

EX B

PLAINTIFF'S EXHIBIT
Comp # 8
Case 18-0139

City of Fort Pierce
Code Enforcement Division
P.O. Box 1480
Fort Pierce, Florida 34904
TEL # (772) 467-3000

January 16, 2018
Tax ID #: 2401-005-0030-0003 Case #: 18-0000139
John B Culverhouse JR
1635 THUMB POINT DR
FT PIERCE, FL 34904

ADDRESS: 1635 THUMB POINT DR
THE PROPERTY LISTED ABOVE IS IN VIOLATION OF THE FOLLOWING
AND AS SUCH IS A POTENTIAL THREAT TO THE LIFE, HEALTH & SAFETY
OF THE LOCAL AREA.

Sec. 16-15 - Maintenance of nuisance on property prohibited.

No person in charge of or in control of any object or condition within the city, whether as owner, tenant, occupant, lessee or otherwise, shall allow any such object or condition defined as a nuisance by this article to remain on any private or public property within the city nor shall the owner or person in control of real property within the city allow such condition or object on the property, except that this article shall not apply to any object which is kept out of sight in a fully enclosed building or where the object or condition is on the property of a business which has a specific and licensed purpose consistent with the storage, maintenance or display of such object or condition and which is being operated lawfully as provided by the Code of Ordinances.

Sec. 16-47 - Removal of nuisance.

Prompt removal or abatement of any nuisance which is stored, maintained or displayed on property within the city is declared essential to the public health, safety, esthetics, general welfare and good order of the city.

Sec. 16-48 - Nuisance as a Condition

- Nuisance as a Condition means a certain state of being or situation located on property which:
- (6) Interferes with the comfortable and quiet enjoyment of life or property.
 - (7) Current condition of property tends to or could depreciate the value of property of any person.
 - (9) Any trash, litter, debris, garbage, bottles, paper, plastic, metals, cans, eggs, affix, bricks, concrete, lumber, building materials, or dead or decaying plants or animals of any kind.
- Section 16-48 - Nuisance as an Object
- Nuisance as an object means one of the following:

Jan 17, 2018 3:25:36 PM
Fort Pierce



Jan 17, 2018 3:29:29 PM
Fort Pierce



AFFIDAVIT OF POSTING - PLACARD

CASE NO: 18-00000139

RE: 1635 THUMB POINT DR

BEFORE ME, the undersigned authority, personally appeared Heather Debevec, Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That the property listed above was posted with a CONDEMNED placard in accordance with the International Property Maintenance Code Section 108.4; and

That the property listed above was posted with a NOTICE OF PUBLIC NUISANCE in accordance with Chapter 16-49 (a) of the City's Code of Ordinances.

FURTHER AFFIANT SAYETH NOT.

DATED this 17 day of January, 2017.

Heather Debevec
 Heather Debevec, Code Enforcement Officer

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

this 17th day of January, 2018.

Margaret M. Arraiz
 NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:

