

CITY OF FORT PIERCE

435 N 16th Street

Condemnation & Demolition

Hearing



History

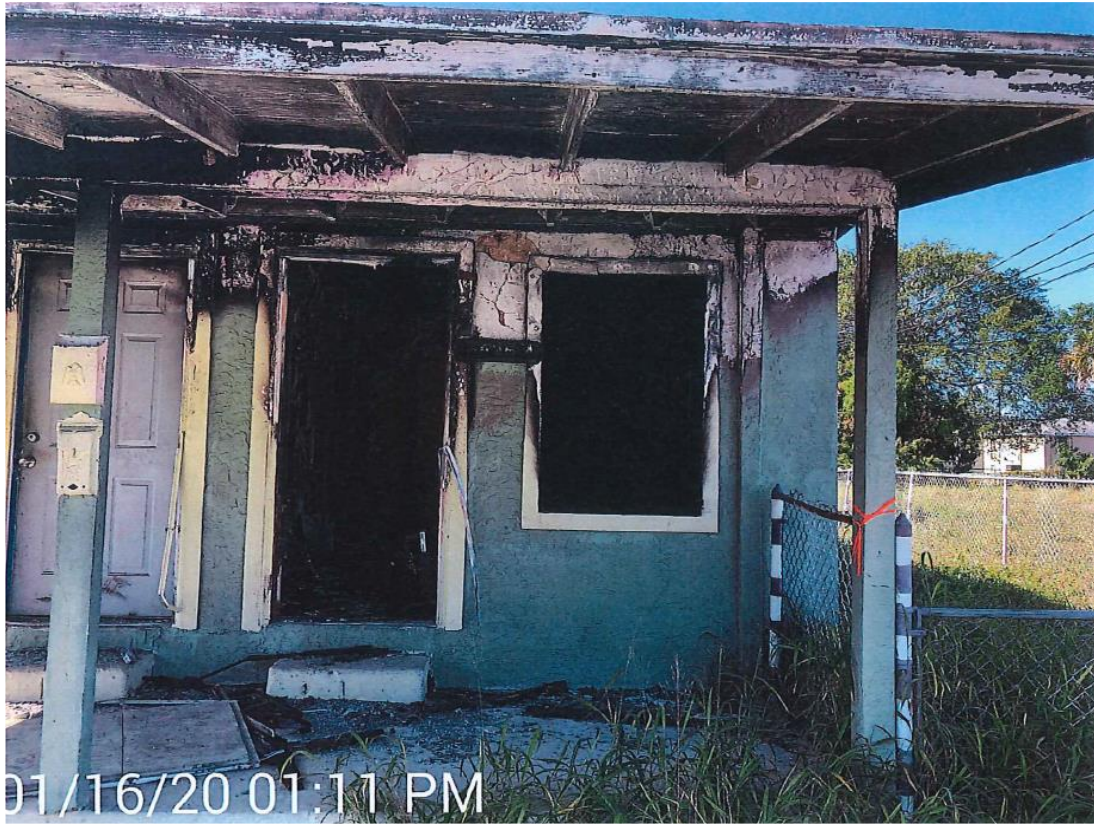
- ▶ January 16, 2020 - Condemnation case started due to house fire. Building Department conducted inspection and recommended condemnation with demolition due to the fire damage.
- ▶ March 3, 2020 - Notice of Unsafe Building sent to owner.
 - ▶ During file preparation, found an active foreclosure case on the property.
 - ▶ Notice was also sent to the eight parties identified in the foreclosure action.
 - ▶ Final Judgement of Foreclosure entered March 30, 2020 with sale pending.
- ▶ December 3, 2020 - Order Vacating Final Judgement entered. Foreclosure sale cancelled.
- ▶ July 2021 - Following a title search, two additional parties were identified and sent notice.

Current Status

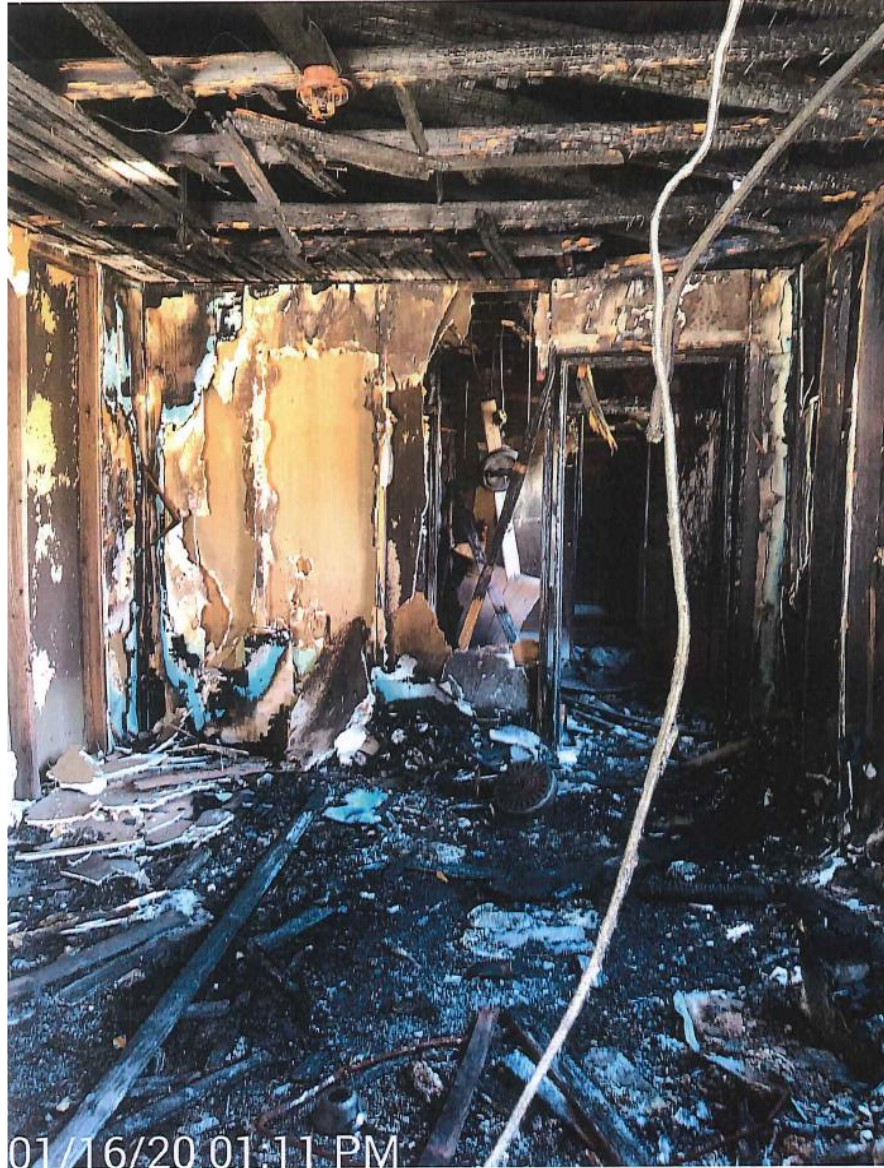
- ▶ Structure is boarded (not to code).
- ▶ No contact has been received from any party.

