THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

January 3, 2018

AmeriGas Propane
3301 Oleander Ave
Fort Pierce, FL 34982

Re: Permit #17-3555

Dear Sirs:

On January 2, 2018, the Fort Pierce City Commission approved your request for the installation of two (2) above ground fuel tanks at 1502 Thumb Point Drive, Fort Pierce, Florida in accordance with Section 7-20 of the Fort Pierce City Ordinances.

If you have any additional questions, please contact the Building Department.

Very truly yours,

Linda W. Cox
City Clerk

cc: Kristie Kirstein, Senior Permit Specialist

THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

May 23, 2018

CERTIFIED MAIL – RETURN RECEIPT REQUESTED
AND FIRST CLASS REGULAR MAIL

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

Dear Interested Parties:

Pursuant to Resolution 18-R26, certified copy enclosed, there will be a Public Hearing before the City Commission of the City of Fort Pierce, Florida, at their meeting which begins at 6:30 p.m. on Monday, June 18, 2018 in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, allowing interested parties to show cause as to why the building or structure located at 1635 THUMB POINT DR, THUMB POINT BLK 1 LOT 30 (OR 258-845) Parcel ID 2401-605-0030-000 should not be condemned and its removal or destruction required.

All interested parties are invited to attend this meeting and be heard.

Very truly yours,

Linda W. Cox
City Clerk

cc: Peggy Arraiz, Code Compliance Manager

THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

June 19, 2018

CERTIFIED MAIL – RETURN RECEIPT REQUESTED
AND FIRST CLASS REGULAR MAIL AND EMAIL

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

Dear Interested Parties:

At the City Commission Meeting on Monday, June 18, 2018, the City Commission granted the request of Mr. Culverhouse to continue the Show Cause Hearing in order to provide the required 5 days in which to provide all supporting documentation. Accordingly the quasi-judicial hearing was continued to Monday, June 25, 2018 at 10:00 a.m. before the City Commission of the City of Fort Pierce, Florida, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, allowing interested parties to show cause as to why the building or structure located at 1635 THUMB POINT DR, THUMB POINT BLK 1 LOT 30 (OR 258-845) Parcel ID 2401-605-0030-000 should not be condemned and its removal or destruction required.

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Very truly yours,

Linda W. Cox
City Clerk

cc: Peggy Arraiz, Code Compliance Manager

THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

June 19, 2018

CERTIFIED MAIL – RETURN RECEIPT REQUESTED
AND FIRST CLASS REGULAR MAIL AND EMAIL

JOHN B CULVERHOUSE SR
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All interested parties are invited to attend this meeting and be heard.

Very truly yours,

Linda W. Cox

Linda W. Cox
City Clerk

cc: Peggy Arraiz, Code Compliance Manager

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

THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

February 24, 2017

Mr. Ryan Gesten
Rogers Morris Ziegler

VIA FACSIMILE: 954-763-2692

Dear Mr. Gesten:

We are in receipt of your request regarding 1675 Thumb Point Drive. We cannot adequately address your questions as presented.

You or your clients are welcome to contact our planning department to speak with a planner in order to gather all of the necessary facts to provide proper guidance for the property. They can be reached at 772-467-3729.

We would also recommend contacting the building department at 772-467- 3724 to determine what, if any, flood regulations would apply to the property and if any outstanding building permits exist for the property.

As far as previous violations, our Code Enforcement Department can conduct a lien search for a fee. They can be reached at 772-467-3149.

Very truly yours,

Linda W. Cox
City Clerk

RESOLUTION NO. 18-R26

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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

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: NICHOLAS MIMMS, CITY MANAGER

THROUGH: James Messer, Esq., City Attorney

FROM: Iola T Mosley, Esq., Assistant City Attorney

RE: Request to Initiate Foreclosure
1635 Thumb Point Drive- Culverhouse

DATE: March 27, 2017

Pursuant to your request, this office has reviewed the subject file. In my opinion, the Department has a reasonable legal basis to proceed with a foreclosure based on the fines accrued between October 2007 and April 2009, as well as the option to pursue a money judgement on the accrued amount.

The Department will need to obtain the authorization of the City Commission in order for this office to file the lawsuit.

RECEIVED
TIME
APR 04 2017
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

COPY

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

RECEIVED
TIME
MAR 14 2017
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

RECEIVED
MAR 15 2017
By

CITY ATTORNEY USE ONLY

Date Received:	3/15/17
Assigned To:	IM
File:	
Due Date:	3/25/17
Hours:	

REQUEST FOR LEGAL SERVICES

TO: CITY ATTORNEY

SUBMITTED BY: PEGGY ARRAIZ, CODE COMPLIANCE MANAGER

CITY MANAGER AUTHORIZATION: NICHOLAS C. MIMMS, P.E., CITY MANAGER

RE: REQUEST TO INITIATE FORECLOSURE
1635 THUMB POINT DRIVE - CULVERHOUSE

DATE: MARCH 14, 2017

Service Required: (please circle or underline)

Review Documents	**Draft Document**	**Written Opinion Requested**
Attend Meetings	**Advise**	**Other:** _____

Upon review and/or "Approval as to Form and Correctness," the Department submitting the RLS is responsible for placement of any related item on a Commission or Board Agenda.

1. **Brief statement of the nature of the request or problem:** There is a property located at 1635 Thumb Point Drive that has had code enforcement violations existing since 2004. Due to the owner not taking affirmative action to remove or rebuild the house at this location during the past 12 years, staff is recommending that the City initiate foreclosure proceedings against the owner.

2. **Discussion of the implications and the possible impact if not apparent from preceding information:** The property will continue to present a nuisance condition to the surrounding area.

3. **Time considerations and their significance:** This matter has been ongoing for 12 years – code enforcement initiated their case in 2005.

4. **Are City funds required? If so, list approvals obtained for expenditure of funds:** Maybe?

5. **Factual background:**

   - Address: 1626 Thumb Point Drive, Fort Pierce, FL 34949 AKA PID # 2401-605-0030-000/3
   - Lien filed in the names of John B & Susan Culverhouse. Current owners are John B Culverhouse Sr and John B. Culverhouse Jr.

- Over the past 12 years, a permit to rebuild would be obtained but expire due to no work being done and then a new permit would be obtained and that permit would expire due to no work being done.
- Currently there is an active permit that was obtained in 2014. The permit has remained active by the builder obtaining a single inspection every six months, which per the FL Building Code automatically extends the life of the permit an additional six months.
- There has not been any substantial improvement made to the property to remedy the nuisance conditions present.

6. List and/or attach all related documents and known authorities (e.g., statute, ordinance, resolution, administrative code, legal case, RFP, bidder's response, contract, lease, letter, memorandum, prior legal opinion, deed, etc.):

- Property Tax card dated 3/14/2017 showing that the property is not a homesteaded property.
- FL State Statute 162.09(3) – allows for foreclosure of lien after remaining unpaid for 3 months
- Ordinance Number 2-247 – allows for foreclosure of lien after remaining unpaid for 1 year
- Notice of Violation for unsafe building dated 5/5/2005.
- Notice of Violation hearing for 4/11/2007 with related minutes.
- Order Determining Violation dated 4/17/2007.
- Affidavit of Non-Compliance dated 10/26/2007.
- Massey Letter dated 10/26/2007.
- Order Assessing Fine and Imposing Lien recorded in Book 2910 Page 27 on 11/30/2007.
- Notice of Lien letter dated 12/7/2007.
- Affidavit of Compliance dated 4/27/2009.
- Affidavit of Non-Compliance dated 1/4/2010.
- Follow up Massey Notice dated 4/22/2010.
- Affidavit of Compliance dated 6/1/2010.
- Affidavit of Non-Compliance dated 8/2/2011.
- Affidavit of Compliance dated 8/22/2014.
- Case summary and fines due.

CITY ATTORNEY USE ONLY			
Routed for Review	**Date**	**Response Deadline**	**Response**

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 1635 THUMB POINT DR	Parcel ID: 2401-605-0030-000-3	Account #: 15212	Sec/Town/Range: 01/35S/40E
Map ID: 24/01E	Zoning: R1	Use Type: 0000	Jurisdiction: Fort Pierce

Ownership

John B Culverhouse Sr
John B Culverhouse Jr

1635 Thumb Point DR
Fort Pierce, FL 34949

Legal Description

THUMB POINT BLK 1 LOT 30 (OR 258-845; 3848-1748)

Current Values

Just/Market:	$482,300	Assessed:	$482,300
Exemptions:	$500	Taxable:	$481,800

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	$482,300	$482,300	$500	$481,800
2015	$407,200	$287,840	$50,000	$237,840
2014	$404,200	$285,556	$50,000	$235,556

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-22-2016	3848 / 1748	0311	QC	Culverhouse John B	$100
09-01-1976	0258 / 0845	XX00	CV		$125,000

Primary Building Information

Finished Area of this building: 0 SF
Gross Area of this building: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: 2014
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.33
Land Size (SF):	14,560
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
RES POOL AVG	1	578	1977
CONC DOCK	1	320	1977
POOL DK-AVG	1	590	1977
SEAWALL CONC	1	110	1999
CHAINLINK 4'	1	225	2006

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2017 Saint Lucie County Property Appraiser. All rights reserved.

162.09 Administrative fines; costs of repair; liens.—

(1) An enforcement board, upon notification by the code inspector that an order of the enforcement board has not been complied with by the set time or upon finding that a repeat violation has been committed, may order the violator to pay a fine in an amount specified in this section for each day the violation continues past the date set by the enforcement board for compliance or, in the case of a repeat violation, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the code inspector. In addition, if the violation is a violation described in s. 162.06(4), the enforcement board shall notify the local governing body, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with the fine imposed pursuant to this section. Making such repairs does not create a continuing obligation on the part of the local governing body to make further repairs or to maintain the property and does not create any liability against the local governing body for any damages to the property if such repairs were completed in good faith. If a finding of a violation or a repeat violation has been made as provided in this part, a hearing shall not be necessary for issuance of the order imposing the fine. If, after due notice and hearing, a code enforcement board finds a violation to be irreparable or irreversible in nature, it may order the violator to pay a fine as specified in paragraph (2)(a).

(2)(a) A fine imposed pursuant to this section shall not exceed $250 per day for a first violation and shall not exceed $500 per day for a repeat violation, and, in addition, may include all costs of repairs pursuant to subsection (1). However, if a code enforcement board finds the violation to be irreparable or irreversible in nature, it may impose a fine not to exceed $5,000 per violation.

(b) In determining the amount of the fine, if any, the enforcement board shall consider the following factors:

1. The gravity of the violation;
2. Any actions taken by the violator to correct the violation; and
3. Any previous violations committed by the violator.

(c) An enforcement board may reduce a fine imposed pursuant to this section.

(d) A county or a municipality having a population equal to or greater than 50,000 may adopt, by a vote of at least a majority plus one of the entire governing body of the county or municipality, an ordinance that gives code enforcement boards or special magistrates, or both, authority to impose fines in excess of the limits set forth in paragraph (a). Such fines shall not exceed $1,000 per day per violation for a first violation, $5,000 per day per violation for a repeat violation, and up to $15,000 per violation if the code enforcement board or special magistrate finds the violation to be irreparable or irreversible in nature. In addition to such fines, a code enforcement board or special magistrate may impose additional fines to cover all costs incurred by the local government in enforcing its codes and all costs of repairs pursuant to subsection (1). Any ordinance imposing such fines shall include criteria to be considered by the code enforcement board or special magistrate in determining the amount of the fines, including, but not limited to, those factors set forth in paragraph (b).

(3) A certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. Upon petition to the circuit court, such order shall be enforceable in the same manner as a court judgment by the sheriffs of this state, including execution and levy against the personal property of the violator, but such order shall not be deemed to be a court judgment except for enforcement purposes. A fine imposed pursuant to this part shall continue to accrue until the violator comes into compliance or until judgment is rendered in a suit filed pursuant to this section, whichever occurs first. A lien arising from a fine imposed pursuant to this section runs in favor of the local governing body, and the local governing body may execute a satisfaction or release of lien entered pursuant to this section. After 3 months from the filing of any such lien which remains unpaid, the enforcement board may authorize the local governing body attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest. No lien created pursuant to the provisions of this part may be foreclosed on real property which is a homestead under s. 4, Art. X of the State Constitution. The money judgment provisions of this section shall not apply to real property or personal property which is covered under s. 4(a), Art. X of the State Constitution.

History.—s. 1, ch. 80-300; s. 8, ch. 82-37; s. 2, ch. 85-150; s. 8, ch. 86-201; s. 2, ch. 87-391; s. 8, ch. 89-268; s. 4, ch. 94-291; s. 1, ch. 95-297; s. 5, ch. 99-360; s. 1, ch. 2000-125; s. 65, ch. 2004-11.

Note.—Former s. 166.059.

Sec. 2-247. - Administrative fines; liens.

The enforcement board, upon notification by the code inspector that a previous order of the enforcement board has not been complied with by the set time, may order the violator to pay a fine not to exceed two hundred fifty dollars ($250.00) for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists or, if the violator does not own the land, upon any other real or personal property owned by the violator and may be enforced in the same manner as a court judgment by the sheriffs of this state, including levy against the personal property, but shall not be deemed otherwise to be a judgment of a court except for enforcement purposes. After one year from the filing of any such lien which remains unpaid, the enforcement board may authorize the city attorney to foreclose on the lien.

(Code 1960, § 2-28; Ord. No. H-241, 12-6-82)

State Law reference— Similar provisions, F.S. § 162.09.

CITY OF FORT PIERCE
Florida

BUILDING & COMMUNITY RESPONSE DEPARTMENT
P.O. BOX 1480, FORT PIERCE, FLORIDA 34954
772-460-2200; FAX: 772-467-9836

5/05/05 **Tax ID#: 240160500300003** **Case #: CDEF2005-1201**

John B and Susan D Culverhouse
1635 Thumb Point Dr
Fort Pierce, FL 34949-3570

ADDRESS: 1635 THUMB POINT DR

The above building or structure has been found unsafe per City Ordinances, Florida Building Code (FBC) s.3401.6 and the Standard Unsafe Building Abatement Code s.101.6. The following required actions must be taken:

- ☐ Evidence of extensive exterior and interior damage suggests substantial renovation is required to prevent further deterioration. (30 days to initiate)
- ☐ Fences must be repaired or replaced to provide a locked barrier around the pool. (15 days)
- ☐ Stagnant water must be treated to prevent the growth of algae or breeding of mosquitoes. (15 days)

If the building(s) is to be repaired, drawings prepared by a Florida licensed engineer or architect addressing the deficiencies will be required with the building permit application unless otherwise approved by the Building Official.

If the above required actions are not started and completed by the time specified, the building or structure will be ordered vacated and posted to prevent further occupancy until work is completed and the final inspection has been approved. The repair/rehabilitation of the building or structure must fully comply with all local ordinances and the currently adopted Florida Building Code (FBC). **If no action has been taken by the legal owner to come into compliance within the time specified, the City may initiate condemnation proceedings in accordance with codes, with all costs incurred charged against the owner of record.**

Any person having any legal interest in the property may appeal this notice by the Building Official to the Board of Adjustments and Appeals (CBAA); such appeal shall be in writing in the form specified in the Rules of Procedure of the CBAA and shall be filed with the Building Official within 30 calendar days from the date of the notice with a $200 fee. Failure to appeal in the time specified will constitute a waiver of all rights to an administrative hearing.

If you have any questions regarding this notice, please contact the Building Department (772) 460-2200, Ext. 214.

John Alcorn, Director
Division of Building and Community Response

CITY OF FORT PIERCE
Florida

DEPARTMENT OF BUILDING AND CODE ENFORCEMENT
P. O. BOX 1480 • FORT PIERCE, FLORIDA 34954
TEL. (772) 460-2200 • FAX (772) ~~461-6772~~ 468-0457

CERTIFIED MAIL

December 7, 2007

John B. & Susan Culverhouse
1625 Thumb Point Drive
Ft. Pierce, FL 34949

CEB Case No.: 7-62

RE: 1635 Thumb Point Drive

Dear Property Owner(s):

Since you have not complied with the Special Magistrate's/Code Enforcement Board's Order in a timely manner, the penalty of $ 10,500 has accrued and continues to accrue at $250 per day until the property comes into compliance.

Attached please find a copy of the Order Assessing Fine and Imposing Lien on the above referenced property which has been recorded in the public records of St. Lucie County, Florida. If there is no compliance and/or the outstanding penalty is not paid within three (3) months of the date of recording, this lien may be subject to foreclosure proceedings and the property sold to enforce the penalty.

If you have any questions regarding what needs to be done to bring the property into compliance, please contact Officer Bob Dusanek at (772) 460-2200 extension 278.

Sincerely,

Lois Caudill
Executive Assistant

/lc

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

Book: 2910

Page: 27

Case No: 05-00001201

1635 THUMB POINT DR
PROPERTY ADDRESS

IN THE MATTER OF:

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOW in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 27th day of April, 2009.

STOP
Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 21st day of April, 2010.

Karen C. Bruno
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

KAREN C. BRUNO
MY COMMISSION # DD 849692
EXPIRES: January 7, 2013
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3466579 04/23/2010 at 01:20 PM
OR BOOK 3190 PAGE 1429 - 1429 Doc Type: AFF
RECORDING: $10.00

File Name: C0034897

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

Book: 2910

Page: 27

Case No: 05-00001201

1635 THUMB POINT DR
PROPERTY ADDRESS

IN THE MATTER OF:

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 4th day of January, 2010.

Start
Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 22nd day of April, 2010.

Karen C. Bruno
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

KAREN C. BRUNO
MY COMMISSION # DD 849692
EXPIRES: January 7, 2013
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3466578 04/23/2010 at 01:20 PM
OR BOOK 3190 PAGE 1428 - 1428 Doc Type: AFF
RECORDING: $10.00

File Name: C0034898

City of Fort Pierce, Florida
Building and Code Enforcement
P.O. Box 1480
Fort Pierce, Florida 34954
TEL #: (772) 460-2200
FAX #: (772) 468-0457

April 22, 2010

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

Property address: 1635 THUMB POINT DR

Dear Property Owner(s):

This correspondence is to inform you that the property referenced above continues to be in violation of the Code Enforcement Board Order (copy attached) and the City Code of Ordinance, Section(s) 103.2 SBCCI Housing Code and the fine of $250.00 a day continues to accrue.

If you would like to contest this fine or disagree with the findings of the noncompliance, then **you must respond in writing, stating a detailed reason as to why you disagree.** This correspondence must be mailed to our office within **twenty (20) days** from the date of this letter. If we should receive a response from you, then your case will be scheduled before the Code Enforcement Board for a hearing. **If we should not hear from you within the twenty (20) days, a lien will be entered on the property.**

If you should have any questions, please contact our office at (772) 460-2200, ext. 284.

Sincerely,

Karen Bruno

Karen Bruno
Secretary to the Code Enforcement Board

File Name: C0034944

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

Book: 2910

Page: 27

Case No: 05-00001201

1635 THUMB POINT DR
PROPERTY ADDRESS

IN THE MATTER OF:

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOW in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 1st day of June, 2010.

Stop
Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 10th day of June, 2010.

Karen C. Bruno
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

KAREN C. BRUNO
MY COMMISSION # DD 849692
EXPIRES: January 7, 2013
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3486356 06/21/2010 at 11:20 AM
OR BOOK 3206 PAGE 2056 - 2056 Doc Type: ORD
RECORDING: $10.00

File Name: C0035621

AFFIDAVIT OF NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3710866 06/05/2012 at 02:41 PM
OR BOOK 3396 PAGE 1666 - 1666 Doc Type: AFF
RECORDING: $10.00

Book: 2910

Page: 27

Case No: 05-00001201

IN THE MATTER OF:

1635 THUMB POINT DR
PROPERTY ADDRESS

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 2nd day of August, 2011.

Restart Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 22nd day of May, 2012.

Colleen Greer
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

COLLEEN GREER
MY COMMISSION # DD823583
EXPIRES: November 13, 2012
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

File Name: C0043457

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4055129 OR BOOK 3731 PAGE 1203, Recorded 04/02/2015 at 10:13 AM

AFFIDAVIT OF COMPLIANCE
SPECIAL MAGISTRATE
FORT PIERCE, FLORIDA

Book: 2910

Page: 27

Case No: 05-00001201

IN THE MATTER OF:

1635 THUMB POINT DR
PROPERTY ADDRESS

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Isaac Saucedo, have personally examined the property described in the Special Magistrate's order dated April 11, 2007, in the above mentioned case, and find that said property is NOW in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 22 day of August, 2014.

Isaac Saucedo, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Isaac Saucedo, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 30th day of March, 2015.

Colleen Greer
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

COLLEEN GREER
MY COMMISSION # EE 216024
EXPIRES: November 13, 2016
Bonded Thru Budget Notary Services

File Name: C0058961

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

NARRATIVE:	
	SUBAC Letter sent 5/6/05 5/05/05
	Time Stamp: 04/27/2007 02:47 PM BOBD ---------- 4/27/07
	I added correct tax id #, owner, changed case type and 4/27/07
	inspector. Please refer to ptwin cases for more 4/27/07
	information. Owners have settled with insurance company and 4/27/07
	are anxious to get back home. 4/27/07
	Time Stamp: 06/26/2007 03:54 PM BOBD ---------- 6/26/07
	I passed by today and no changes have been made, roof 6/26/07
	missing and interior has been demolished. 6/26/07
	Time Stamp: 09/25/2007 10:34 AM BOBD ---------- 6/26/07
	This narrative concerns 1569 Thumb Point Dr not 1635. 6/26/07
	Time Stamp: 09/24/2007 02:27 PM BOBD ---------- 9/24/07
	John Foster is still working with owner and contractor to 9/24/07
	rebuild structure. 9/24/07
	Time Stamp: 10/23/2007 02:59 PM BOBD ---------- 10/23/07
	Brad Culverhouse announced last night at Historic 10/23/07
	Preservation Board meeting that he has retained Chairman 10/23/07
	John Foster as the person to design the rebuilding of his 10/23/07
	structure and mr. Foster agreed. I spoke with Mr. foster 10/23/07
	last week and he said he would send a fax stating the above 10/23/07
	and plans should be submitted in thirty (30) days. 10/23/07
	Time Stamp: 12/04/2007 11:43 AM BOBD ---------- 12/04/07
	No changed, check with the building department. 12/04/07
	Time Stamp: 01/03/2008 08:10 AM BOBD ---------- 1/03/08
	P e-mail from Kristie John Foster has meet with Marc about 1/03/08
	concerns that building and planning may have, no plans have 1/03/08
	been submitted at this time. 1/03/08
	Time Stamp: 02/04/2008 12:58 PM BOBD ---------- 2/04/08
	I changed inspector to Melody and set inspection for 2-20. 2/04/08
	same - Time Stamp: 02/27/2008 08:49 AM MELODY 2/27/08
	---------- 2/27/08
	same Time Stamp: 03/17/2008 10:02 AM MELODY 3/17/08
	---------- 3/17/08
	4/11/08 same Time Stamp: 04/11/2008 11:17 AM MELODY 4/11/08
	---------- 4/11/08
	same Time Stamp: 05/06/2008 04:16 PM MELODY 5/06/08
	---------- 5/06/08
	same Time Stamp: 06/04/2008 04:10 PM MELODY 6/04/08
	---------- 6/04/08
	same Time Stamp: 07/02/2008 04:21 PM MELODY 7/02/08
	---------- 7/02/08
	same Time Stamp: 08/04/2008 04:22 PM MELODY 8/04/08
	---------- 8/04/08
	inspection 9/4/08 same Time Stamp: 09/08/2008 04:27 PM 9/08/08
	MELODY ---------- 9/08/08
	same Time Stamp: 10/05/2008 02:55 PM MELODY 10/05/08

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

NARRATIVE:	
----------	10/05/08
November 4, 2008 3:18:31 PM melody.	11/04/08
same	11/04/08
December 4, 2008 3:31:28 PM melody.	12/04/08
same	12/04/08
January 9, 2009 10:28:14 AM melody.	1/09/09
same	1/09/09
February 3, 2009 3:13:20 PM melody.	2/03/09
same	2/03/09
March 2, 2009 4:29:01 PM melody.	3/02/09
same	3/02/09
April 9, 2009 10:06:27 AM melody.	4/09/09
same	4/09/09
May 20, 2009 10:47:39 AM melody.	5/20/09
same condition - steve weaver advises he is working with mr	5/20/09
culverhouse to restore house	5/20/09
June 16, 2009 3:15:35 PM melody.	6/16/09
contractor steve weaver has dumpster on site - work may be	6/16/09
starting on this property?	6/16/09
July 9, 2009 4:30:59 PM melody.	7/09/09
same condition	7/09/09
July 9, 2009 4:32:06 PM melody.	7/09/09
same condition	7/09/09
August 12, 2009 4:37:43 PM melody.	8/12/09
same condition	8/12/09
September 4, 2009 11:14:02 AM melody.	9/04/09
no action taken on house - transfer to shaun	9/04/09
October 12, 2009 4:09:38 PM shaun.	10/12/09
SAME	10/12/09
January 21, 2010 4:19:27 PM shaun.	1/21/10
HAS DUMPSTER STORAGE UNIT AND PORTA POTTY THERE, PERMIT IS	1/21/10
STILL ACTIVE. WILL CONTINUE TO MONITOR	1/21/10
April 20, 2010 1:17:43 PM shaun.	4/20/10
SAME AS LAST TIME	4/20/10
April 21, 2010 10:26:06 AM shaun.	4/21/10
PER PEGGY I AM DOING A AFF OF COMPLIANCE TO STOP THE FINES	4/21/10
ON 4-27-2009 SINCE HE COMPLIED WITH THE ORDER BY APPLYING	4/21/10
FOR A PERMIT, AND THEN RE-STARTING THE FINES ON 1-4-10 WHEN	4/21/10
THE PERMIT EXPIRED.	4/21/10
June 9, 2010 4:05:43 PM shaun.	6/09/10
PERMIT WAS APPLIED FOR AGAIN ON 6-1-2010, SO STOPPING FINES	6/09/10
AGAIN.	6/09/10
September 7, 2010 3:35:58 PM shaun.	9/07/10
PERMIT 10-1195 WAS ISSUED IN JUNE. WORK HAS STARTED ON THE	9/07/10
PROPERTY. PEGGY IS GOING TO RECOMMEND NOT REDUCING THE FINE	9/07/10
AT THIS TIME AND RECOMMENDING TO WAIT UNTIL THE PROPERTY IS	9/07/10

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
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CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

NARRATIVE:		
	BROUGHT INTO COMPLIANCE.	9/07/10
	November 10, 2010 4:08:48 PM shaun.	11/10/10
	WAS SUPPOSE TO GO IN FRONT OF THE CEB TODAY FOR REDUCTION	11/10/10
	REQUEST BUT CULVERHOUSE REQUESTED A CONTINUANCE, SHOULD GO	11/10/10
	IN JAN.	11/10/10
	January 10, 2011 4:01:08 PM shaun.	1/10/11
	HOUSE IS IN THE PROCESS OF DEMO, WAS SUPPOSE TO GO TO THE	1/10/11
	CEB FOR A REQUEST TO REDUCE/RESCIND LIEN ON WED BUT PEGGY	1/10/11
	HAS GRANTED THE REQUEST FOR THE EXTENSION.	1/10/11
	April 13, 2011 8:56:42 AM shaun.	4/13/11
	WORK IN PROGRESS	4/13/11
	October 18, 2011 4:06:29 PM shaun.	10/18/11
	DOESN'T LOOK LIKE ANYTHING HAS REALLY BEEN DONE IN A WHILE,	10/18/11
	NOWHERE NEAR COMPLETION.	10/18/11
	April 25, 2012 9:20:04 AM shaun.	4/25/12
	STATUS QUO, FINE CONTINUES TO ACCRUE	4/25/12
	May 21, 2012 1:15:41 PM peggy.	5/21/12
	Permit #10-1195 expired 8/1/2011 and no new permits have	5/21/12
	been applied for or obtained. Fines restarted again on	5/21/12
	8/2/2011. Will send a new letter.	5/21/12
	November 27, 2012 4:44:11 PM shaun.	11/27/12
	SAME, NO ADDITIONAL PERMITS HAVE BEEN APPLIED FOR.	11/27/12
	May 28, 2013 4:40:36 PM shaun.	5/28/13
	SAME.	5/28/13
	December 4, 2013 10:59:37 AM shaun.	12/04/13
	EVERYTHING IS THE SAME, FINES WILL CONTINUE TO ACCRUE.	12/04/13
	January 27, 2014 9:45:44 AM shaun.	1/27/14
	TRANSFERRING THIS CASE TO ISAAC SINCE THIS IS HIS NEW AREA.	1/27/14
	January 29, 2014 1:08:40 PM shaun.	1/29/14
	house is in the process of being torn down, fines will	1/29/14
	continue	1/29/14
	February 24, 2014 10:59:45 AM isaucedo.	2/24/14
	SETTING FURTURE INSPECTION, CHECK WITH BUILDING TO SEE IF	2/24/14
	DEMOLITION PERMIT HAS BEEN RENEWED..	2/24/14
	March 12, 2014 3:57:41 PM isaucedo.	3/12/14
	PROPERTY LOOK THE SAME FINES WILL CONTINUE TO RUN	3/12/14
	April 14, 2014 11:33:53 AM isaucedo.	4/14/14
	CONTINUES TO LOOK THE SAME	4/14/14
	May 7, 2014 3:24:54 PM isaucedo.	5/07/14
	CONTINUES TO LOOK THE SAMES. FINES WILL CONTINUE	5/07/14
	June 25, 2014 1:36:17 PM isaucedo.	6/25/14
	continue to look the same. fines will continue to run. will	6/25/14
	set up a new inspection a month from today due to their is	6/25/14
	another open case on this property	6/25/14
	July 25, 2014 11:07:26 AM ISAUCEDO.	7/25/14
	CONTINUES TO LOOK THE SAME, FINES WILL CONTINUE TO RUN.	7/25/14

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

NARRATIVE:		
	September 4, 2014 1:33:31 PM isaucedo.	9/04/14
	PROPERTY CONTINUES TO LOOK THE SAME AND FINES WILL CONTINUE	9/04/14
	TO RUN.	9/04/14
	October 28, 2014 4:42:41 PM isaucedo.	10/28/14
	Continues to look the same	10/28/14
	December 23, 2014 10:56:05 AM isaucedo.	12/23/14
	property continues to look the same, fines will continue to	12/23/14
	run and will set a new inspection date.	12/23/14
	February 23, 2015 2:23:48 PM isaucedo.	2/23/15
	Same, fines will continue to run.	2/23/15
	March 26, 2015 3:41:37 PM isaucedo.	3/26/15
	case has been complied	3/26/15
	February 10, 2016 4:25:15 PM peggy.	2/10/16
	Request for a partial lien reduction went before CEB for	2/10/16
	approval. Lot is in SLC and was sold in 2012 and resold in	2/10/16
	2015. The current owner found the cloud on the title, which	2/10/16
	was missed by the title company. They are offering $5000 to	2/10/16
	have two agricultural parcels released from the lien on this	2/10/16
	property. The CEB accepted the offer with the understanding	2/10/16
	that by releasing these parcels, the lien still remains in	2/10/16
	affect on the Thumb Point property. Matter being forwarded	2/10/16
	to the City Commission for final approval.	2/10/16
	March 22, 2016 11:21:37 AM colleen.	3/22/16
	City Commission approved the partial release of lien	3/22/16
	contingent upon receiving a check for $5,000.	3/22/16
		3/22/16
	Check was received today and remitted to the Finance Dept.	3/22/16
	Papers were prepared to obtain the partial release of lien.	3/22/16
	April 28, 2016 2:32:40 PM colleen.	4/28/16
	Partial release of lien was recorded on 4/27/16	4/28/16
	book 3862 page 379 Mailed to Mr. Fee and Mr. Culverhouse on	4/28/16
	4/28/16	4/28/16
	Lien and fines are still attached by Culverhouse.	4/28/16
	June 8, 2016 10:34:46 AM peggy.	6/08/16
	Spoke with Dennis Murphy and Tom Kiernan of Culpepper and	6/08/16
	Terppening. 772-464-3537 / EM dmurphy@ct-eng.com or	6/08/16
	tkiernan@ct-eng.com.	6/08/16
		6/08/16
	Gentleman said that Mr. C is pursuing cleaning up the	6/08/16
	property, replatting and resolving the code violation. Title	6/08/16
	is being transferred to the son via quit claim deed. (copy	6/08/16
	placed in file). Actively under construction at this time.	6/08/16

NOTICE NAMES: JOHN B & SUSAN CULVERHOUSE OWNER

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	6/13/05	Initial Inspection	COMPLETED	6/13/05		

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
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1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

6/13/05	Initial Inspection	COMPLETED	6/13/05	
	RSLT TEXT: 6/13/05 No change send letter teliing condemnation is procee ding.			6/13/05 6/13/05
6/28/05	Follow-up Inspection	COMPLETED	6/28/05	
	RSLT TEXT: 6/28/05 No change, check in 7 days.			6/28/05
7/05/05	Follow-up Inspection	COMPLETED	7/05/05	
	RSLT TEXT: 7/5/05 No change.			7/05/05
7/18/05	Follow-up Inspection	COMPLETED	7/18/05	
	RSLT TEXT: 7/18/05 No change and we have not heard from the title searc h yet, check in 21 days.			7/18/05 7/18/05
8/08/05	Follow-up Inspection	COMPLETED	8/08/05	
	RSLT TEXT: 8/8/05 No change.			8/08/05
9/06/05	Follow-up Inspection	COMPLETED	9/06/05	
	RSLT TEXT: 9/6/05 No change!			9/06/05
9/12/05	Follow-up Inspection	COMPLETED	9/12/05	
	RSLT TEXT: 9/12/05 No change!			9/12/05
10/10/05	Follow-up Inspection	COMPLETED	10/10/05	
	RSLT TEXT: 10/10/05 This has been appealed and rescheduled for the end of this months meeting.			10/10/05 10/10/05
11/02/05	Follow-up Inspection	COMPLETED	11/02/05	
12/22/05	Follow-up Inspection	COMPLETED	12/22/05	
	RSLT TEXT: 12/22/05 They are still fighting with ins.			12/22/05
3/03/06	Follow-up Inspection	COMPLETED	3/03/06	
	RSLT TEXT: 3/6/06 Continued by the Construction Adjustment & Appeals Bo ard for 30 days.			3/03/06 3/03/06
6/27/06	Follow-up Inspection	COMPLETED	6/27/06	
	RSLT TEXT: 6/27/06 I spoke with owner recently and he is suing the insu rance company.			6/27/06 6/27/06
12/06/06	Follow-up Inspection	COMPLETED	12/06/06	
	RSLT TEXT: 12/6/06 I have not spoken to the owner recently, check on 1/ 12/07.			12/06/06 12/06/06
1/22/07	Follow-up Inspection	COMPLETED	1/22/07	
	RSLT TEXT: 1/22/2007 No change in tis property schedule for S.M. or C.E .B.			1/22/07 1/22/07
3/02/07	Follow-up Inspection	COMPLETED	3/02/07	

CASE TYPE / TAX ID # / ADDRESS	DATE ESTABLISHED / INSPECTOR	STATUS / TENANT NAME	STATUS DATE / TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

3/02/07	Follow-up Inspection	COMPLETED	3/02/07		
	RSLT TEXT: 3/2/07 No change property scheduled for 3/14/07 hearing.				3/02/07
3/07/07	Follow-up Inspection	COMPLETED	3/07/07		
	RSLT TEXT: 3/7/07 There has not been any changes with this property and				3/07/07
	I did not get paperwork back to Barbara in a timely manner				3/07/07
	therefore; I have scheduled this case for the April 11, 2007				3/07/07
	C.E.B. hearing.				3/07/07
5/25/07	Follow-up Inspection	COMPLETED	5/29/07	Bob Dusanek	
6/26/07	Follow-up Inspection	COMPLETED	6/26/07	Bob Dusanek	
7/26/07	Follow-up Inspection	COMPLETED	8/20/07	Bob Dusanek	
9/20/07	Follow-up Inspection	COMPLETED	9/24/07	Bob Dusanek	
10/20/07	Follow-up Inspection	COMPLETED	10/23/07	Bob Dusanek	
4/11/07	CODE ENFORCEMENT BOARD	COMPLETED	4/11/07		
	NARRATIVE: 120 days to apply for permit, $250 per day fine would start				10/26/07
	if an application has not been made for a permit, and the				10/26/07
	respondent would be found in violation				10/26/07
10/26/07	FINES RUNNING	COMPLETED	10/26/07		
	NARRATIVE: fine of $250 a day begins				10/26/07
10/26/07	WAITING FOR FINES TO BE PAID	COMPLETED	10/26/07		
	NARRATIVE: waiting for fines to be paid				10/26/07
12/04/07	Follow-up Inspection	COMPLETED	12/04/07	Bob Dusanek	
1/04/08	Follow-up Inspection	COMPLETED	1/03/08	Bob Dusanek	
12/06/07	LIEN	OPEN			
	LIEN INFO: 000000762 3138478				0/00/00
2/20/08	Follow-up Inspection	COMPLETED	2/18/08	Melody Sanderson	
3/17/08	Follow-up Inspection	COMPLETED	3/17/08	Melody Sanderson	
4/14/08	Follow-up Inspection	COMPLETED	4/11/08	Melody Sanderson	
5/05/08	Follow-up Inspection	COMPLETED	5/05/08	Melody Sanderson	
6/02/08	Follow-up Inspection	COMPLETED	6/03/08	Melody Sanderson	
7/02/08	Follow-up Inspection	COMPLETED	7/02/08	Melody Sanderson	
9/02/08	Follow-up Inspection	COMPLETED	9/04/08	Melody Sanderson	
10/06/08	Follow-up Inspection	COMPLETED	10/05/08	Melody Sanderson	
11/03/08	Follow-up Inspection	COMPLETED	11/04/08	Melody Sanderson	
12/01/08	Follow-up Inspection	COMPLETED	12/04/08	Melody Sanderson	
1/05/09	Follow-up Inspection	COMPLETED	1/09/09	Melody Sanderson	
2/02/09	Follow-up Inspection	COMPLETED	2/03/09	Melody Sanderson	
3/02/09	Follow-up Inspection	COMPLETED	3/02/09	Melody Sanderson	
4/06/09	Follow-up Inspection	COMPLETED	4/09/09	Melody Sanderson	
5/04/09	Follow-up Inspection	COMPLETED	5/20/09	Melody Sanderson	
6/15/09	Follow-up Inspection	COMPLETED	6/16/09	Melody Sanderson	
7/06/09	Follow-up Inspection	COMPLETED	7/09/09	Melody Sanderson	
8/10/09	Follow-up Inspection	COMPLETED	8/12/09	Melody Sanderson	
9/14/09	Follow-up Inspection	COMPLETED	9/04/09	Melody Sanderson	

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	10/12/09	Follow-up Inspection	COMPLETED	10/12/09	Shaun Coss	.10
	1/18/10	Follow-up Inspection	COMPLETED	1/21/10	Shaun Coss	.10
	4/19/10	Follow-up Inspection	COMPLETED	4/19/10	Shaun Coss	.10
	4/21/10	CEB AFFIDAVIT OF NONCOMPLIANCE	ISSUED	4/21/10		
Respond to:			Date: 0/00/00			
Send to:		PROPERTY OWNER				
Mail tracking #:						
Name/address:		JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:						
Fax:						
EMail:						
	4/21/10	CEB AFFIDAVIT OF NONCOMPLIANCE	ISSUED	4/21/10		
Respond to:			Date: 0/00/00			
Send to:		PROPERTY OWNER				
Mail tracking #:						
Name/address:		JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:						
Fax:						
EMail:						
	4/22/10	CEB MASSEY IN VIOLATION STILL	ISSUED	4/22/10		
Respond to:			Date: 0/00/00			
Send to:		PROPERTY OWNER				
Mail tracking #:						
Name/address:		JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:						
Fax:						
EMail:						
	7/19/10	Follow-up Inspection	COMPLETED	6/09/10	Shaun Coss	.10
	6/09/10	CEB AFFIDAVIT OF NONCOMPLIANCE	ISSUED	6/09/10		
Respond to:			Date: 0/00/00			
Send to:		PROPERTY OWNER				
Mail tracking #:						
Name/address:		JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:						
Fax:						
EMail:						

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	6/10/10	CEB LIEN REDUCTION HEARING	ISSUED	6/10/10		
	Respond to:		Date: 0/00/00			
	Send to:	PROPERTY OWNER				
	Mail tracking #:					
	Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
	Telephone:					
	Fax:					
	EMail:					
	9/07/10	Follow-up Inspection	COMPLETED	9/07/10	Shaun Coss	.10
	11/08/10	CEB CONTINUED RESCHEDULED	ISSUED	11/08/10		
	Respond to:		Date: 0/00/00			
	Send to:	PROPERTY OWNER				
	Mail tracking #:					
	Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
	Telephone:					
	Fax:					
	EMail:					
	1/10/11	Follow-up Inspection	COMPLETED	1/10/11	Shaun Coss	.10
	4/11/11	Follow-up Inspection	COMPLETED	4/13/11	Shaun Coss	.10
	10/17/11	Follow-up Inspection	COMPLETED	10/18/11	Shaun Coss	
	4/23/12	Follow-up Inspection	COMPLETED	4/25/12	Shaun Coss	
	5/22/12	CEB AFFIDAVIT OF NONCOMPLIANCE	ISSUED	5/22/12		
	Respond to:		Date: 0/00/00			
	Send to:	PROPERTY OWNER				
	Mail tracking #:					
	Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
	Telephone:					
	Fax:					
	EMail:					
	5/22/12	CEB SUBJECT TO FORECLOSURE LTR	ISSUED	5/22/12		
	Respond to:		Date: 0/00/00			
	Send to:	PROPERTY OWNER				
	Mail tracking #:					
	Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
	Telephone:					
	Fax:					

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

EMail:

11/26/12	Follow-up Inspection	COMPLETED	11/27/12	Shaun Coss
5/27/13	Follow-up Inspection	COMPLETED	5/28/13	Shaun Coss
12/02/13	Follow-up Inspection	COMPLETED	12/04/13	Shaun Coss
6/09/14	Follow-up Inspection	COMPLETED	1/29/14	Isaac Saucedo
5/07/14	Follow-up Inspection	COMPLETED	5/07/14	Isaac Saucedo
6/25/14	Follow-up Inspection	COMPLETED	6/25/14	Isaac Saucedo
7/25/14	Follow-up Inspection	COMPLETED	7/25/14	Isaac Saucedo
9/03/14	Follow-up Inspection	COMPLETED	9/03/14	Isaac Saucedo
10/29/14	Follow-up Inspection	COMPLETED	10/28/14	Isaac Saucedo
12/23/14	Follow-up Inspection	COMPLETED	12/23/14	Isaac Saucedo
2/25/15	Follow-up Inspection	COMPLETED	2/23/15	Isaac Saucedo
3/26/15	SM AFFIDAVIT OF COMPLIANCE	ISSUED	3/26/15	

Respond to: Date: 0/00/00
Send to: PROPERTY OWNER
Mail tracking #:
Name/address: JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949
Telephone:
Fax:
EMail:

3/26/15	CLOSE CASE	COMPLETED	3/26/15	

TOTAL TIME: .70

VIOLATIONS:

DATE	DESCRIPTION	QTY	CODE	STATUS		RESOLVED
8/20/07	PROPERTY MAINTENANCE	1	PM		COMPLIED	3/26/15

LOCATION:
(2) AS PER THE CITY ORDINANCE, EVERY BUILDING SHALL BE KEPT IN A REASONABLY CLEAN AND SANITARY CONDITION FREE FROM RODENTS, INSECTS AND VERMINS
(3) AS PER THE CITY ORDINANCE, ALL ROOFS EXTERIOR WALLS, DOORS, WINDOWS AND CHIMNEYS SHALL BE SO MAINTAINED AS TO KEEP WATER FROM ENTERING THE BUILDING.
(4) AS PER THE CITY ORDINANCE, THE EXTERIOR OF STRUCTURE NEEDS TO BE PAINTED. WOOD/TRIM/WALLS/FASCIA IS/ARE CHIPPED, PEELING, WEATHERED, STAINED, FADED.
(7) AS PER THE CITY ORDINANCE, STEPS, WALKS, DRIVEWAYS AND SIMILAR PAVED AREAS OF ANY PREMISES SHALL BE MAINTAINED IN A REASONABLY CLEAN AND SANITARY CONDITION, FREE FROM ANY HOLES, SUBSTANTIAL CRACKING OR HAZARD.

NARRATIVE:	08/20/2007 01:36 PM BOBD ----------	8/20/07
	Added violation, talked to John, they received money around	8/20/07
	7/24/07; Larry Kosoy has been retainrd as contractor and	8/20/07
	plans are being worked on. I suggested to John that Larry	8/20/07
	submitt a letter to Building Department on the progress, he	8/20/07
	said he would have Larry do that.	8/20/07

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

FINES:

DESCRIPTION	CHARGE	PAID	BILLED	LIEN AMT	LIEN PAID
CODE ENFORCE BD FINES - 1	137250.00	.00	.00	.00	.00
CODE ENFORCE BD FINES - 2	37000.00	.00	.00	.00	.00
CODE ENFORCE BD FINES - 3	279000.00	.00	.00	.00	.00
RECORD AFF OF NON-COMP	20.00	.00	.00	.00	.00
RECORD ACK. OF COMPLIANCE	30.00	.00	.00	.00	.00
RECORD OF LIEN	10.00	.00	.00	.00	.00

Property Information

Address: 1635 THUMB POINT DR
FT PIERCE, FL 34949
Location ID: 1689
TAX ID #: 2401-605-0030-000/3
Alternate ID description:
Zoning: NA UNKNOWN
Subdivision:

Case General Information

Case status: FL FINES/LIENS RUNNING
Status date: 8/10/2015
Case type: CE CODE ENFORCEMENT VIOLATION
Reported date: 5/05/2005
Origination: IP INSPECTION
Default inspector: IS Isaac Saucedo
Credit balance: .00

Owner Information

Owner name: JOHN B & SUSAN CULVERHOUSE
Address: 1635 THUMB POINT DR
City: FT PIERCE, FL 34949
Phone: 0
Notice: Y
Flip:

Violations

Type	Status	Location	Quantity	Date Established	Date Resolved
PROPERTY MAINTENANCE	CM		1	8/20/2007	3/26/2015

Case Data

Description	Data

Active Inspections

Type	Insp ID	Schedule Date

No scheduled inspections exist

Type	Description	Transaction	Amount Due	Amount Billed	Starting date	Ending date	Daily fee	Lien amount	Lien paid
CF	CODE ENFORCE BD FINES - 1	137250.00	137250.00	.00	10/26/2007	4/27/2009	250.00	.00	.00
C2	CODE ENFORCE BD FINES - 2	37000.00	37000.00	.00	1/04/2010	6/01/2010	250.00	.00	.00
C3	CODE ENFORCE BD FINES - 3	279000.00	279000.00	.00	8/02/2011	8/22/2014	250.00	.00	.00
N1	RECORD AFF OF NON-COMP	20.00	20.00	.00	3/26/2015		.00	.00	.00
RC	RECORD ACK. OF COMPLIANCE	30.00	30.00	.00	4/23/2010		.00	.00	.00
RL	RECORD OF LIEN	10.00	10.00	.00	3/26/2015		.00	.00	.00

Type Description	Transaction	Amount Due	Amount Billed	Starting date	Ending date	Daily fee	Lien amount
Lien paid							
(Continued)							
.00							
	453310.00	453310.00	.00				
.00							.00

CODE ENFORCEMENT BOARD
CITY OF FORT PIERCE, FLORIDA

CEB CASE # 7-62

RE: Violation of Section(s) 103.2 SBCCI Housing Code Description: Visible Building Code Violations

Violator: John B & Susan D Culverhouse
1635 Thumb Point Dr.
Fort Pierce, Fl. 34949-3570

LEGAL DESCRIPTION: 1635 Thumb Point Dr.
THUMB POINT BLK 1 LOT 30 (OR 258-845)

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Code Enforcement Board pursuant to Florida Statutes 162.07 on 4-11-07, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that John B & Susan D. Culverhouse failed to _____

in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 120** days hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of $ 250 **.

This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property, and subsequent purchasers, successors in interest or assigns. If this Order is not complied with timely, then there shall be issued an Order pursuant to Florida Statutes 162.09 imposing the fine provided for herein.

The violator is responsible for notifying the Code Enforcement Division promptly at (772) 460-2200, extension 278, when the violation is corrected.

DONE AND ORDERED this 17 day of April, 2007.

MISTY MINTON, VICE-CHAIRMAN
CODE ENFORCEMENT BOARD

I CERTIFY THAT THE ABOVE ORDER WAS MAILED TO THE RESPONDENT ON THIS 17 DAY OF April, 2007.

Barbara Dennis

Barbara Dennis

** 120 days to apply for permit
** $250.00 per day fine would start if an application has not been made for a permit, and the respondent would be found in violation.

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

CEB Case No. 7-62

Case No. 5-1201

1635 Thumb Point Dr.
PROPERTY ADDRESS

IN THE MATTER OF:

John B. & Susan Culverhouse

I, _____, have personally examined the property described in the Code Enforcement Board order dated _____, in the above mentioned case, and find that said property is **NOW** in compliance with Section(s) _____ of the Code of the City of Fort Pierce, Florida, as of the _____ day of _____, 20____

I, Bob Dusanek, have personally examined the property described in the Code Enforcement Board order dated 4/11/2007, in the above mentioned case, and find that said property is **NOT** in compliance with Section(s) 103.2 of the Code of the City of Fort Pierce, Florida as of the 26 day of October, 2007

Bob Dusanek

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Bob Dusanek (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 26 day of October, 2007

MY COMMISSION EXPIRES:

Lois Caudill
My Commission DD342030
Expires September 20, 2008

Lois Caudill
NOTARY PUBLIC - STATE OF FLORIDA

CITY OF FORT PIERCE
Florida

DEPARTMENT OF BUILDING AND CODE ENFORCEMENT
P. O. BOX 1480 • FORT PIERCE, FLORIDA 34954
TEL. (772) 460-2200 • FAX (772) ~~461-6772~~ 468-0457

REGULAR MAIL

October 26, 2007

John B. & Susan Culverhouse
1635 Thumb Point Drive
Ft. Pierce, FL 34949

RE: 1635 Thumb Point Drive

Dear Property Owner(s):

This correspondence is to inform you that the property referenced above continues to be in violation of the Special Master or Code Enforcement Board Order (copy attached) and the City Code of Ordinance, Section(s) 103.2 SBCCI Housing Code and the fine of $250 a day continues to accrue.

If you would like to contest this fine or disagree with the findings of the noncompliance, then **you must respond in writing stating a detailed reason as to why you disagree**. This correspondence should be mailed to our office within **twenty (20) days** from receipt of this letter. If we should receive a response from you, then your case will be scheduled before the Special Master or the Code Enforcement Board for a Massey hearing. **If we should not hear from you within the twenty (20) days, a lien will be entered on the property.**

If you should have any questions, please contact our office at **(772) 460-2200, extension 213.**

Sincerely,

Lois Caudill

Lois Caudill
Executive Assistant

/lc

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4171587 OR BOOK 3848 PAGE 1748, Recorded 03/22/2016 at 03:04
Doc Tax: $0.70

RECEIVED
JUN 08 2016
CODE ENFORCEMENT
CITY OF FT. PIERCE,

Return to:
John B. Culverhouse, Sr.
1635 Thumb Point Drive
Fort Pierce, Florida 34949

This Instrument prepared by:
John B. Culverhouse, Sr.
1635 Thumb Point Drive
Fort Pierce, Florida 34949

Parcel I.D. (Folio) No. 2401-605-0030-000/3
Parcel I.D. (Folio) No. No. 2401-605-0028-000/6

COPY

QUITCLAIM DEED

THIS INDENTURE made on March 22nd, 2016, by and between **John B. Culverhouse, a unremarried widower, a/k/a John B. Culverhouse, Sr., 1635 Thumb Point Drive, Fort Pierce, Florida 34949,** hereinafter referred to as **Grantor**, and **John B. Culverhouse, a unremarried widower, a/k/a John B. Culverhouse, Sr., and John B. Culverhouse, Jr., his Son, a single man, as Joint Tenants with Rights of Survivorship, 1635 Thumb Point Drive, Fort Pierce, Florida 34949,** hereinafter referred to as **Grantee**, in the State of Florida.

COPY

WITNESSETH: That said Grantor, for and in consideration of :LOVE AND AFFECTION, and other valuable consideration, receipt whereof is hereby acknowledged, has remised , released and quitclaimed and granted, bargained, sold and conveyed to the Grantee and to the Grantee's heirs and assigns forever, all of the rights, title, interest and claim of Grantor in and to **the land in Saint Lucie County, Florida, more particularly described in the attached "SCHEDULE A" which is incorporated herein and made a part hereof. Said lands having street addresses of 1635 Thumb Point Drive, Fort Pierce, Florida 34949, Parcel I.D. No. 2401-605-0030-000/3 and 1629 Thumb Point Drive, Fort Pierce, Florida 34949, Parcel I.D. No. 2401-605-0028-000/6.** Grantor is the owner of the lands being conveyed and warrants the title thereof. This Deed is being granted for the purpose of Estate Planning.

TO HAVE AND TO HOLD the above described premises, with the appurtenances appertaining thereto, unto the Grantee, the Grantee's heirs, and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

Grantor, John B. Culverhouse, a/k/a John B. Culverhouse, Sr.,

Signed in the presence of:
WITNESSES AS TO THE GRANTOR:

COPY

Signature

Print name: A. Chowdhury

Signature

Print name: Nicole Huth

COPY

ACKNOWLEDGEMENT BY GRANTOR

STATE OF FLORIDA
COUNTY OF SAINT LUCIE

BEFORE ME, the undersigned authority **on March 22, 2016, personally** appeared the Grantor, **John B. Culverhouse, a/k/a John B. Culverhouse, Sr., who personally appeared before me and did acknowledge the foregoing instrument and did acknowledge that he executed the foregoing instrument freely and voluntarily and who is:**

_____ **personally known to me;**

X **who produced the following as identification:**

Florida Drivers License

COPY

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Name Nicole Huth

Commission expiration date

- Ink Seal

NICOLE HUTH
Notary Public - State of Florida
My Comm. Expires Oct 13, 2017
Commission # FF 029545

COPY

SCHEDULE "A"

Parcel I

All of Lot 29 and the easterly one-half of Lot 28, being more particularly described as follows:

Beginning at the NE corner of Lot 28, run Westerly along the Northerly line of Lot 28, 42.50 feet, thence run Southeasterly to a point on the South line of Lot 28, said point being 81.72 feet East of the Southwest corner of Lot 28, thence run East and Northeasterly 81.73 feet to the Southeast corner of Lot 28, thence run Northwesterly 205.3 feet to the Point of Beginning. All of the above being in Block 1, THUMB POINT, as recorded in Plat Book 10, page 79, of the Public Records of St. Lucie County, Florida.

Parcel II

Lot 30, Block 1, THUMB POINT, according to the Plat thereof recorded in Plat Book 10, page 79, of the Public Records of St. Lucie County, Florida.

COPY

COPY

Property Card

Site Address: 1635 THUMB POINT DR
Map ID: 24/01E

Parcel ID: 2401-605-0030-000-3
Zoning: R1

Account #: 15212
Use Type: 0000

Sec/Town/Range: 01/35S/40E
Jurisdiction: Fort Pierce

Ownership

John B Culverhouse Sr
John B Culverhouse Jr

1635 Thumb Point Dr
Fort Pierce, FL 34949

Legal Description

THUMB POINT BLK 1 LOT 30 (OR 258-845; 3848-1748)

Current Values

Just/Market:	$407,200	Assessed:	$287,840
Exemptions:	$50,000	Taxable:	$237,840

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	$407,200	$287,840	$50,000	$237,840
2014	$404,200	$285,556	$50,000	$235,556
2013	$390,500	$281,336	$50,000	$231,336

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-22-2016	3848 / 1748	0311	QC	Culverhouse John B	$100
09-01-1976	0258 / 0845	00	CV		$125,000

Primary Building Information

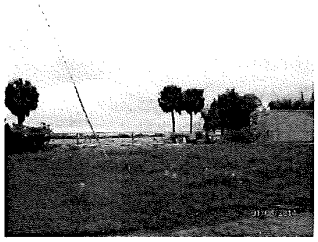
Finished Area of this building: 0 SF
Gross Area of this building: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: 2014
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.33
Land Size (SF):	14,560
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
RES POOL AVG	1	578	1977
POOL DK-AVG	1	590	1977
CONC DOCK	1	320	1977
SEAWALL CONC	1	322	1999
CHAINLINK 4'	1	225	2006

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Property Card

Site Address: 1629 THUMB POINT DR
Map ID: 24/01E

Parcel ID: 2401-605-0028-000-6
Zoning: R1

Account #: 15211
Use Type: 0000

Sec/Town/Range: 01/35S/40E
Jurisdiction: Fort Pierce

Ownership

John B Culverhouse Sr
Sybil L Culverhouse
John B Culverhouse Jr

1635 Thumb Point Dr
Fort Pierce, FL 34949

Legal Description

THUMB POINT BLK 1 E 1/2 OF LOT 28 AND ALL LOT 29
(OR 481-1103; 3848-1748)

Current Values

Just/Market:	$500,600	Assessed:	$500,600
Exemptions:	$0	Taxable:	$500,600

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	$500,600	$500,600	$0	$500,600
2014	$500,600	$500,600	$0	$500,600
2013	$479,200	$479,200	$0	$479,200

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-22-2016	3848 / 1748	0311	QC	Culverhouse John B	$100
11-01-1985	0481 / 1103	00	CV		$225,500

Primary Building Information

Finished Area of this building: 0 SF
Gross Area of this building: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: 2014
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.56
Land Size (SF):	24,209
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	225	2005

This information is believed to be correct at this time but it is subject to change and is not warranted.
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THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

CITY ATTORNEY USE ONLY

Date Received:	
Assigned To:	
File:	
Due Date:	
Hours:	

REQUEST FOR LEGAL SERVICES

TO: CITY ATTORNEY

SUBMITTED BY: PEGGY ARRAIZ, CODE COMPLIANCE MANAGER

CITY MANAGER AUTHORIZATION: NICHOLAS C. MIMMS, P.E., CITY MANAGER

RE: REQUEST TO INITIATE FORECLOSURE
1635 THUMB POINT DRIVE - CULVERHOUSE

DATE: MARCH 14, 2017

Service Required: (please circle or underline)

Review Documents	**Draft Document**	**Written Opinion Requested**
Attend Meetings	**Advise**	**Other:** _____

Upon review and/or "Approval as to Form and Correctness," the Department submitting the RLS is responsible for placement of any related item on a Commission or Board Agenda.

1. **Brief statement of the nature of the request or problem:** There is a property located at 1635 Thumb Point Drive that has had code enforcement violations existing since 2004. Due to the owner not taking affirmative action to remove or rebuild the house at this location during the past 12 years, staff is recommending that the City initiate foreclosure proceedings against the owner.

2. **Discussion of the implications and the possible impact if not apparent from preceding information:** The property will continue to present a nuisance condition to the surrounding area.

3. **Time considerations and their significance:** This matter has been ongoing for 12 years – code enforcement initiated their case in 2005.

4. **Are City funds required? If so, list approvals obtained for expenditure of funds:** Maybe?

5. **Factual background:**

   - Address: 1626 Thumb Point Drive, Fort Pierce, FL 34949 AKA PID # 2401-605-0030-000/3
   - Lien filed in the names of John B & Susan Culverhouse. Current owners are John B Culverhouse Sr and John B. Culverhouse Jr.

- Over the past 12 years, a permit to rebuild would be obtained but expire due to no work being done and then a new permit would be obtained and that permit would expire due to no work being done.
- Currently there is an active permit that was obtained in 2014. The permit has remained active by the builder obtaining a single inspection every six months, which per the FL Building Code automatically extends the life of the permit an additional six months.
- There has not been any substantial improvement made to the property to remedy the nuisance conditions present.

6. List and/or attach all related documents and known authorities (e.g., statute, ordinance, resolution, administrative code, legal case, RFP, bidder's response, contract, lease, letter, memorandum, prior legal opinion, deed, etc.):

- Property Tax card dated 3/14/2017 showing that the property is not a homesteaded property.
- FL State Statute 162.09(3) – allows for foreclosure of lien after remaining unpaid for 3 months
- Ordinance Number 2-247 – allows for foreclosure of lien after remaining unpaid for 1 year
- Notice of Violation for unsafe building dated 5/5/2005.
- Notice of Violation hearing for 4/11/2007 with related minutes.
- Order Determining Violation dated 4/17/2007.
- Affidavit of Non-Compliance dated 10/26/2007.
- Massey Letter dated 10/26/2007.
- Order Assessing Fine and Imposing Lien recorded in Book 2910 Page 27 on 11/30/2007.
- Notice of Lien letter dated 12/7/2007.
- Affidavit of Compliance dated 4/27/2009.
- Affidavit of Non-Compliance dated 1/4/2010.
- Follow up Massey Notice dated 4/22/2010.
- Affidavit of Compliance dated 6/1/2010.
- Affidavit of Non-Compliance dated 8/2/2011.
- Affidavit of Compliance dated 8/22/2014.
- Case summary and fines due.

CITY ATTORNEY USE ONLY			
Routed for Review	**Date**	**Response Deadline**	**Response**

INTEROFFICE MEMORANDUM

FROM THE OFFICE OF THE

CITY MANAGER

TO : The Honorable Mayor and Members of the City Commission

FROM : Nicholas C. Mimms, P.E., City Manager

RE : **1635 THUMBPOINT DRIVE**

DATE : April 22, 2016

The City Manager's Office received a request by Mayor Hudson regarding the building permit status at the subject address. The Building Department has been monitoring this situation and working with the property owner in an effort to expedite the construction and alleviate the concerns of the neighbors. In order to motivate the property owner to comply with building permit guidelines an agreement was reached in February 2016 between the property owner and the Fort Pierce Building Department that establishes milestones for construction completion. The Building Department shall continue to monitor the progress of the construction, and if the property owner fails to comply with the agreed schedule, then the building permit will be revoked.

Please review the attached documentation and contact this office if you require any additional information.

Attachments

cc: Building Official
Code Compliance Manager

Mailed Release of lien
4-27-16 to
Fee/Culverhouse

City of Fort Pierce, P.O. Box 1480, Ft. Pierce, FL 34954-1480 – 772.467.3000

MAYOR
LINDA HUDSON

COMMISSIONERS
RUFUS ALEXANDER III
EDWARD BECHT
THOMAS PERONA
REGINALD SESSIONS

CITY MANAGER
NICHOLAS C. MIMMS, P.E.

BUILDING OFFICIAL
MARC MEYERS

CITY OF FORT PIERCE
Florida

April 21, 2016

Mr. Brad Culverhouse
505 Beach Court
Fort Pierce, FL 34950-8544

Dear Mr. Culverhouse:

As a friendly reminder, per the attached "Time Limit Agreement" and the construction schedule, your project at 1635 Thumbpoint Drive has begun to fall behind. According to your schedule:

1. The backfill installed was to be compacted by March 26, 2016.
2. UG Plumbing and Electrical by April 2, 2006
3. Slab inspection by April 16, 2016
4. Slab pour by April 23, 2016

Obviously these things have not taken place. In speaking by telephone with Mr. Weaver this morning, April 21, 2016, he informed me that the underground and slab pour would be next week. Hopefully these inspections take place and the slab gets poured. Please instruct your contractor Mr. Weaver to bring the project back up to the agreed upon schedule.

Sincerely,

Marc Meyers, CBO, CFM
City of Fort Pierce Building Official

MM/km

Enclosures (2)

cc: Nicholas Mimms, City Manager
Paul Thomas, Building Dept. Coordinator
Steve Weaver, Real Time Properties & Dev. Svcs.

MAYOR
LINDA HUDSON

COMMISSIONERS
RUFUS ALEXANDER III
EDWARD BECHT
THOMAS PERONA
REGINALD SESSIONS

CITY MANAGER
NICHOLAS C. MIMMS, P.E.

BUILDING OFFICIAL
MARC MEYERS

CITY OF FORT PIERCE
Florida

BUILDING DEPT
P.O. BOX 1480, FORT PIERCE, FLORIDA 34954
772-467-3198; FAX: 772-467-3849

February 19, 2016

John B. Culverhouse
505 Beach Ct
Fort Pierce, FL 34950

Realtime Property and Development Services, Inc.
607 Malabar Ave
Fort Pierce, FL 34949

Re: 1635 Thumb Point Drive

Dear Mr. Culverhouse and Mr. Weaver:

As per our meeting, both parties agreed to the following action plan to avoid the City from moving forward with the condemnation of the above referenced property.

1. Submit a timeline by February 16, 2016, indicating a reasonable completion date for this project.
2. All exterior work including landscaping in conjunction with this permit shall be completed and inspected by January 1, 2017.

Failure to comply will result in the revocation of the permit, condemnation of the structure and the ordered removal of all structural elements on the property.

Sincerely,

Marc Meyers
Building Official

I, the owner of the above referenced property, am in agreement with this action plan and agree to the terms above.

Owner's Signature

MECHELLE J. ARBUZOW
Notary Public - State of Florida
My Comm. Expires May 30, 2017
Commission # FF 17807
Bonded Through National Notary Assn.

Notary Signature
Mechelle Arbuzow

State of Florida,
County of St. Lucie
Affirm to and Subscribed before me this 19 day of February, 2016 by John Bradford Culverhouse who produced FL. DL. LL identification

1635 THUMB POINT DRIVE
CONSTRUCTION SCHEDULE

Week		
February 20, 2016		
February 27, 2016		set up utilities accounts & temp power
March 5, 2016		footing inspection
March 12, 2016		pour stemwall & footings strip forms
March 19, 2016		backfill outside of stemwall
March 26, 2016		backfill and compact inside stem wall
April 2, 2016		rough underground plumbing elec a/c
April 9, 2016		recompact & compaction test
April 16, 2016		slab inspection
April 23, 2016		pour slab
April 30, 2016		order windows and doors
May 7, 2016		strip forms, order second floor trusses
May 14, 2016		scaffold for first lift of block
May 21, 2016		first floor block
May 28, 2016		first floor bond beam
June 4, 2016		order roof trusses,
June 11, 2016		steel columns
June 18, 2016		second floor trusses and deck installed
June 18, 2016		elevated concrete deck begin formwork
June 25, 2016		re-scaffold for second lift of block
July 9, 2016		2nd floor block
July 16, 2016		2nd floor bond beam with embedded straps
July 23, 2016		pour 2nd floor concrete deck
July 30, 2016		roof trusses and plywood installed
August 6, 2016		roof peel and stick dry in ; window bucks
August 13, 2016		install windows and doors
August 27, 2016		install garage doors
September 10, 2016		standing seam metal roof
October 1, 2016		exterior trim and poly icynene insulation
October 15, 2016		stucco and soffits
October 22, 2016		elec panel safe on for test etc
October 29, 2016		exterior paint
November 5, 2016		sewer connection
November 12, 2016		demo driveway where needed new drive and walks subgrade
November 19, 2016		driveway and sidewalks
December 3, 2016		exterior stairs
December 10, 2016		balcony railings gutters
December 17, 2016		required trees plants and ground cover
December 24, 2016		irrigation system and well
December 31, 2016		final survey; pool deck repairs
January 7, 2017		repair pool equipment/install safety fence around pool
		repair or replace east fence


02.09.2016 11:19


02.09.2016 11:19


LOT
JOB
WARNING
02.09.2016 11:19


02.09.2016 11:18


02.09.2016 11:18


02.09.2016 11:20


02.09.2016 11:18


02 09 2016 11:19


LOT
JOB
02 09 2016 11:19


02.09.2016 11:19


02.09.2016 11:19


14:22 NOV/01/2010


14:21 NOV/01/2010


14:21 NOV/01/2010


14:21 NOV/01/2010


14:22 NOV/01/2010


14:22 NOV/01/2010

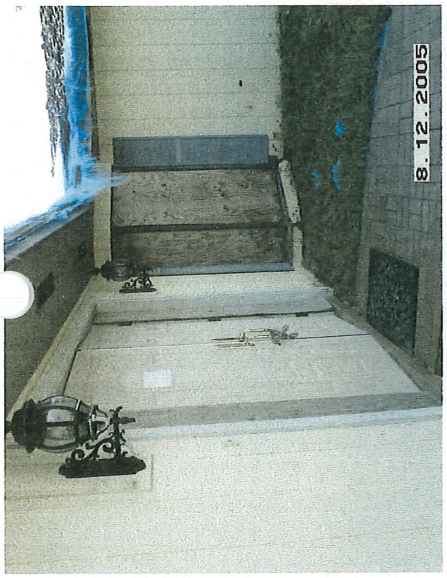


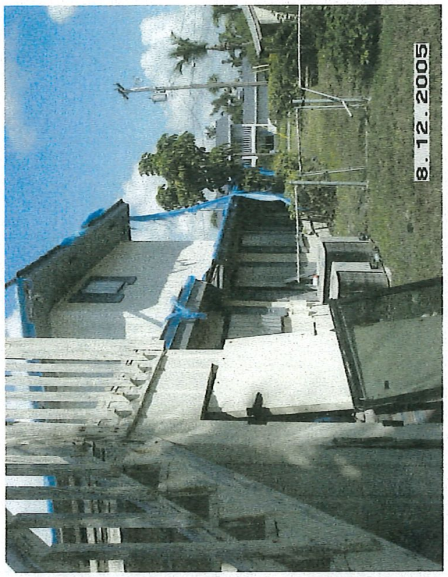


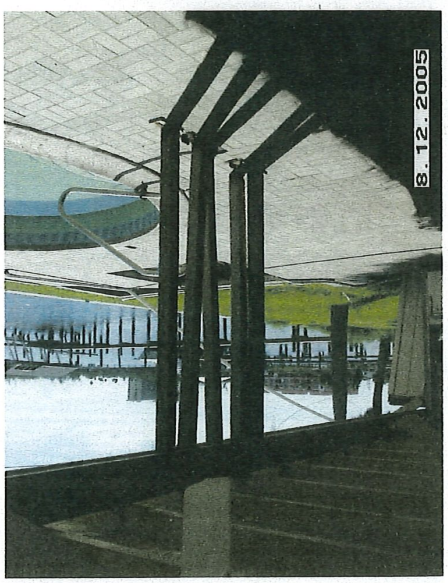
1635 Thumbpoint

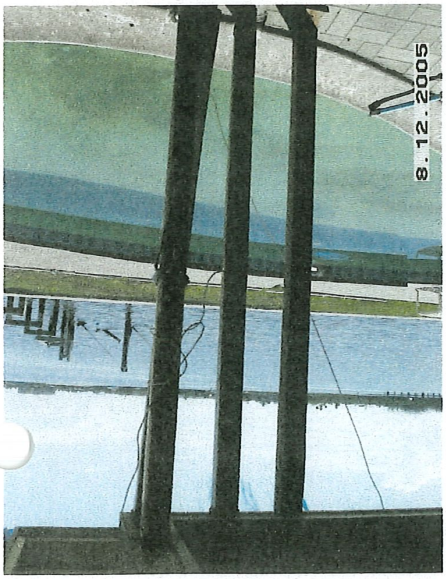

8.12.2005


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8.12.2005

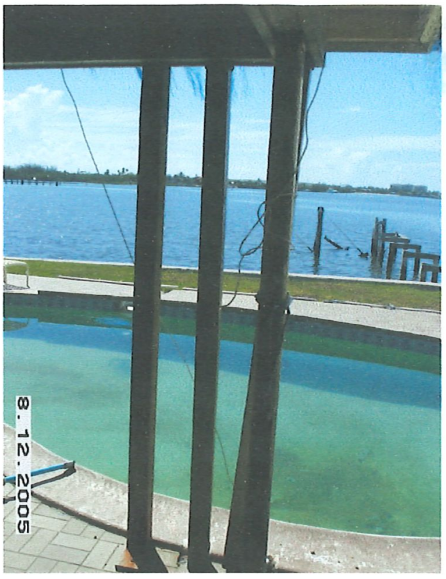

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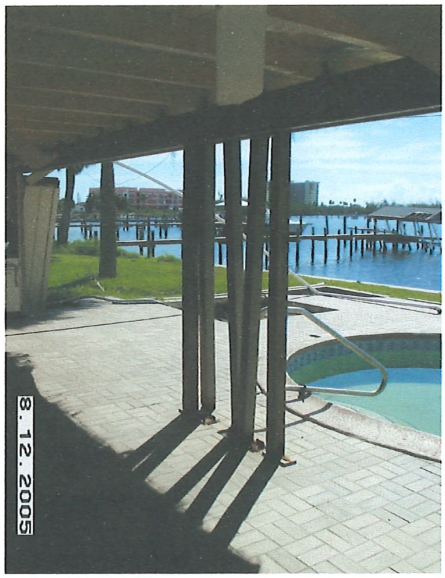

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8.12.2005

1635 THUMB POINT DISK #39 # 18 4-21- 05
NANCY EAIRHEART EXHIBIT _____



1635 THUMB POINT DISK #39 # 17 4-21- 05
NANCY EAIRHEART EXHIBIT _____



AFFIDAVIT OF COMPLIANCE
SPECIAL MAGISTRATE
FORT PIERCE, FLORIDA

Book: 2910

Page: 27

Case No: 05-00001201

IN THE MATTER OF:

1635 THUMB POINT DR
PROPERTY ADDRESS

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Isaac Saucedo, have personally examined the property described in the Special Magistrate's order dated April 11, 2007, in the above mentioned case, and find that said property is NOW in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 22 day of August, 2014.

Isaac Saucedo, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Isaac Saucedo, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 30th day of March, 2015.

Colleen Greer
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

COLLEEN GREER
MY COMMISSION # EE 216024
EXPIRES: November 13, 2016
Bonded Thru Budget Notary Services

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4055129 04/02/2015 at 10:13 AM
OR BOOK 3731 PAGE 1203 - 1203 Doc Type: AFF
RECORDING: $10.00

File Name: C0058961

City of Fort Pierce
Code Enforcement Division
P.O. Box 1480
Fort Pierce, Florida 34954
TEL #: (772) 460-2200
FAX #: (772) 468-0457

May 22, 2012

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

Case number: 05-1201

Property address: 1635 THUMB POINT DR

Dear Property Owner(s):

This letter is another reminder that there is a lien attached to the above referenced property. Attached you will find a copy of the "Order Assessing Fine and Imposing Lien" which has been recorded in the public records of St. Lucie County, Florida.

Since you have not complied with the Code Enforcement Board's Order the penalty of $247,780.00 has accrued and continues to accrue at $250.00 per day until the property comes into compliance.

As there is no compliance nor has the outstanding penalty been paid this lien may be subject to foreclosure proceedings and the property sold to enforce the penalty.

If you have any questions regarding what needs to be done to bring the property into compliance, please contact officer Shaun Coss at (772) 460-2200, ext. 272.

Sincerely,

Colleen Greer

Colleen Greer
Secretary to the Code Enforcement Board

File Name: C0043462

0066

AFFIDAVIT OF NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3710866 06/05/2012 at 02:41 PM
OR BOOK 3396 PAGE 1666 - 1666 Doc Type: AFF
RECORDING: $10.00

Book: 2910

Page: 27

Case No: 05-00001201

IN THE MATTER OF:

1635 THUMB POINT DR
PROPERTY ADDRESS

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 2nd day of August, 2011.

Restart Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 22nd day of May, 2012.

Colleen Greer
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

COLLEEN GREER
MY COMMISSION # DD823583
EXPIRES: November 13, 2012
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

File Name: C0043457

0067

Code Enforcement Board
City of Fort Pierce
State of Florida

November 8, 2010

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

Re: Code Enforcement Board case number: 5-1201
Property address: 1635 THUMB POINT DR Tax ID #: 2401-605-0030-000/3
Legal description: THUMB POINT BLK 1 LOT 30 (OR 258-845)

Code section(s) in violation: 103.2 SBCCI HOUSING CODE

Dear property owner(s):

Please be advised that this matter was continued at the Code Enforcement Board hearing held on November 10, 2010. This case is being rescheduled, per your request to Peggy Arraiz for **January 12, 2011**.

The hearing will be held at City Hall, 100 North U.S. HWY 1, in the commission chambers on the 1st floor and begins at 9:00 A.M.

If you cannot attend the hearing on this date, or if you have any questions, please call our office at (772) 460-2200 extension 284.

Karen Bruno
Secretary to the Code Enforcement Board

File Name: C0037655

0068

City of Fort Pierce, Florida
Building and Code Enforcement
P.O. Box 1480
Fort Pierce, Florida 34954
TEL #: (772) 460-2200
FAX #: (772) 468-0457

September 8, 2010

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

Property address: 1635 THUMB POINT DR

Dear Property Owner(s):

Based on your phone call with Peggy Arraiz the Code Compliance Manager the morning of September 8, 2010, your case has been postponed until November 10, 2010.

The hearing will be held at City Hall, 100 North U.S. # 1, in the Commission Chambers on the first floor and begins at 9:00 a.m.

If you should have any questions, please contact our office at (772) 460-2200, ext. 284.

Sincerely,

Karen Bruno
Secretary to the Code Enforcement Board

File Name: C0035632

City of Fort Pierce, Florida
Building and Code Enforcement
P.O. Box 1480
Fort Pierce, Florida 34954
TEL #: (772) 460-2200
FAX #: (772) 468-0457

June 10, 2010

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

Property address: 1635 THUMB POINT DR

Dear Property Owner(s):

I am in receipt of your letter dated May 12, 2010 where you are requesting a reduction or rescission of the lien that has been placed on your property.

This case is going to be scheduled for a reduction / rescission hearing before the Code Enforcement Board on September 8, 2010. The hearing will be held at City Hall, 100 North U.S. # 1, in the Commission Chambers on the first floor and begins at 9:00 a.m.

If you should have any questions, please contact our office at (772) 460-2200, ext. 284.

Sincerely,

Karen Bruno

Karen Bruno
Secretary to the Code Enforcement Board

File Name: C0035632

MEMORANDUM

TO: Code Enforcement Board Members

FROM: Karen Bruno, Code Enforcement Board Secretary

SUBJECT: REQUEST TO REDUCE / RESCIND LIEN

DATE: June 10, 2010

LISTED BELOW ARE THE FACTS FOR THIS CASE:

CASE NUMBER: **5-1201**

THE PROPERTY ADDRESS IS: **1635 THUMB POINT DRIVE**

THE PROPERTY IS OWNED BY: **JOHN B AND SUSAN CULVERHOUSE; 1635 THUMB POINT DRIVE; FORT PIERCE, FL 34949**

CODE SECTION(S) THAT WERE IN VIOLATION: **103.2 SBCCI HOUSING CODE**

THE CASE WAS INITIATED ON: **MAY 5, 2005**

THE CASE CAME BEFORE THE CODE ENFORCEMENT BOARD ON: **APRIL 11, 2007**

THE CODE ENFORCEMENT BOARD GAVE THE PROPERTY OWNER(S): **120 DAYS TO APPLY FOR A PERMIT OR $250.00 PER DAY. NO ACTION WAS TAKEN REGARDING THE CONDITION OF THE PROPERTY.**

ON **OCTOBER 26, 2007** AN INSPECTION WAS MADE, THE PROPERTY WAS NOT IN COMPLIANCE AND THE FINE BEGAN.

THE LIEN WAS RECORDED ON: **NOVEMBER 30, 2007**

THE PROPERTY CAME INTO COMPLIANCE ON: **APRIL 27, 2009 WHEN PERMIT APPLICATION WAS SUBMITTED**

FINE WAS RE-STARTED ON **JANUARY 4, 2010** WHEN PERMIT EXPIRED DUE TO INACTIVITY

THE PROPERTY AGAIN CAME INTO COMPLIANCE WHEN NEW PERMIT APPLICATION WAS SUBMITTED ON **JUNE 1, 2010**.

THE AMOUNT OF THE LIEN IS: **$137,250.00 AND $37,000.00**

REQUEST FOR REDUCTION OF FINES

(REQUEST TO REDUCE/RESCIND LIEN)

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: *Serious*

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S):
   - Owner applied for permit 4/27/2009 per CEB Order of 2007
   - Permit paid for and obtained 5/14/2009
   - One inspection for demo of interior completed 7/2/2009
   - Permit expired 1/4/2010 due to inactivity and fine reinstated
   - New permit applied for 6/1/2010, in compliance with Order from 2007
     - No notice of commencement filed
     - No inspections completed to date

3. THE LENGTH OF TIME NECESSARY TO BRING THE PROPERTY INTO COMPLIANCE: *Case initiated over 5 years ago. Fines accumulated for 2 yrs. before initial compliance, first permit expired after 8 months, fines again accumulated for 5 months before coming into compliance with CEB order.*

4. THE NUMBER OF PRIOR VIOLATIONS COMMITTED BY THE VIOLATOR *Three*

5. THE NUMBER OF VIOLATION NOTICES THE VIOLATOR HAS RECEIVED IN THE PAST: *Three – 2 lot clearing and 1 condemnation case in conjunction with this case*

6. WHETHER OR TO WHAT EXTENT THERE ARE EXTENUATING FACTORS PREVENTING TIMELY COMPLIANCE, SUCH AS UNAVOIDABLE PERSONAL HARDSHIP: *Refer to his correspondence*

7. WHETHER OR TO WHAT EXTENT THERE ARE PENDING VIOLATION PROCEEDINGS ON THE SUBJECT PROPERTY OR ANY OTHER PROPERTY WITHIN THE CITY OWNED BY THE RESPONDENT: *One – active condemnation (for rehab) case and a pending code violation if permit expires. Property is only partially demolished and no rehabilitation completed*

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

Book: 2910

Page: 27

Case No: 05-00001201

1635 THUMB POINT DR
PROPERTY ADDRESS

IN THE MATTER OF:

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOW in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 1st day of June, 2010.

Stop
Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 10th day of June, 2010.

Karen C. Bruno
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

KAREN C. BRUNO
MY COMMISSION # DD 849692
EXPIRES: January 7, 2013
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3486356 06/21/2010 at 11:20 AM
OR BOOK 3206 PAGE 2056 - 2056 Doc Type: ORD
RECORDING: $10.00

File Name: C0035621

05/12/2010

Karen Bruno
Secretary to the Code Enforcement Board
City of Fort Pierce, Florida
PO Box 1480
Fort Pierce, FL, 34954
772-460-2200

RECEIVED
MAY 12 2010
City of Fort Pierce
CODE ENFORCEMENT

Property Address: 1635 Thumb Point Dr. Fort Pierce, FL 34949

Dear Karen Bruno:

This correspondence is to inform you that I would like to request a hearing before the Code Enforcement Board. There are many factors involved with my request including, but not limited to these reasons.

1. Public Adjuster held up release of funds until July 31 of 2007.
2. A person retained in August 2007 misrepresented himself as an Architect took $3500.00 of monies from us and did not draw the plans for the permit.
3. In September 2007 we retained a Contractor who again, took money from us and did nothing.
4. In June of 2007 John B. Culverhouse senior was hospitalized for a week with heart complications.
5. In 2008 we retained and paid another Architect who promised us all matters would be concluded through permitting including 2 variances within 6 months. This took more than one year and a half.
6. In September of 2007 my wife was hospitalized and coded twice and was resuscitated.
7. The permits were finally issued after we fired the Architect and we retained a builder.
8. I was advised that the fines would stop when we applied for the permit.
9. The existence of the order and the condemnation has prevented us from getting adequate financing to rebuild our home.

I reserve the right to add additional grounds as well.

Sincerely,

John B. Culverhouse Sr.
1635 Thumb Point Dr.
Ft. Pierce, FL 34949

City of Fort Pierce, Florida
Building and Code Enforcement
P.O. Box 1480
Fort Pierce, Florida 34954
TEL #: (772) 460-2200
FAX #: (772) 468-0457

April 22, 2010

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

Property address: 1635 THUMB POINT DR

Dear Property Owner(s):

This correspondence is to inform you that the property referenced above continues to be in violation of the Code Enforcement Board Order (copy attached) and the City Code of Ordinance, Section(s) 103.2 SBCCI Housing Code and the fine of $250.00 a day continues to accrue.

If you would like to contest this fine or disagree with the findings of the noncompliance, then **you must respond in writing, stating a detailed reason as to why you disagree.** This correspondence must be mailed to our office within **twenty (20) days** from the date of this letter. If we should receive a response from you, then your case will be scheduled before the Code Enforcement Board for a hearing. **If we should not hear from you within the twenty (20) days, a lien will be entered on the property.**

If you should have any questions, please contact our office at (772) 460-2200, ext. 284.

Sincerely,

Karen Bruno

Karen Bruno
Secretary to the Code Enforcement Board

File Name: C0034944

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

Book: 2910

Page: 27

Case No: 05-00001201

1635 THUMB POINT DR
PROPERTY ADDRESS

IN THE MATTER OF:

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 4th day of January, 2010.

Start Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 22nd day of April, 2010.

Karen C. Bruno
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

KAREN C. BRUNO
MY COMMISSION # DD 849692
EXPIRES: January 7, 2013
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3466578 04/23/2010 at 01:20 PM
OR BOOK 3190 PAGE 1428 - 1428 Doc Type: AFF
RECORDING: $10.00

File Name: C0034898

0076

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

Book: 3910

Page: 27

Case No: 05-00001201

1635 THUMB POINT DR
PROPERTY ADDRESS

IN THE MATTER OF:

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOW in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 27th day of April, 2009.

STOP Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 21st day of April, 2010.

Karen C. Bruno
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

KAREN C. BRUNO
MY COMMISSION # DD 849692
EXPIRES: January 7, 2013
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3466579 04/23/2010 at 01:20 PM
OR BOOK 3190 PAGE 1429 - 1429 Doc Type: AFF
RECORDING: $10.00

File Name: C0034897

CITY OF FORT PIERCE
Florida

DEPARTMENT OF BUILDING AND CODE ENFORCEMENT
P. O. BOX 1480 • FORT PIERCE, FLORIDA 34954
TEL. (772) 460-2200 • FAX (772) ~~461-6772~~ 468-0457

CERTIFIED MAIL

December 7, 2007

John B. & Susan Culverhouse
1625 Thumb Point Drive
Ft. Pierce, FL 34949

CEB Case No.: 7-62

RE: 1635 Thumb Point Drive

Dear Property Owner(s):

Since you have not complied with the Special Magistrate's/Code Enforcement Board's Order in a timely manner, the penalty of $ 10,500 has accrued and continues to accrue at $250 per day until the property comes into compliance.

Attached please find a copy of the Order Assessing Fine and Imposing Lien on the above referenced property which has been recorded in the public records of St. Lucie County, Florida. If there is no compliance and/or the outstanding penalty is not paid within three (3) months of the date of recording, this lien may be subject to foreclosure proceedings and the property sold to enforce the penalty.

If you have any questions regarding what needs to be done to bring the property into compliance, please contact Officer Bob Dusanek at (772) 460-2200 extension 278.

Sincerely,

Lois Caudill

Lois Caudill
Executive Assistant

/lc

0078

PROPERTY RECORD CARD

John B Culverhouse Record: 1 of 1 <<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address:	1635 THUMB POINT DR	ParcelID:	2401-605-0030-000-3
Sec/Town/Range:	01 :35S :40E	Account #:	15212
Map ID:	24/01E	Land Use:	SF Res
Zoning:	R1	City/Cnty:	FORT PIERCE

Ownership and Mailing

Owner: John B Culverhouse Susan D Culverhouse
Address: 1635 Thumb Point Dr
Fort Pierce FL 34949-3570

Legal Description

THUMB POINT BLK 1 LOT 30 (OR 258-845)

Sales Information

Date	Price	Code	Deed	Book/Page
9/1/1976	125000	00	CV	0258 / 0845

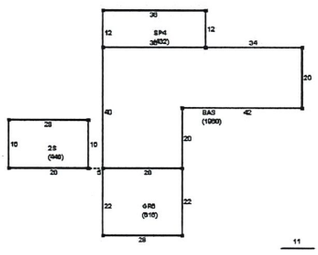
Assessment Final

2007 FV:	648000
Assessed:	249896
Ag.Credit:	0
Exempt:	25000
Taxable:	224896
Taxes:	5188.24

Total Land and Building

Land Value:	586000 Acres: 0.33
Building Value:	62000
Finished Area:	2408 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	WS - Wood Shingl	RoofStruct:	HP - Hip
ExtType:	HC - HC	YearBlt:	1973	Frame:	-
Grade:	C - C	EffYrBlt:	1977	PrimeWall:	BS - CB Stucco
StoryHght:	0020 - 2 Story	No.Units:	1	SecWall:	WS - Wood/Sheath

Interior Features

BedRooms:	3	Electric:	MX - MAXIMUM	PrmIntWall:	WP - Plaster
FullBath:	2	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	STD
1/2Bath:	1	HeatFuel:	ELEC - Electric	Prm.Flors:	CU - Carpet
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
DOK1 - CONC DOCK	Y	1	320	AV	AV	1977
SWAV - RES POOL AVG	Y	1	578	AV	AV	1977
PA01 - POOL DK-AVG	Y	1	590	AV	AV	1977
3CCT - 3CCT	S	1	1	AV	AV	1977
2CCT - 2CCT	S	1	1	AV	AV	1977
FNV6 - VINYLFENCE6'	Y	1	30	AV	AV	1999
SDSF - SITE DEV S-F	Y	1	1	AV	AV	2001

Land Information

No.	Land Use	Type	Measure	Depth
1	0100-SF Res	255 -Front Ft	104	140

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

CODE ENFORCEMENT BOARD
CITY OF FORT PIERCE

CEB CASE # 7-62

RE: Violations of Section(s) 103.2 SBCCI Housing Code

Violator: John B. & Susan Culverhouse
1635 Thumb Point Drive
Ft. Pierce, FL 34949

Property Address 1635 Thumb Point Dr.

Tax ID # 2401-605-0030-000/3

Legal description: Thumb Point
Blk 1 Lot 30

ORDER ASSESSING FINE AND IMPOSING LIEN

THIS CAUSE having come before the Code Enforcement Board pursuant to Florida Statute 162.09 on April 11, 2007 upon notification by the code inspector that the Board's Order herein dated April 17, 2007 was not complied with by the date set forth therein, and being otherwise advised in the premises, it is

ORDERED AND ADJUDGED that the violator shall pay a daily fine as provided in such order in the sum of $ 250 from October 26, 2007 and a like sum thereafter for each day the violation continues. A certified copy of this Order may be recorded in the Public Records of St. Lucie county and shall thereafter pursuant to Florida Statute 162.09(3) constitute a lien against the above described property and upon any other real or personal property owned by the violator.

Upon petition to the Circuit Court this Order may be enforced in the same manner as a Court Judgment by the Sheriffs of the State, including levy against personal property. The fine imposed herein shall continue to accrue until the violator comes into compliance or until judgment is rendered upon a suit to foreclose on this lien, whichever occurs first. The lien arising from this fine runs in favor of the City of Fort Pierce, a municipal corporation, and the City of Fort Pierce may execute a satisfaction or release of lien. This Order shall not be deemed to be a Court judgment except for enforcement purposes and may be foreclosed as further provided by law.

DONE AND ORDERED this 20th day of November, 2007

Chairman, Code Enforcement Board

ATTEST:

CITY CLERK

Dated: 11-20-07

Return to: Code Enforcement Division
P.O. Box 1480
Fort Pierce, Fl. 34954

PREPARED BY: James T. Walker, Esq. Assistant City Attorney, P.O. Box 1480, Fort Pierce, Florida 34954

STATE OF FLORIDA
ST. LUCIE COUNTY
CITY OF FORT PIERCE

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE RECORDS ON FILE IN THIS OFFICE.

CITY CLERK

DATE Nov 26 2007

(CITY SEAL)

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3138478 11/30/2007 at 09:38 AM
OR BOOK 2910 PAGE 27 - 27 Doc Type: LIEN
RECORDING: $10.00

0080

CITY OF FORT PIERCE
Florida

DEPARTMENT OF BUILDING AND CODE ENFORCEMENT
P. O. BOX 1480 • FORT PIERCE, FLORIDA 34954
TEL. (772) 460-2200 • FAX (772) ~~461-6772~~ 468-0457

REGULAR MAIL

October 26, 2007

John B. & Susan Culverhouse
1635 Thumb Point Drive
Ft. Pierce, FL 34949

RE: 1635 Thumb Point Drive

Dear Property Owner(s):

This correspondence is to inform you that the property referenced above continues to be in violation of the Special Master or Code Enforcement Board Order (copy attached) and the City Code of Ordinance, Section(s) 103.2 SBCCI Housing Code and the fine of $250 a day continues to accrue.

If you would like to contest this fine or disagree with the findings of the noncompliance, then **you must respond in writing stating a detailed reason as to why you disagree**. This correspondence should be mailed to our office within **twenty (20) days** from receipt of this letter. If we should receive a response from you, then your case will be scheduled before the Special Master or the Code Enforcement Board for a Massey hearing. **If we should not hear from you within the twenty (20) days, a lien will be entered on the property.**

If you should have any questions, please contact our office at **(772) 460-2200, extension 213.**

Sincerely,

Lois Caudill

Lois Caudill
Executive Assistant

/lc

0081

PROPERTY RECORD CARD

John B Culverhouse Record: 1 of 1 <<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

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Sec/Town/Range:	01 :35S :40E	Account #:	15212
Map ID:	24/01E	Land Use:	SF Res
Zoning:	R1	City/Cnty:	FORT PIERCE

Ownership and Mailing

Owner: John B Culverhouse Susan D Culverhouse
Address: 1635 Thumb Point Dr
Fort Pierce FL 34949-3570

Legal Description

THUMB POINT BLK 1 LOT 30 (OR 258-845)

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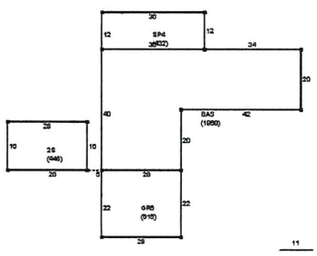
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StoryHght:	0020 - 2 Story	No.Units:	1	SecWall:	WS - Wood/Sheath

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1/2Bath:	1	HeatFuel:	ELEC - Electric	Prm.Flors:	CU - Carpet
%A/C:	100	%Heated:	100	%Sprinkled:	0

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Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
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FNV6 - VINYLFENCE6'	Y	1	30	AV	AV	1999
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AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

CEB Case No. 7-62

Case No. 5-1201

1635 Thumb Point Dr.
PROPERTY ADDRESS

IN THE MATTER OF:

John B. & Susan Culverhouse

I, _____, have personally examined the property described in the Code Enforcement Board order dated _____, in the above mentioned case, and find that said property is **NOW** in compliance with Section(s) _____ of the Code of the City of Fort Pierce, Florida, as of the _____ day of _____, 20____

I, Bob Dusanek, have personally examined the property described in the Code Enforcement Board order dated 4/11/2007, in the above mentioned case, and find that said property is **NOT** in compliance with Section(s) 103.2 of the Code of the City of Fort Pierce, Florida as of the 26 day of October, 2007

Bob Dusanek

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Bob Dusanek (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 26 day of October, 2007

MY COMMISSION EXPIRES:

Lois Caudill
My Commission DD342030
Expires September 20, 2008

Lois Caudill
NOTARY PUBLIC - STATE OF FLORIDA

CODE ENFORCEMENT BOARD
CITY OF FORT PIERCE, FLORIDA

CEB CASE # 7-62

RE: Violation of Section(s) 103.2 SBCCI Housing Code Description: Visible Building Code Violations

Violator: John B & Susan D Culverhouse
1635 Thumb Point Dr.
Fort Pierce, Fl. 34949-3570

LEGAL DESCRIPTION: 1635 Thumb Point Dr.
THUMB POINT BLK 1 LOT 30 (OR 258-845)

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Code Enforcement Board pursuant to Florida Statutes 162.07 on 4-11-07, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that John B & Susan D. Culverhouse failed to _____ in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 120** days hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of $ 250 **.

This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property, and subsequent purchasers, successors in interest or assigns. If this Order is not complied with timely, then there shall be issued an Order pursuant to Florida Statutes 162.09 imposing the fine provided for herein.

The violator is responsible for notifying the Code Enforcement Division promptly at (772) 460-2200, extension 278, when the violation is corrected.

DONE AND ORDERED this 17 day of April, 2007.

MISTY MINTON, VICE-CHAIRMAN
CODE ENFORCEMENT BOARD

I CERTIFY THAT THE ABOVE ORDER WAS MAILED TO THE RESPONDENT ON THIS 17 DAY OF April, 2007.

Barbara Dennis

** 120 days to apply for permit
** $250.00 per day fine would start if an application has not been made for a permit, and the respondent would be found in violation.

DISMISSED AT THAT TIME IF THEY HAVE MET WITH THE URBAN FORESTER. THE AMENDED MOTION WAS AGREEABLE WITH THE SECOND. THE MOTION AND AMENDED MOTIONS WERE VOTED ON AND APPROVED BY THE 6 MEMBERS PRESENT.

Item #2

Officer: Bob Dusanek

Case #7-62

103.2 SBCCI Housing Code - Visible Building Code Violations

RE: 1635 Thumb Point Drive

John B & Susan D. Culverhouse
1635 Thumb Point Dr.
Ft. Pierce, FL 34949

Bob Dusanek CEB case #7-62. Was initiated on 5-5-2005. The address is 1635 Thumb Point Dr. The owner is John B. & Susan D. Culverhouse of that same address. The section that was cited was 103.2, the SBCCI Housing Description and the Visible Code Violations. We sent out a unsafe housing on that and Mr. Culverhouse has appeared before the Construction Board of Appeals and has had several extensions, and that is the reason that this was brought to. The house is in very bad shape. Mr. Culverhouse, I believe will testify that he has a settlement check and that they will be working with the Building Department to actually demolish and rebuild the house.

