



THE SUNRISE CITY

**FORT PIERCE**  
CODE ENFORCEMENT  
*Florida*

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

RE: Violation of Section(s): 16-46 Maintenance of Nuisance on Property Prohibited, 16-47  
Removal of Nuisance, 16-48 Nuisance as a Condition

Re:  
Appeal of Declaration of Nuisance  
1635 Thumb Point Drive Fort Pierce Florida

CASE 18-0139

### **ORDER OF SPECIAL MAGISTRATE**

This cause came for hearing on the 18th day of April 2018, before the Special Magistrate of the City of Fort Pierce, Florida upon the petition of the Respondent, and the Special Magistrate having heard the testimony of the respective parties present and the evidence presented, the following Findings of Fact and Conclusions of Law are made:

#### **FINDINGS OF FACT**

1. The violation which is the subject of this proceeding is:

Property Address: 1635 THUMB POINT DR  
Tax ID #: 2401-605-0030-000/3  
Legal Description: THUMB POINT BLK 1 LOT 30 (OR 258-845)

2. The Property owner was properly served notice on January 16, 2018 in accordance with §16-49 of the City Codes for the City of Fort Pierce, Florida.
3. The parties appeared in the Commission Chambers of the City of Fort Pierce, Florida on April 18, 2018 at 9:00 AM.
4. The City of Fort Pierce was represented by Sr. Assistant City Attorney Iola Mosley, Esq. The Property Owner J Brad Culverhouse Sr. Esq. represented himself in the proceedings.
5. The Special Magistrate, Fran Ross, Esq., found the following:

- a. The testimony of the residents who live on Thumb Point Drive is sufficient evidence that they have had to tolerate this property in this condition since the

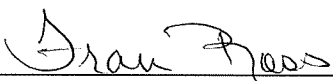
2004 hurricane destruction. All of the residents got the repairs done and moved back into their homes except Mr. Culverhouse.

- b. Mr. Culverhouse experienced several hardships; however, it does not appear much of anything has been done in the past 13 years to repair this home.
- c. February 19, 2016 Respondent signed an agreement with the City giving a timeline for which the repairs would be completed.
- d. April 21, 2016 a friendly letter was sent to Mr. Culverhouse from Marc Meyers, City of Fort Pierce Building Official, asking the project be brought back up to the agreed upon schedule. The Respondent did not comply with the agreement.
- e. The Respondent did make some effort by obtaining a permit although it expired and had to be renewed. The permit is current at this time, but still there has not been any substantial attempts to repair or replace the structure.
- f. I find the property is a nuisance and order the case be forwarded to the City Commission for a final determination.

### CONCLUSIONS OF LAW

The Property Owner John B Culverhouse, Sr. has maintained a Nuisance as a Condition on the property located a 1635 Thumb Point Drive in violation of the provisions of §16-46 and §16-48 of the City Codes for the City of Fort Pierce Florida.

DONE and ORDERED at City of Fort Pierce, St Lucie County, Florida, this 16<sup>th</sup> day of April 2018, Nunc Pro Tunc April 18, 2018.

  
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Fran Ross, Esq., Special Magistrate

I CERTIFY THAT THE ABOVE ORDER WAS  
MAILED TO THE RESPONDENT ON THIS

16<sup>th</sup> DAY OF May, 2018

  
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Colleen Greer, Code Enforcement Clerk