Property Status Statement

Description	Status	Notes:
Homestead Status	Non-homesteaded	Confirmed with Property Appraiser and Tax Collector on 10/13/2021
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	Last building permit application: 2004
Title Search Completed	Yes	Two parties were identified and have been provided notice of this hearing.

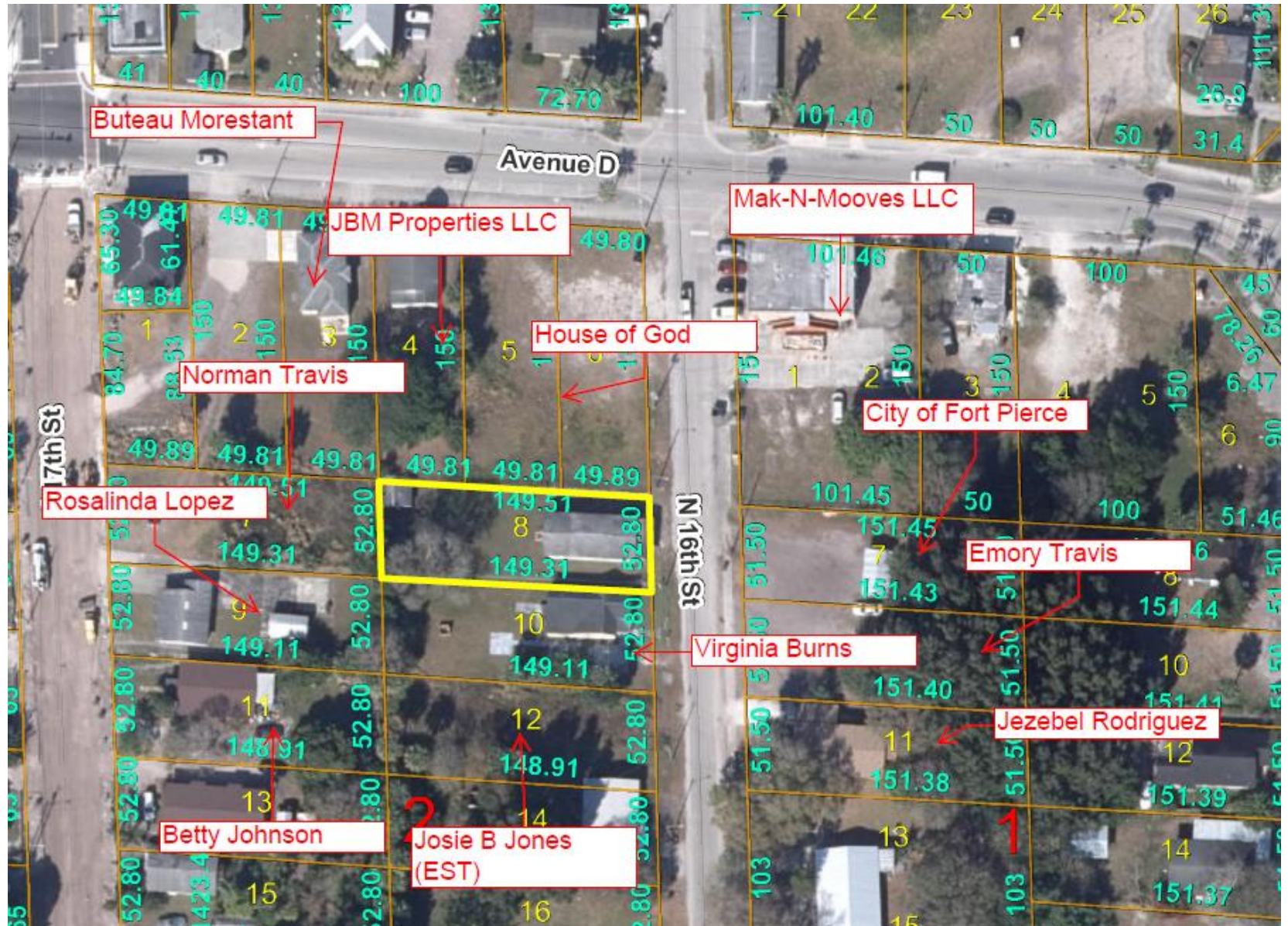






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Action by the City Commission

- ▶ 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-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. 21-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. 21-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?

