

OMB Granicus Review

Granicus Title	Demolition of the vacant property located at 3925 Mohr Avenue North, St. Petersburg, FL 33714.				
Granicus ID#	24-0510A	Reference #		Date	26-FEB-2024

Mark all Applicable Boxes:

Type of Review									
CIP		Grant		Other	X	Revenue		Project	

Fiscal Information:

New Contract (Y/N)	N	Original Amount	N/A
Fund(s)	1009	Amount of Change (+/-)	\$25,000-50,000
Cost Center(s)	242220	Total Amount	\$25,000-50,000
Program(s)	1331	Amount Available	UP to \$50,000 CDBG funding
Account(s)	5310001	Included in Applicable Budget? (Y/N)	N
Fiscal Year(s)	FY24		

Description & Comments

(What is it, any issues found, is there a financial impact to current/next FY, does this contract vary from previous FY, etc.)

Background

On September 11, 2023, the special magistrate found the property in violation of six County Ordinances. The petitioner, Pinellas County, prevailed and is entitled to recover all costs and expenses incurred. The respondent was ordered to correct the violations before October 11, 2023, or administrative fines of \$250 per violation, would be imposed for each day after that violations continued to exist. The order also stated that if the Pinellas County Housing Official determined the property to be unsafe and unfit for human habitation, it may be condemned. The costs incurred would be charged to the owner and constitute a lien on the property to be collected in accordance with law.

The respondent did not correct the violations, respond, or object to the order, nor pay fines. An Affidavit of Noncompliance was sent certified mail to the respondent October 13, 2023. The respondent did not object and was deemed to acknowledge the noncompliance of the order. The order was recorded in the Official Records of the Clerk of the Circuit Court November 09, 2023, which constituted a lien against any real or personal property owned by the respondent. The department has capped the lien for violations at \$100,000 since the property is listed in PCPAO as Property Use of 0311 Apartments (10-49 units). 90 days after the lien is placed on the property, it becomes eligible for foreclosure.

On October 13, 2023, Pinellas County Code Enforcement conducted a re-inspection and found violations remaining on the property. The property was found unsafe and unfit for human habitation. It was further deemed to be an extreme hazard by the Pinellas County Code Enforcement Housing official, threatening life, safety, and welfare of the surrounding community. The department has obtained an estimate for demolition costs of up to \$25,000 without asbestos abatement or between \$25,000-50,000 for demolition with asbestos abatement.

Summary

At this point, the respondent may pay all liens, fines, and costs (outlined below) and the County will not foreclose on the property. Demolition of the property will proceed regardless of the lien payoff. If the respondent does not pay, the County will foreclose on the property to recoup the lien and incurred costs by sending the property to auction through the Clerk of the Circuit Court. The amount paid for the property will be applied in the order below:

1. \$11,306.60 lot clearing fees
 2. \$278.40 special magistrate prosecution costs without interest, \$283.97 with interest
 3. \$25,000-\$50,000 demolition costs
 4. \$100,000 lien for violations (Lien Amount for CCM-23-00065 is \$100,283.97 as of today)
- Total \$136,585.00 to \$161,590.57

**The lien (fines) may be eligible for a reduction if the property owner brings the property into compliance. All hard costs and expenses will need to be paid in full by the property owner or through a foreclosure action.

Fiscal Impact

The department has secured CDBG funds of up to \$50,000 to pay for demolition costs, to be refunded through the lien foreclosure process.

Analyst:
Belinda Amundson

Ok to Sign:
