



## **CITY OF FORT PIERCE**

### **INFILL LIEN REDUCTION PROGRAM APPLICATION PACKET**

#### **ABOUT THE PROGRAM**

The City of Fort Pierce is excited to announce the establishment of an Infill Lien Reduction Program to encourage new construction on vacant property throughout the entire city. The program promotes reinvestment and revitalization of vacant infill properties by providing the property owner relief from liens levied prior to their ownership in exchange for the development of that vacant parcel.

Once liens and accrued interest approach or exceed the value of a property, there is limited economic incentive to redevelop the property and the blighting influence of the property can continue. This program was created to encourage private investment and to improve blighted vacant properties within the City of Fort Pierce that have existing code enforcement or nuisance abatement liens.

To be eligible for the program, the property must be an infill vacant lot within the city limits of Fort Pierce with no active code enforcement or nuisance abatement cases against it. The applicant must also affirm that they were not an owner or affiliated in any way with the property at the time the liens were originally recorded. Via development agreement, the City will waive all soft costs associated with the liens and provide a 50% refund of the hard costs paid. There will be specific time parameters associated with obtaining building permits and completing the new residential construction to be eligible for the refund. This program will be available on an individual basis.

#### **PROPERTY ELIGIBILITY REQUIREMENTS**

1. The property must be an infill vacant lot within the City of Fort Pierce. Visit the St. Lucie County Property Appraiser website ([www.paslc.org](http://www.paslc.org)) to determine whether or not your property is within the city limits of Fort Pierce.
2. Only the current owner of the subject property may apply for the Infill Lien Reduction Program.
3. The applicant shall not have been an owner of the property, an agent or other representative of any owner of the property, related to any owner of the property, or an officer, director, employee, or agent of an entity that owned the property at the time the liens were originally recorded.
4. A property involved in a City-initiated foreclosure case is not eligible to participate in the Infill Lien Reduction Program.
5. The property must have no active code enforcement or nuisance abatement cases against it.

#### **APPLICATION CHECKLIST**

The following documents must be submitted with the completed application form:

- a. Signed and notarized application form.
- b. Proof of ownership.
- c. Current Lien Search from City of Fort Pierce Code Enforcement. A Lien Search can be requested by emailing [kcalderone@cityoffortpierce.com](mailto:kcalderone@cityoffortpierce.com). There is a \$25.00 fee.
- d. Plans for specified improvements to be made to the property in accordance with the development agreement.

Email completed application form along with required attachments above to the City Manager's Office at [ecodev@cityoffortpierce.com](mailto:ecodev@cityoffortpierce.com). Only completed applications will be reviewed.



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#### **PROCESS**

1. All applications for the Infill Lien Reduction Program shall be made through a standardized form provided in this application packet.
2. The applicant shall affirm in the application that at the time the original lien was recorded the applicant was not:
  - a. An owner of the property;
  - b. An agent or other representative of any owner of the property;
  - c. Related to any owner of the property; or
  - d. An officer, director, employee, or agent of an entity that owned the property.
3. The applicant shall provide all specified improvements for the property with the application.
4. The applicant shall provide a lien search for the property with the application.
5. Any additional liens, fines, or costs levied against the property under the ownership of the applicant must be paid in full prior to or contemporaneous with the submission of the application.
6. City staff shall review all completed applications. If, in City staff's discretion, a property is appropriate for participation in the Infill Lien Reduction Program, the City staff shall draft a Development Agreement. The Development Agreement shall be subject to final approval of the Special Magistrate and the City Commission.
7. The Effective Date of the Development Agreement shall be the day the Development Agreement is fully executed by the City of Fort Pierce.
8. The applicant shall pay in full all applicable hard costs as defined and specified in the Development Agreement.
9. The applicant shall obtain the necessary building permit(s) within 365 days of the Effective Date of the Development Agreement.
10. The applicant shall provide proof of compliance with Paragraphs 8 and 9 above to the City Manager's Office. Upon such proof of compliance, and in accordance with the Development Agreement, the City shall waive, release, satisfy, or rescind all applicable liens.
11. A Certificate of Occupancy must be obtained for the property within 24 months of the Effective Date of the Development Agreement. No extension of this period shall be granted except as recommended by the City Manager and authorized by the City Commission upon a showing of good cause. It is the applicant's responsibility to notify the City Manager's Office of receipt of the Certificate of Occupancy.
12. Upon timely completion of its obligations pursuant to the Development Agreement between the applicant and the City, the applicant will receive a 50% refund of the hard costs paid, not to exceed \$10,000. If a Certificate of Occupancy is not obtained within 24 months of the Effective Date of the Development Agreement, or upon the expiration of any extension period authorized by the City Commission upon a showing of good cause, the agreement is defaulted, and all payments made by the applicant are surrendered to the City.



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**SUBJECT PROPERTY INFORMATION** *(all information is required)*

Street Address:

Parcel ID Number:

Total Lien Amount Due:\*

**APPLICANT INFORMATION** *(all information is required)*

Property Owner & Applicant Name:

Mailing Address:

City, State, Zip:

Telephone:

Email:

**AFFIDAVIT:**

Applicant affirms that there are no active code cases on this property.

Applicant affirms Applicant was not at the time the liens were incurred:

1. An owner of the Property
2. An agent or other representative of the owner of the Property
3. Related to the owner of the Property; or
4. An officer, director, employee or agent of an entity that owned the Property

\_\_\_\_\_  
 Applicant Name (Print)

\_\_\_\_\_  
 Applicant Signature

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

The foregoing instrument was sworn to and subscribed before me, by means of  physical presence or  online notarization this \_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_, who  
 [ ] is personally known to me or [ ] has produced \_\_\_\_\_ as identification.

Notary Public: \_\_\_\_\_

Printed Name: \_\_\_\_\_

[Notary Seal]

\*Application must be accompanied by a current City of Fort Pierce Lien Search.