

TO: Historic Preservation Board

Information Item: B

**FROM: Planning & Development Services Department
Staff**

DATE: Dec. 7, 2016

**SUBJECT: Information Item B. Dangerous building designation by Code Enforcement
for accessory structure located at 627 SW 12th Street.**

Recommendation

Staff recommends that the Historic Preservation Board support the Code Enforcement designation of a dangerous building.



Project Description

The subject building is an accessory structure located at 627 SW 12th Street. It is currently shown as a contributing structure to the University Heights Historic District – South. The property is zoned RH-2. The building is a two-story accessory apartment that was built in 1967 according to the Alachua County Property Appraisers Office. However, the National Register continuation sheet for the district which has information about all of the structures in the district indicates that the accessory structure was built in 1936, the same year as the principal structure on the property. The information also indicates that the accessory structure was considered non-contributing at the time of the creation of the district and that the structure had been altered.

Respectfully submitted,



Andrew Persons
Interim Principal Planner

Prepared by:



Jason Simmons
Planner

List of Exhibits

Exhibit B-1 Notice of Violation

Exhibit B-2 Property Appraisers Information for Tax Parcel 13172-000-000

Exhibit B-3 Map & Photos of Property



CITY OF GAINESVILLE

*Department of Neighborhood Improvement
Code Enforcement Division*

EXHIBIT

tabbies

B-1

Notice of Violation DANGEROUS BUILDING AND/OR HAZARDOUS LANDS

HUNT, DONNA H TRUSTEE
1141 RENMAR DR
PLANTATION, FL 33317

YOU ARE HEREBY NOTIFIED that the property in which you have an interest, located in the City of Gainesville, Florida at **00627 SW 12TH ST**, tax parcel # **13172000000**, has been found to be a Dangerous Building and/or Hazardous Land within the standards set forth in Chapter 16 of the City of Gainesville Code of Ordinances. As a result, you are in violation of Section 16-19 of the City of Gainesville Code of Ordinances by reason of creating, keeping, maintaining, or allowing the existence of a dangerous building and/or hazardous land in or on the subject property. See **Exhibit "A"** for a description of the violation.

TO REMEDY THIS VIOLATION, said building must be boarded or sealed to meet the minimum requirements of Section 16-20 of the Gainesville Code of Ordinances by 09/11/2016, and all excessive growth of vegetation cut and all debris, materials, and/or other items removed by 09/11/2016. A board and seal permit is needed for this work and can be obtained from the Building Inspection office at the Thomas Center, 306 NE 6th Avenue. Otherwise, the City of Gainesville may cause the building to be boarded or sealed and the land to be cleaned and charge the costs thereof against the parties having an interest in the land upon which the building is located. If board or seal and land cleaning charges are not paid within thirty (30) days from receipt of invoice, the City may place a special assessment or lien against the property in the amount of the charges, including advertising, title research, and related costs.

APPEALS OF THE INTERPRETATION of this Ordinance may be made by any person aggrieved or affected by any notice or decision which has been issued in connection with the enforcement of this Ordinance. Such appeals shall be taken within fourteen (14) days after this notice of violation has been served or action taken, by filing in the office of the Code Enforcement Division a written petition setting forth the grounds therefor.

A REQUEST FOR AN EXTENSION OF TIME may be made by filing a written petition in the office of the Code Enforcement Division on or before the expiration date of this notice.

DATED 08/05/2016

Todd Martin
Code Enforcement Officer
(352) 334-5030

PCID# DBHLBS
CASE# CE-16-01931

Exhibit "A"

13172000000

00627 SW 12TH ST

CE Case No.: CE-16-01931

Sec. 16-19. Creating, keeping, maintaining, allowing the existence of dangerous buildings or hazardous lands unlawful.

It shall be unlawful for any owner of real property within the city to create, keep, maintain, or allow the existence of any dangerous building or hazardous land, as defined in this article, in or on such real property.

Definition - Dangerous Building - Section 16-17(4) Those which have become or are so dilapidated, decayed, unsafe, unsanitary, or which so utterly fail to provide the amenities essential to the decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to work injury to the health, safety or general welfare of those living therein.

Section 16-17; Hazardous lands shall mean lands unoccupied as well as occupied upon which there exists a condition or conditions dangerous to the health, welfare or safety of the public generally, or of the occupants of surrounding properties, or of the occupants of such lands, including, but limited to land upon which there is excessive growth of vegetation. Excessive growth shall mean vegetation over 12 inches high that is or may reasonably become infested by pests or may create a fire or safety hazard. Excessive growth includes vegetation growing from private lands into or across public rights-of-way, utility easements, sidewalks, drainage ditches, swales or streets.

Violation of Section 16-19 of the Code of Ordinances for the City of Gainesville. For the following reasons:

Cited as a Notice of Violation

PCID #: DBHLBS



Parcel: 13172-000-000*Search Date: 11/22/2016 at 8:39:40 AM*

Taxpayer:	HUNT, DONNA H TRUSTEE	Legal:	UNIVERSITY HGTS MB 104-10 LOT 1 & S1/2 OF LOT 2 BK 14 & 5 FT OF CLOSED ALLEY ADJ TO SAME PER OR 873/822 ORD 493) - OR 3331/0015
Mailing:	1141 RENMAR DR PLANTATION, FL 33317-4225		
Location:	1128 SW 7TH AV GAINESVILLE 627 SW 12TH ST GAINESVILLE		
Sec-Twn-Rng:	05-10-20		
Property Use:	00100 - Single Family		
Tax Jurisdiction:	Gainesville - 3600		
Area:	SW Hub Res Transition		
Subdivision:	University Heights		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School	Total
Year	Use	Assessed Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable	Taxes
2016	Single Family	109600	109600	110600	1800	222000	0	222000	222000	0	0	222000	222000	5155.27
2015	Single Family	109600	109600	106700	1800	218100	0	218100	218100	0	0	218100	218100	5171.48
2014	Single Family	109600	109600	106400	1800	217800	0	217800	217800	0	0	217800	217800	5208.92
2013	Single Family	109600	109600	117400	1800	228800	0	228800	228800	0	0	228800	228800	5487.9
2012	Single Family	109600	109600	118900	1800	230300	0	230300	230300	0	0	230300	230300	5492.73
2011	Single Family	109600	109600	124900	1800	236300	0	236300	236300	0	0	236300	236300	5707.31
2010	Single Family	156600	156600	131300	1800	289700	0	289700	289700	0	0	289700	289700	6951.46
2009	Single Family	177500	177500	141500	1900	320900	0	320900	320900	0	0	320900	320900	7720.06
2008	Single Family	177500	177500	143300	1900	322700	0	322700	0	0	0	322700	0	7208.23
2007	Single Family	177500	177500	139600	1900	319000	0	319000	0	0	0	319000	0	7164.37
2006	Single Family	156600	156600	96900	1900	255400	0	255400	0	0	0	255400	0	6317.33

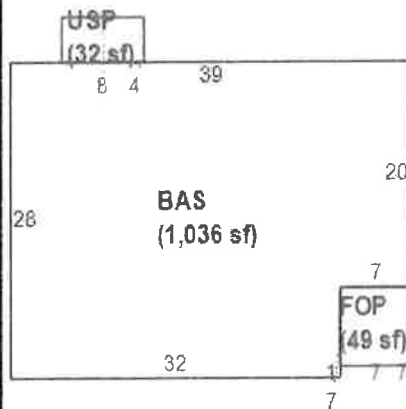
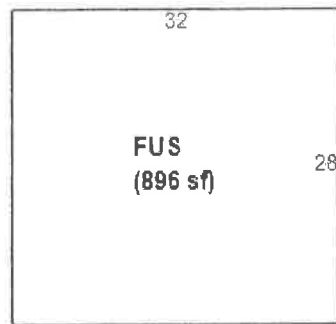
Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
MFR<10 Units	RH2		Square Feet	10440
			2016 Certified Land Just Value: 109600	2016 Certified Land Assessed Value: 109600

Building

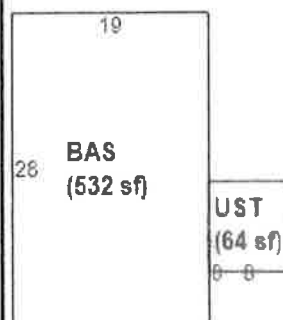
Actual Year Built	1936	Footprint_file = 85922_85922.jpg
Effective Year Built	1979	
Building Quality	Average	
Building Style	Single Family	
Building Use	Single Family	
Bedrooms:	4	
Baths:	2.0	
Stories:	2.0	
Exterior Wall 1:	Common Brick	
Exterior Wall 2:	N/A	
Interior Wall 1:	Plaster	
Interior Wall 2:	N/A	

Floor Cover 1:	Hardwood
Floor Cover 2:	Vinyl Tile
Roof Cover:	Asbestos Shing
Roof Structure:	Gable/Hip
AC:	Central
Heating Type:	Forced Air
Heating System:	Electric
Total Square Feet:	2013
Heated Square Feet:	1932
Area Type	Square Footage
BAS (BASE AREA)	1036
FOP (FINISHED OPEN PORCH)	49
FUS (FINISHED UPPER STORY)	896
USP (UNFIN SCREENED PORCH)	32



Actual Year Built	1967
Effective Year Built	1967
Building Quality	Average
Building Style	Single Family
Building Use	Duplex
Bedrooms:	2
Baths:	1.0
Stories:	2.0
Exterior Wall 1:	Wood Sheath
Exterior Wall 2:	N/A
Interior Wall 1:	Drywall
Interior Wall 2:	N/A
Floor Cover 1:	Carpet
Floor Cover 2:	N/A
Roof Cover:	Tar & Gravel
Roof Structure:	Gambrel
AC:	Central
Heating Type:	Forced Air
Heating System:	Electric
Total Square Feet:	1128
Heated Square Feet:	1064
Area Type	Square Footage
BAS (BASE AREA)	532
FUS (FINISHED UPPER STORY)	532
UST (UNFINISHED STORAGE)	64

Footprint_file = 85922_207678.jpg



2016 Certified Building Value: 110600

Miscellaneous

Description	Unit Type	Units
0800 - Drive/Walk	SF	80
0958 - FP 1	UNITS	1
1641 - Patio 1	SF	60
1601 - OP 1	SF	180
2221 - Stg 1	SF	64
2221 - Stg 1	SF	96
2016 Certified Miscellaneous Value: 1800		

Sale

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
01/17/2006	100	I	U	3331	15	QD
01/17/2006	100	I	U	3302	1373	QD

Permit

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data.

Permit Number	Permit Type	Issue Date	Final Date	Appraisal Date	Comment
13-03457	BA	06/17/2013		02/14/2014	FRAMING & INT SOFFIT
13-03630	RDL	06/25/2013	07/31/2013	02/14/2014	REPIPE

City of Gainesville- Department of Planning and Development Services









