

INDIAN RIVER COUNTY
BUILDING DIVISION
INTEROFFICE MEMORANDUM

TO: Jason E. Brown
County Administrator

DATE: November 14, 2019

SUBJECT: Condemnation, Demolition and Removal of
Unsafe Structure Located at 530 13th Place

THROUGH: Roland DeBlois, Director
Community Development Department

FROM: Scott P. McAdam, MCP, CBO
Building Official

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of December 10, 2019.

DESCRIPTION AND CONDITIONS:

The structure listed in the attached condemnation list has been condemned and ordered repaired or removed by the Building Official. Said structure is a four-unit apartment building that has been inspected by staff and is considered unsafe and detrimental to the health, safety, and welfare of the general public.

As per county code requirements, the owners of the property were issued a notice to repair or remove the structure within 60 days, and advised of their right to appeal the condemnation order before the Indian River County Building Code Board of Adjustments and Appeals. In addition, a condemnation card was posted on the property. The owners were also notified that the Board would consider a Resolution to demolish the building and impose a lien, if they failed to demolish the structure or obtain a permit to repair the structure. None of the owners have applied for repair permits, demolition permits, or appealed the decision of the Building Official.

ANALYSIS:

The subject structure has been vacant for a considerable time. During that time, the building has continued to deteriorate and have been frequented by vandals and transients. Not only have the owners failed to maintain the structure in compliance with the Minimum Standard Codes, they have failed to bring the structure into compliance as required by posted notice. Since the owners have not filed an appeal to the condemnation order, the county may now proceed with demolition of the structure and with assessing a lien against the property for demolition and removal.

The County Attorney's Office has reviewed the title reports on this parcel and found no encumbrances (i.e. mortgages, liens) other than code enforcement liens or tax certificates from unpaid taxes.

- Owner: Maria L. Alo c/o Indian River Beach Properties LLC, a dissolved limited liability company. Zoning: multi-family residential (RM-10). There is an unpaid utility lien for \$2,512.11 since July 25, 2008. There is a code enforcement fine accruing since December, 2014, now estimated to be \$177,000, and another code enforcement fine accruing since December 2016 now estimated at \$105,000. The property taxes have not been paid for 2019, but are otherwise current.

FUNDING

Funding in the amount of \$12,525 for the demolition and removal of the unsafe structure on the residential site is available in the MSTU Fund/Reserve for Contingency. After demolition bids are received and a demolition contract is awarded, a budget amendment will need to be processed to move those funds to the MSTU/Road & Bridge/Other Contractual Services- Account # 00421441-033490.

RECOMMENDATION

Staff recommends that the Board of County Commissioners declare the referenced structure unsafe and a nuisance, and order the building demolished, with related debris removed from the property by a private vendor approved through standard bid procedures.

Staff further recommends that the Board adopt the proposed resolution, which authorizes the Building Official to report the county's demolition and debris removal cost for said structure to the County Attorney, who will then prepare and record a lien against the subject property for the purpose of recovering County demolition costs.

ATTACHMENTS

1. Resolution
2. Condemnation List
3. Pictures of Condemned Structure