

ORDINANCE NO. 25-024

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; **CREATING CHAPTER 103 – BUILDINGS AND BUILDING REGULATIONS, ARTICLE XII – MANDATORY STRUCTURAL INSPECTIONS FOR CONDOMINIUM AND COOPERATIVE BUILDINGS, SECTIONS 103-425 – 103-449; PROVIDING FOR A TITLE IN SECTION 103-425; PROVIDING FOR APPLICABILITY IN SECTION 103-426; PROVIDING FOR DEFINITIONS IN SECTION 103-427; PROVIDING FOR A TIMEFRAME TO SCHEDULE OR COMMENCE REPAIRS FOLLOWING RECEIPT OF A PHASE TWO INSPECTION REPORT IN SECTION 103-428; PROVIDING FOR ENFORCEMENT IN SECTION 103-429; PROVIDING FOR RESERVATION OF SECTIONS 103-430 – 103-449; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Florida Legislature enacted mandatory structural inspections for condominium and cooperative buildings to ensure such buildings are safe for continued use; and

WHEREAS, section 553.899(11)(2025), Florida Statutes, requires municipalities to adopt an ordinance requiring that a condominium or cooperative association and any other owner subject to section 553.899, Florida Statutes schedule or commence repairs for substantial structural deterioration within a specified timeframe.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida:

SECTION 1. Chapter 103 – Buildings and Building Regulations, Article XII – Mandatory Structural Inspections for Condominium and Cooperative Buildings, Section 103-425 - Title of the Code of Ordinances of the City of Fort Pierce, is hereby created and adopted as follows:

Article XII. – MANDATORY STRUCTURAL INSPECTIONS FOR CONDOMINIUM AND COOPERATIVE BUILDINGS

Sec. 103-425. – Title.

This article shall be known as “Mandatory Structural Inspections for Condominium and Cooperative Buildings”.

Sec. 103-426. – Applicability.

The provisions of section 553.899, Florida Statutes and Chapter 1 of the Florida Building Code shall be applicable as a standard in the City. Every condominium and cooperative building subject to the provisions of section 553.899, Florida Statutes and Chapter 1 of the Florida Building Code shall comply with the provisions set forth herein.

Sec. 103-427. – Definitions.

Words, terms and phrases, when used in this article, shall have the meanings ascribed to them in section 553.899, Florida Statutes and chapter 1 of the Florida Building Code, except where the context clearly indicates a different meaning

Sec. 103-428. – Timeframe.

A condominium or cooperative association and any other owner that is subject to this section shall schedule or commence repairs for substantial structural deterioration within 365 days after the city receives a phase two inspection report. If an owner of the building fails to submit proof to the city that repairs have been scheduled or have

commenced for substantial structural deterioration identified in a phase two inspection report within such timeframe, the city must review and determine if the building is unsafe for human occupancy.

Sec. 103-429. – Enforcement.

This article shall be enforceable in the same manner as any other ordinances or laws of the city, as provided elsewhere in this Code, or as otherwise provided by law.

Secs. 103-430 – 103-449. – Reserved.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 3. This ordinance is and the same shall become effective immediately upon final passage hereof.

SECTION 4. If any provision of this Ordinance is held to be invalid, unconstitutional, or unenforceable for any reason by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this article, which shall be deemed separate, distinct and independent provisions to the fullest extent possible.

APPROVED AS TO FORM
AND CORRECTNESS:

Sara K. Hedges
City Attorney

**STATE OF FLORIDA
COUNTY OF ST. LUCIE**

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 25-024 was duly advertised by title only in the St. Lucie News Tribune on XXXX; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on Monday, August 18, 2025; and was duly introduced, read by title only, and passed on second and final reading on Tuesday, September 2, 2025, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida.

Linda Hudson
MAYOR COMMISSIONER

ATTEST

Linda W. Cox
CITY CLERK

(CITY SEAL)