

**RESOLUTION NO. 18-R55**

A RESOLUTION DETERMINING THAT A CERTAIN BUILDING OR STRUCTURE LOCATED AT **401 N 21ST ST** IN FORT PIERCE, FLORIDA IS UNSAFE AND 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 DECEMBER 3, 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.

**WHEREAS**, the building or structure located at 401 N 21ST ST has been declared unsafe in accordance with Section 108 of the International Property Maintenance Code as adopted by the City Commission in January 2017; and

**WHEREAS**, the City Commission determines that unsafe buildings or structures are declared a nuisance and 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:

401 N 21ST ST  
FLORIANA PARK BLK 16 LOT 1 AND S 18 FT OF LOT  
2 AND 10 FT VAC ALLEYADJ ON W (OR 386-2769)  
2409-605-0106-000/1

Is unsafe and 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.

UNIVERSAL PROPERTY ADVISORS LL  
2470 SE WINDY HILL ROAD STE 300  
MARIETTA, GA, 30067

BTI 2018 LLC  
1698 WEST HIBISCUS BLVD, STE A  
MELBOURNE, FL, 32901

TLGFY, LLC  
CAPITAL ONE, NA AS COLLATERAL  
PO BOX 54347  
NEW ORLEANS, LA, 70154

CLUSIA  
SB MUNI CUST FOR  
PO BOX 54049  
NEW ORLEANS, LA, 70154

ELEVENTH TALENT, LLC  
PO BOX 769  
PALM CITY, FL, 34991

UNITED STATES OF AMERICA  
C/O DAVID E NEWMAN, P.A.  
1533 SUNSET DRIVE, SUITE 225  
CORAL GABLES, FL 33143

**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 December 3, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Linda Hudson, Mayor

ATTEST:

\_\_\_\_\_  
Linda Cox, City Clerk

(SEAL)

Approved as to Form  
And Correctness:

\_\_\_\_\_  
Ben Bryan, Esq.  
Interim City Attorney

@BCL@6C175CAD