

MEMORANDUM

DATE: March 7, 2012
TO: Samantha D. Abell, City Manager
THRU: Patty Huffman, Grants and Projects Manager
Eric Meyer, Planning and Economic Development Director
FROM: Joseph E. Belles, Code Enforcement Officer
SUBJECT: Public Hearing for Substandard Property Conditions, 7801 Narcissus Drive

ISSUE:

Pursuant to the Mississippi Codes Annotated, 1972 § Title 21, Chapter 19, Section 11, the City Council has set the date of March 20, 2012, in order to conduct a public hearing and receive public comment(s) regarding the abatement of the subject property.

LEGAL DESCRIPTION:

This property listed on the land assessment roll more generally described as:

PIDN 85441622.000
Lot 26 Hickory Hills Estate Subdivision
Deed Book 1649, page 597

Property Address: 7801 Narcissus Drive

Owners of Record: Nelida Alvarez

Last Known Address: 8525 Spring Avenue
Ocean Springs, Mississippi 39564

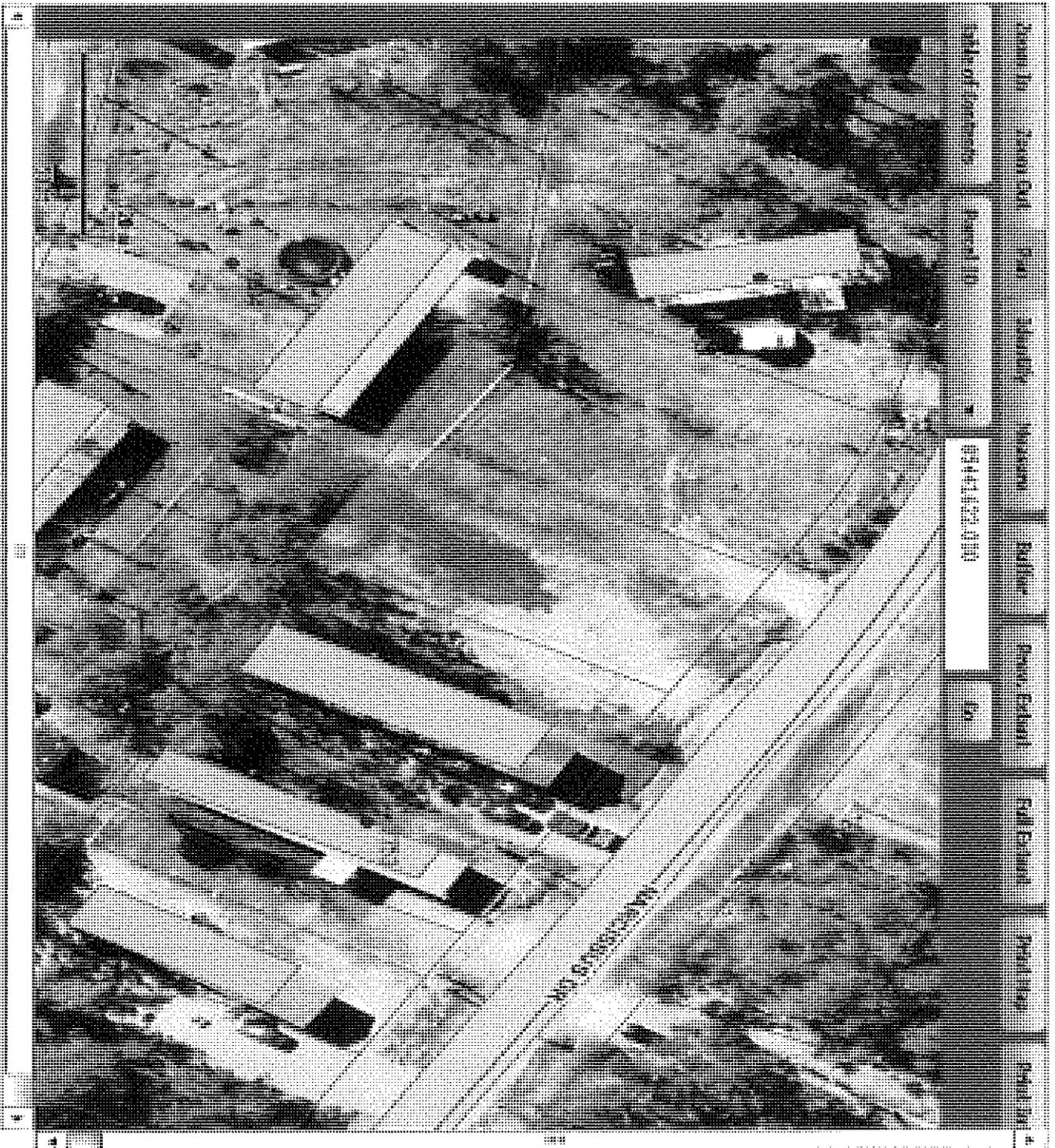
BACKGROUND:

The manufactured home was relocated to Hickory Hills from Anchor Trailer Park on Highway 90 after Hurricane Katrina. Previous code violations were initially identified by code enforcement in January 2010 and corrected by April 2010. The case file was reopened when the manufactured home became vacant for more than sixty days in June 2011. Code Enforcement learned the property and manufactured home were sold to the current owner in August 2011, and code enforcement began working with the new owner to ensure the home met all the manufactured home requirements as outlined in the City's Unified Development Ordinance (UDO).

Both code enforcement and the building inspector noticed modifications to the structure not in compliance with the UDO and met with the owner in January 2012. The owner was going to decide if she wanted to make all the repairs or demolish the 1970 manufactured home. Code enforcement never heard from the owner but noticed the home was being demolished without a permit or trash dumpster at the site to hold all the debris. Code enforcement immediately sent written communication to the owner to stop the demolition until a permit and trash containers were available on the site. Code enforcement with the assistance of Gautier Police Dispatchers attempted to locate the personal data needed to issue a summons to appear in municipal court but could not locate the personal information necessary. Code enforcement has noticed the manufactured home continues to be demolished on weekends and the code enforcement officer attempted to contact the owner at the property on weekends to no avail. The home continues to fall into a serious state of disrepair, and poses a risk to public health, safety and welfare of the community. Other property owners and tenants in the vicinity are concerned with the visible appearance to their neighborhood and the potential dangerous condition to their children.

RECOMMENDATION:

The City Council should make a determination to find the property a menace to public health, safety and welfare of the community and direct staff to commence with the abatement of the dilapidated structures and surrounding property after the statutory 10-day appeal period from the date of Council action and adjournment.



User Guide

Parcel ID:
85441622.000

Owner Name 1:
ALVAREZ NELIDA

Owner Name 2:
Owner Address: 8525
SPRING AVE

Owner City: OCEAN
SPRINGS MS

Owner ZIP: 39564

Parcel Location: 7801
NARCISSUS DR GAUTIER

Zoning Code: R-3

Legal Description 1:
LOT 26 HICKORY HILL
EST S/D

Legal Description 2:
UNIT #12 DB 1649-597

Legal Description 3:
(430 Map771.12-02)

Legal Description 4:

Legal Description 5:

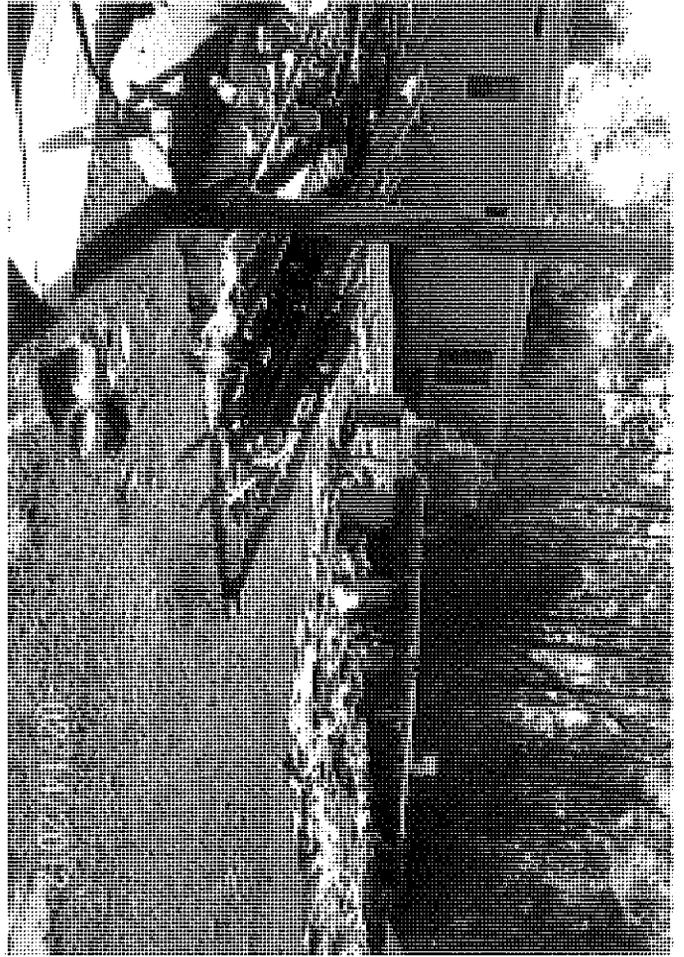
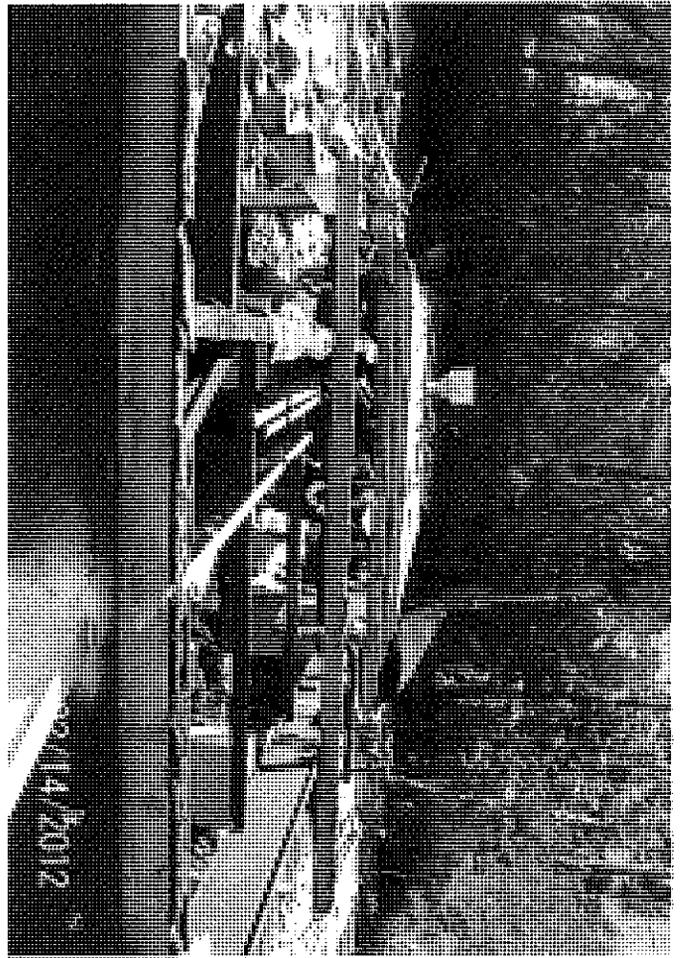
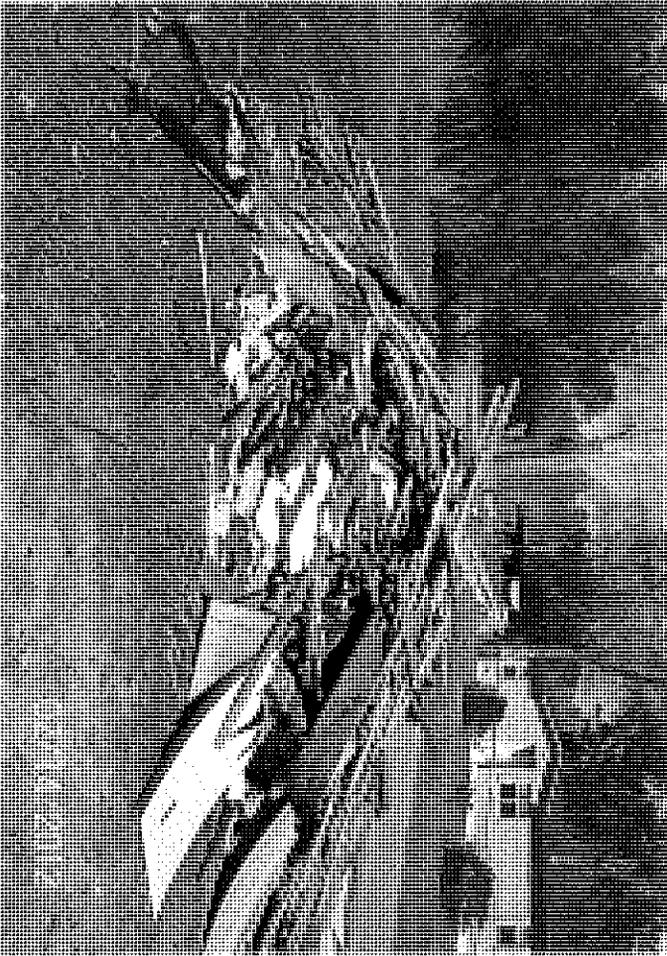
Legal Description 6:

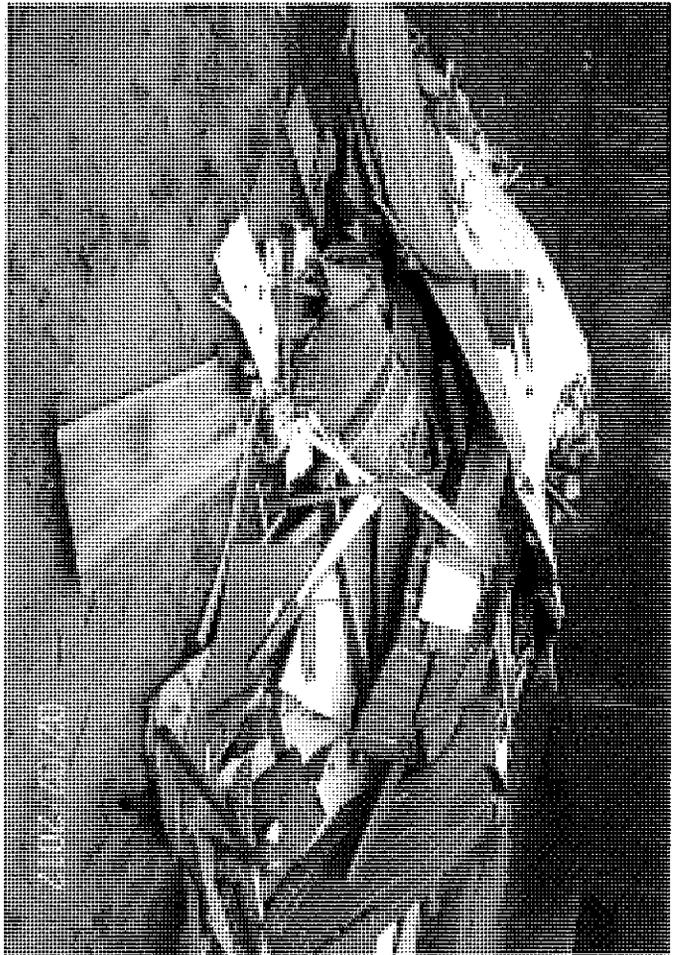
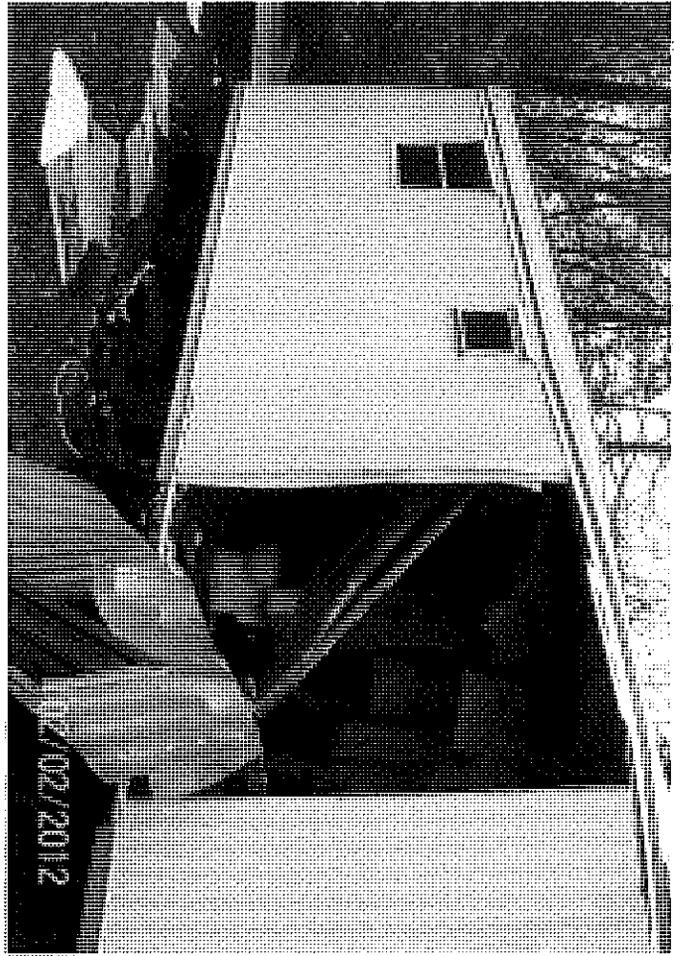
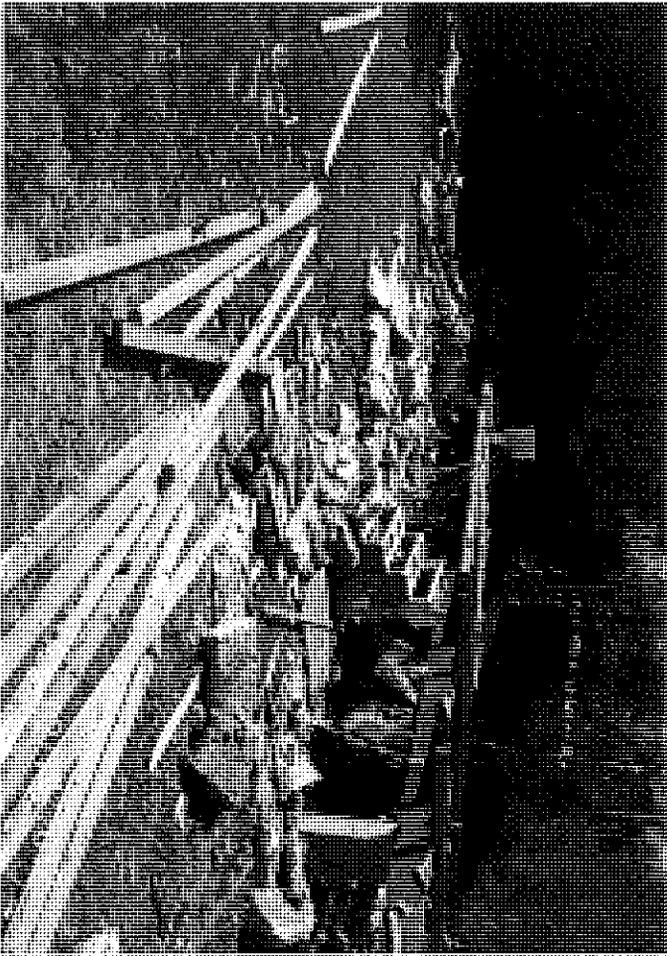
Clear Info

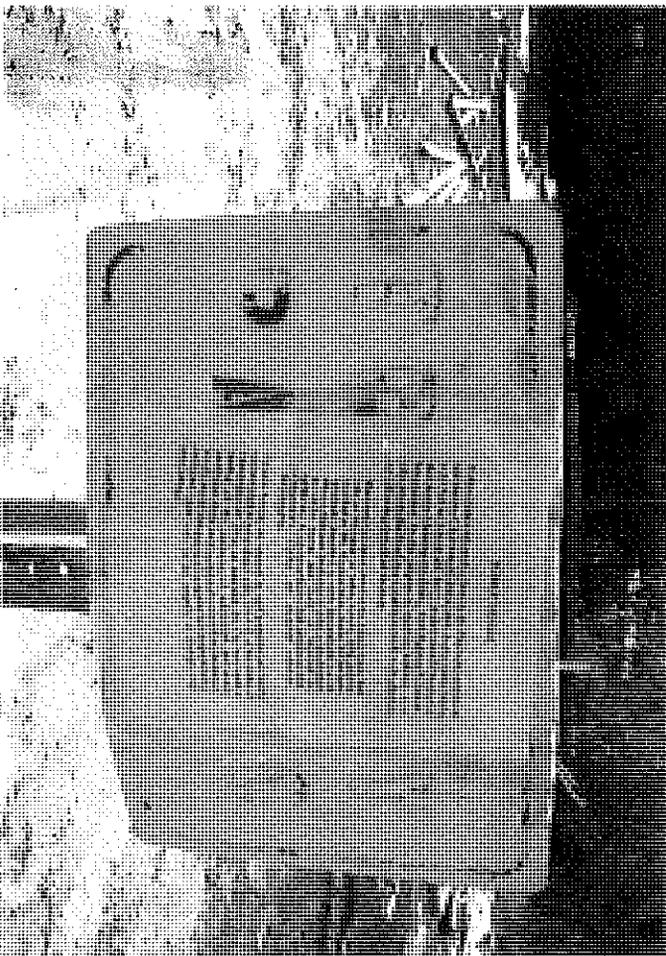


City of Gautier, MS

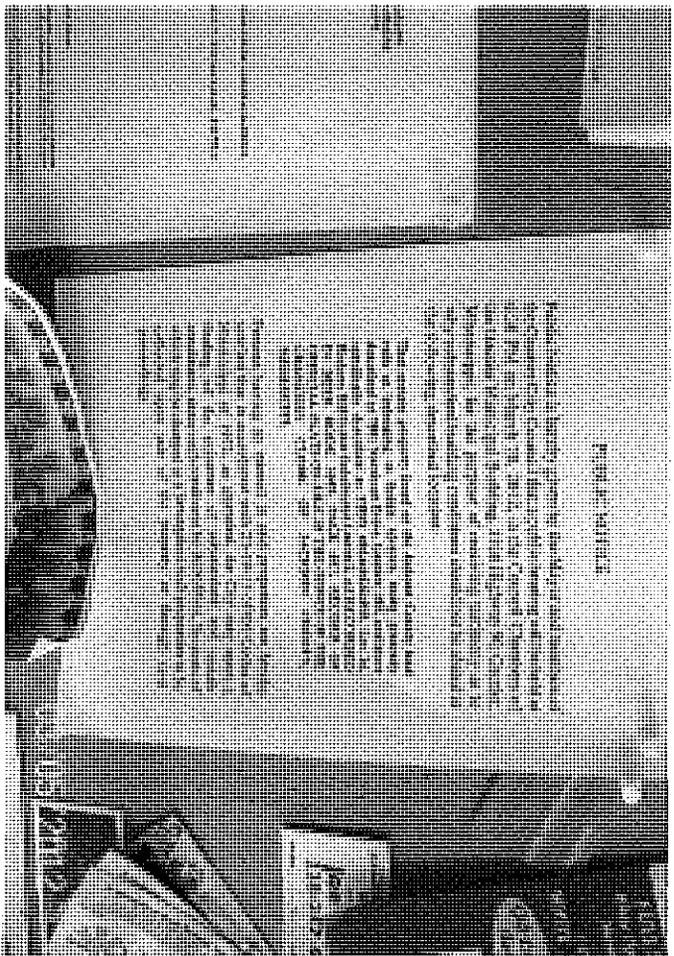








PROPERTY POSTED



CITY HALL
POSTED

Mayor
Tommy Fontenberry

City of Gautier
Gautier, Mississippi

City Manager
Samantha D. Abell

City Clerk
Wendy S. McClain

Council
At Large Mary F. Martin
Ward 1 Johnny Jones
Ward 2 Hurley Ray Guillotte
Ward 3 Gordon J. Gollott
Ward 4 Scott D. Macfarland
Ward 5 Adam D. Colledge



3330 Highway 90
Gautier, MS 39553
Phone: (228) 497-8000
Fax: (228) 497-8028
Email: gautier@gautier-ms.gov
Website: www.gautier-ms.gov

March 2, 2012

Nelida Alvarez
8525 Spring Avenue
Ocean Springs, Mississippi 39564

COPY
mailed 3-02-12
JB

Reference: 7801 Narcissus Drive Gautier, Mississippi 39553

Ms. Alvarez,

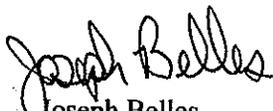
The City of Gautier, Mayor and City Council has approved and scheduled a public hearing for Tuesday, March 20, 2012, at 6:30 PM. The location for the hearing is the Gautier City Hall, 3330 Highway 90 Gautier, Mississippi 39553. The purpose of this public hearing is to determine whether or not the property referenced above are in such a state of uncleanliness as to be a menace to the public health, safety, and welfare of the community per Mississippi Code Annotated 1972 § Title 21, Chapter 19, Section 11.

If at the scheduled hearing, the governing authority decides the property or parcel of land is in a condition determined to be a menace to the public health, safety, and welfare of the community, the city shall proceed to clean the land by the use of municipal workers or by contract. The scope of the work to be performed may include cutting grass/weeds, removing rubbish, draining cesspools/standing water from the property, removing dilapidated fences/building, removing personal property and other debris from the property.

Additionally, the municipality may reenter the property or parcel of land for a period of one year after the hearing without any further hearings. A notice will be posted on the property or parcel of land and at city hall or another place in the municipality where such notices are generally posted at least seven days before the property or parcel of land is reentered for cleaning.

If you have any questions you can contact the City of Gautier, Code Enforcement Office, Monday – Thursday, 8:00 AM - 5:00 PM at (228) 497-1878 or cell number (228) 219-7035.

Sincerely,


Joseph Belles
Code Enforcement Officer