	
Prior attempts by owner to remedy violation	None	
Additional code enforcement activity at the property	None current	
Historic Property	No	Confirmed on 10/21/2020
Utilities	None	
Building Permits	Yes	Rejected – does not satisfy condemnation per Shaun Coss.
Title Search Completed	Yes	Two parties were identified and have been provided notice of this hearing.







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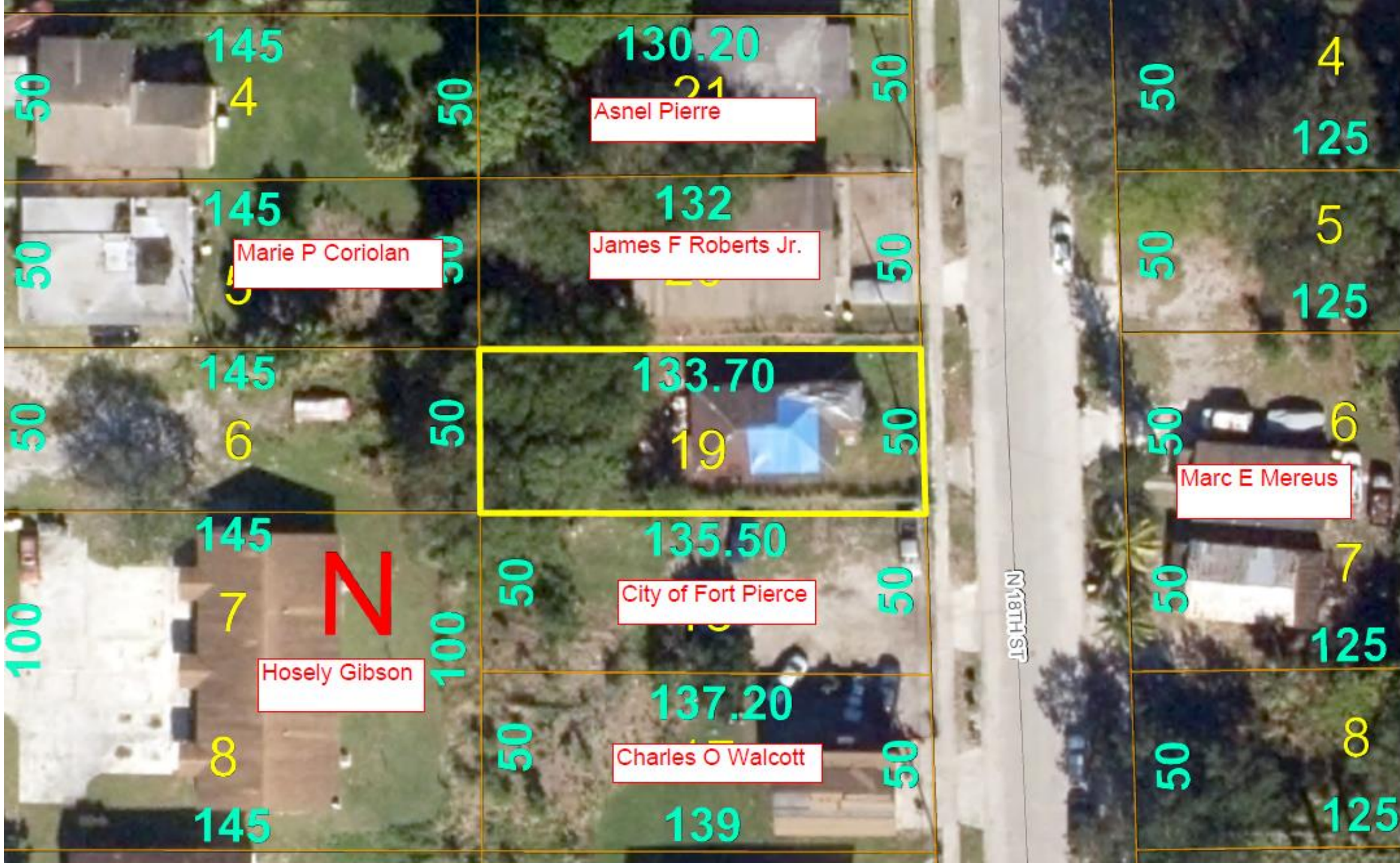


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Action by the City Commission



- ▶ 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-R56.
- ▶ 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-R56.
- ▶ 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-R56.

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?