

RESOLUTION NO. 18-R26

A RESOLUTION DETERMINING THAT A CERTAIN BUILDING OR STRUCTURE LOCATED AT **1635 THUMB POINT DR** IN FORT PIERCE, FLORIDA IS A NUISANCE THAT CONSTITUTES A MENACE TO THE BUSINESS, HEALTH AND SAFETY OF THE COMMUNITY; AND THAT ALL PARTIES OF INTEREST MUST SHOW CAUSE WHY THE STRUCTURE SHOULD NOT **CONDEMNED AND DEMOLISHED IN ACCORDANCE WITH THE CHARTER OF THE CITY OF FORT PIERCE**; AND NOTIFYING ALL PARTIES OF POTENTIAL ACTION BY THE CITY OF FORT PIERCE FOR FAILURE TO ACT; AND THAT A **PUBLIC HEARING BE HELD AT THE REGULARLY SCHEDULED CITY COMMISSION MEETING ON JUNE 18, 2018 AT 6:30 PM**, IN THE CITY COMMISSION CHAMBERS LOCATED AT 100 N US HWY 1, FORT PIERCE, FLORIDA; AND PROVIDING FOR NOTICE TO ALL PARTIES; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Special Magistrate found the property owner has maintained a Nuisance as a Condition on the property located at 1636 THUMB POINT DR in violation of the provisions of §16-46 and §16-48 of the City Code of Ordinances (Exhibit 1); and

WHEREAS, the City Commission determines that buildings or structures that have been declared a nuisance constitute a menace to the business, health and safety of the community; and

WHEREAS, there shall be a public hearing before the City Commission whereby any and all interested parties may appear and show cause as to why said building or structure should not be condemned and its removal or destruction required.; and.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida;

SECTION 1. That the City Commission determines that the building or structure located on the said lot, tract, or parcel of land within the City of Fort Pierce, St. Lucie County, Florida, described as follows:

1635 THUMB POINT DR
THUMB POINT BLK 1 LOT 30 (OR 258-845)
2401-605-0030-000/3

Is a nuisance that constitutes a menace to the business, health and safety of the community.

SECTION 2. The owners, agents, or any person, firm or corporation having a lien on, or interest in, said building or structure, which lien or interest is a matter of record in the public records of St. Lucie County, Florida, show cause, if any, before the City Commission of the City of Fort Pierce, Florida why said building or structure should not be condemned and its removal or destruction required.

JOHN B CULVERHOUSE SR
JOHN B CULVERHOUSE JR
1635 THUMB POINT DR
FT PIERCE, FL, 34949

HARBOR FEDERAL SAVINGS BANK
PO BOX 249
FT PIERCE, FL, 34954

SECTION 3. Should the interested parties fail to show cause as to why the building or structure should not be condemned and its removal or destruction required and fail to comply with any order of the City Commission requiring such removal or destruction, the City of Fort Pierce shall provide for its removal or destruction, the cost of which shall constitute a lien up on said property.

SECTION 4. This matter will be heard at the regularly scheduled meeting of the City Commission of the City of Fort Pierce on June 18, 2018 at 6:30 PM in the City Commission Chambers located at 100 N US Hwy 1, Fort Pierce, Florida.

SECTION 5. The hereinbefore named persons, firms, or corporations, shall be provided notice of the scheduled hearing by mailing a certified copy of this resolution by registered or certified mail at least ten (10) days prior to the date of said hearing by the City Clerk for the City of Fort Pierce, Florida.

SECTION 6. This resolution shall be effective immediately upon final adoption by the Commission.

IN WITNESS HERewith, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 21st day of May, 2018.

Linda Hudson, Mayor

ATTEST:

Linda Cox, City Clerk

(SEAL)

Approved as to Form
And Correctness:

James M. Messer, Esq.
City Attorney