Misty Minton swore in John Culverhouse.

John Culverhouse our home was substantially destroyed by hurricane Frances on September 4, 2004. We haven't lived there since that time. Basically, I want to thank, the city has really been great to us, giving us time to bring our lawsuit against our insurance carrier to resolution. Our insurance carrier offered about $100,000, our claim was in excess of $700,000. We recently settled with our carrier for half a million and the check is at our attorney's office, Buck Cosell's office in Vero Beach. We're supposed to go up and sign it tomorrow. It'll be put in his trust account then he can write on it in about 15 days. In other words, he can give us the money in about 15 days. I have spoken to a contractor about 3 weeks ago, Mr. inaudible and John Foster, who is an architect, has been on the property with me in the last 3 weeks. What we want to do is to attempt to, sense it suffered damage, 50% or more of the pre-hurricane assessed value, it has to be brought up, of course, to the height requirements of the building code and the FEMA requirements, which we want to do because we never want to go through what we went through again. We don't want to demolish the structure because we want to find out, there are certain things that can be done with the first floor, like parking and other things that will still comply with the code. What we want to do is reinforce the structure and go up a couple of floors for the first living floor, complies with the height requirements of the building code and FEMA. It's just that we've lived there since 1976 and we had so many happy memories with family memories with family members who have passed on and we really just don't want to tear it down. We want to try to incorporate what's there into a new house. We to come home because we've been living down in Port St. Lucie and other places, nice places, but there's no place like Ft. Pierce.

Misty Minton Mr. Culverhouse, how much time do you think you're going to need?

John Culverhouse I would ask for, to come back before you within 60 days and then that would give us time to get the settlement to hopefully, and then engage a contractor. I've also engaged an artist/designer to do plans. He's doing plans now to inaudible Russell, who is working on plans for us. We have to get core borings and everything else to determine how to reinforce the structure and see what is feasible. I'd like to be able to talk to Mr. Dusanek and Mr. Meyers and find out what we can do with the existing structure, the first floor, the concrete structure, as opposed to tearing it down. So, I would ask for 60 days for us to come back and show you that we are moving forward to be able to work towards pulling the permits to be able to start the rebuilding process.

Misty Minton Mr. Dusanek, is this acceptable to the city?

Bob Dusanek yes it is, but if there are drawings being done or just being started Attorney Culverhouse, it may take a lot longer than the 60 days to get into the permitting process.

Misty Minton I think he's asking 60 or we could do 90. He just want to show . . . .

Bob Dusanek what I'm saying is, if he gets into the permitting process, this will be a mute point that he is rebuilding the structure. So, that if we'd go 90 to 120 days for him to get into the permitting process, which I think is reasonable, then when the permits and everything is applied for, we could just basically dismiss the case.

John George Mr. Dusanek, because we don't have any pictures before use to see the property, is the property secured?

Bob Dusanek it is secured and it has a fence around it. I don't believe there's anybody getting into it.

Misty Minton Mr. Dusanek, is your recommendation that we give him a continuance for up to a 120 days or do we give him 120 days to apply for some type of permitting?

Bob Dusanek why don't we do that. Why don't we give him 120 days and if the a permit has been issued or is in process, we can continue it at that time until that permit would be issued, and that would save coming back before you and having Mr. Culverhouse take from his valuable time to come here.

Misty Minton also, you have the option of giving him a 90 day extension if he is having problems with architects, or as long as Mr. Culverhouse is aware of that.

Bob Dusanek we have received a lot of complaints from the people on the beach about this, and that is one of the reasons it's here. I tried to explain to the people that he had been suing his insurance company and that kind of thing. When I delivered the letter to him last week, I was glad to hear that they were in the settlement process.

Misty Minton Mr. Culverhouse, is this agreeable?

John Culverhouse yes ma'am it is.

Chris Dzadovsky I just want to make sure I'm clear on, we'll put it in the process with the motion as to oppose to a continuance. That way we can make sure that it comes back and things are in motion. If we continue then nothing gets done in 120 days, then we start the process.

DELORES HINES MADE A MOTION IN REGARDS TO JOHN B. & SUSAN D. CULVERHOUSE, IN CASE #7-62, I MOVE THAT THIS BOARD DETERMINE THAT MR. & MRS. CULVERHOUSE BE FOUND IN VIOLATION OF CODE 103-2, BECAUSE OF THE VISIBILITY DEPRECIATION OF THE BUILDING, ETC. THE PARTY HAS ASKED FOR, WE SHOULD GIVE 120 DAYS TO SHOW THAT THE PARTY HAS GONE FORWARD IN SOME KIND OF WAY TO BRING THE PROPERTY UP TO CODE. FAILING TO DO THIS WHICH WOULD BE A VIOLATION AND A FINE OF $150 A DAY AFTER 120 DAYS.

Misty Minton is your motion, just to clarify, asking that they have applied for permits?

THE MOTION WAS AMENDED THAT THEY APPLY FOR THE PERMITS. I UNDERSTAND THAT THE BUILDING HAS BEEN SECURED. THEY ARE IN THE PROCESS OF GETTING CONTRACTORS AND PLANS, ETC. THE MOTION WAS SECONDED BY PAUL FRISCHKORN.

Chris Dzadovsky are we going for $150 a day or $250 a day after the violation comes back into effect?

THE MOTION WAS AMENDED TO FINE THE VIOLATORS $250 A DAY.

John Culverhouse Madam Chairman, I know the public discussion has ended, but I'm concerned of being found in violation. We will admit the violation, stipulate that if we haven't begun to apply for a permit with that 120 days, that we will consent to being found in violation, but I would . . . . .

Attorney Walker that's what the motion is.

John Culverhouse my problem is, because I sit on Board of this city that I'm seeking reappointment to, the Historic Preservation Board, I would hate to have that come up against me, that my wife and I are in violation of that, and also, what I would ask for is that if possible to be continued for that time period. We will sign a confession, a consent that if we don't do that, that the fines can start at that time period. I appreciate it that if the finding of a violation could be deferred.

Misty Minton I appreciate what you're saying Mr. Culverhouse. We'll let the Board discuss this and see what we can do.

Paul Frischkorn let me do a minor amendment.

Misty Minton we first have a motion. Do we have to vote on the motion before us before we continue to amend it, sir?

Attorney Walker Madam Chair, there's been a main motion made. There's been a second to that motion. During the course of discussion, a motion to amend is in order.

PAUL FRISCHKORN AMENDED THE MOTION, IF HE IS NOT IN THE PERMITTING PROCESS, THEN WE GO FORWARD WITH THE FINDING OF GUILT. THAT GIVES HIM 4 MONTHS TO GET THE PROGRAM GOING. THAT'S THE WHOLE PRINCIPLE OF IT. HE WANTS THIS OVER WITH TOO.

Misty Minton so you're saying that the record would not show that a . . .

Paul Frischkorn he's not been found guilty at this point, but in 120 days then he's a bad boy.

Misty Minton you're saying that a violation would not exist until 120 days if permits have been processed.

Paul Frischkorn a violation does exist, there's no question about that, but the fine and the . . . .

Misty Minton if we find that a violation does exist, as far as I'm concerned, Mr. Walker, isn't that on the record?

Paul Frischkorn he's thrown himself on the floor.

Misty Minton I understand that Mr. Frischkorn.

Attorney Walker Madam Chair, there is considerable latitude and flexibility given to the Board on how exactly it wishes to structure this. It would be within the Board's discretion if it elected to do so to provide that if at the end of 120 that there was a violation and that if at the end of 120 days permit had not been made application for, that at that time the violation would become ripe and that a fine would immediately begin running from that date, but that until that 120 day period had past, there would be a withholding of an adjudication of violation.

Misty Minton so we have an amendment to hold the violation . . . .

Attorney Walker perhaps I can restate what I was attempting to get out. As I understand the sense of the movevant here, the movevant wishes to amend the main motion by providing an amendment which holds that adjudication is to be withheld for a period of 120 days, and then upon certification at the end of that 120 days by the Building Department, that an application has not been made for a permit, then at the end of that 120 day period, the respondent would then be found in violation and at that point a per diem fine would immediately begin to run. Have I correctly stated the sense of the motion to amend?

Misty Minton it was very clear. Does the maker of the motion and the second approve of this amendment and the mover of the amendment?

THE MOTION AND THE AMENDMENT WERE AGREEABLE WITH THE SECOND.

0087

Chris Dzadovsky in this particular citing it talks about Ordinance 103.2. Does that make a difference in our proceedings? I think the attorney would probably have to, because are the Building Codes in the SBCCI Housing Code different than our building codes?

Attorney Walker our Code of Ordinances incorporates a series of building codes, the Florida Building Code, the Unsafe Building Code, and the SBCCI Housing Code is another one of those codes, and they are all incorporated by reference.

THE MOTION AND THE AMENDMENT WERE VOTED ON AND APPROVED BY THE 6 MEMBERS PRESENT.

- - - - - -

Item #3

Officer: Shaun Coss

Case #7-24

Sections: 5-368 Property Maintenance, 16-46, 16-47, 16-48(1)(5) Outside Storage

RE: 2802 S. U.S. Hwy. 1

Amal & Thabet Hasan
2802 S. U.S. Hwy. 1
Ft. Pierce, FL 34982

Shaun Coss this is Code Enforcement Board case #7-24. The case was initiated by Shirley Kirby and Ricky Duncan and taken over by myself on September 28, 2006. Location of the violation is 2802 S. U.S. Hwy. 1, owned by Amal & Thabet Hasan, 2802 S. U.S. Hwy. 1. Violations are 5-368 property maintenance, 16-46, 16-47, 16-48(1)(5) outside storage.

Attorney Walker Madam Chair, it would be my recommendation that once the case is called, that under our rule that the Chair then calls the respondent forward to see if the charge is contested.

Misty Minton before it's read into the record?

Attorney Walker then if it's not contested, whether or not there is agreement with the time recommended, and if it isn't contested and there is agreement, then a motion can immediately be made based upon the admitted finding and the time that is agreed to for compliance. That way Board experience shows we can avoid the time that is otherwise necessary for presentation of a case.

Ammar Nofal identified himself for the record.

Misty Minton are you in agreement with the charges that have been brought against your property?

Ammar Nofal yes ma'am.

Misty Minton can you have the violation corrected with 45 days?

Ammar Nofal actually, I explained the situation. I was here 2 months ago for that same hearing. I got a letter, we can get it done by the end of this year.

Misty Minton you're not in agreement with the 45 days?

Ammar Nofal no, I can't get it done in 45 days.

Chris Dzadovsky Madam Chair, this came before us and there is some history.

Misty Minton we'll get to that I'm sure. Mr. Coss, proceed with presenting the case.

Shaun Coss there was a Board Order February 14, 2007.

CODE ENFORCEMENT BOARD
CITY OF FORT PIERCE, FLORIDA

IN THE MATTER OF: John B & Susan D Culverhouse
1635 Thumb Point Dr.
Fort Pierce, FL 34949-3570

CASE NO. 7-62

AFFIDAVIT OF MAILING NOTICE TO APPEAR

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

1. That he/she BOB DUSANEK, confirms that Notice to Appear at the Code Enforcement Board Hearing on the 11 day of April, 20 07 was mailed today by first class mail to:

RE: 1635 THUMB POINT DR
Parcel # 240160500300003

John B & Susan D Culverhouse
1635 Thumb Point Dr.
Fort Pierce, FL 34949-3570

Legal Description: THUMB POINT BLK 1 LOT 30 (OR 258-845)

FURTHER AFFIANT SAYETH NOT.

DATED this 29 day of March, 20 07.

Bob Dusanek
SIGNATURE OF CODE ENFORCEMENT OFFICER

STATE OF FLORIDA
COUNTY OF SAINT LUCIE

SWORN TO and SUBSCRIBED before me

this 29 day of March, 2007

Lois Caudill
NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:

Lois Caudill
My Commission DD342030
Expires September 20, 2008

0089

CITY OF FORT PIERCE
Florida

DEPARTMENT OF BUILDING AND CODE ENFORCEMENT
P. O. BOX 1480 • FORT PIERCE, FLORIDA 34954

John B. & Susan D. Culverhouse
1635 Thumb Point Dr.
Fort Pierce, Fl. 34949-3570

HAND DELIVER

SUMMARY SHEET
PLAIN

Regular Presentation X Repeat Violator _____ Review & Determination_____

Date Scheduled 4-11-07 Date of previous Board Order

CEB# 7-62

CASE WAS INITIATED ON: 5/5/2005 **Case # : CDEF2005-1201**

Tax ID # : 240160500300003

Legal Description: THUMB POINT BLK 1 LOT 30 (OR 258-845)

BY CODE OFFICER: BOB DUSANEK

LOCATION OF VIOLATION IS: 1635 THUMB POINT DR

OWNED BY:

John B & Susan D Culverhouse
1635 Thumb Point Dr.
Fort Pierce, FL 34949-3570

OCCUPIED BY:

OCCUPIED BY:

Violations:

Ordinance # 103.2 SBCCI Housing Code Description: VISIBLE BUILDING CODE VIOLATIONS

Comments: SUBAC Letter sent 5/6/05
5-10-05 C/C RECEIVED
Reinspect scheduled. Check for permits.
6/13/05 No change send letter telling condemnation is proceeding.
6/20/05- spoke w/ Brad (John) 465-7572 - he stated application is in house (survey and subst. improv. packet) - I told him his application would be reviewed and he would be contacted.-kk
C/C RECEIVED 6-20-05

THE CITY REQUESTS THAT IF THE BOARD OR SPECIAL MASTER FINDS THE VIOLATION EXISTS, THE VIOLATOR(S) BE GIVEN 30 DAYS TO COMPLY OR A FINE OF $250.00 PER DAY BE ASSESSED.

CODE ENFORCEMENT BOARD
CITY OF FORT PIERCE
STATE OF FLORIDA

IN THE MATTER OF: John B & Susan D Culverhouse
1635 Thumb Point Dr.
Fort Pierce, FL 34949-3570

Case # : 7-62
Regular presentation X
Repeat Violator ____

NOTICE OF VIOLATION HEARING

The Code Enforcement Officer contends that the following violation(s) continues to exist:

Ordinance #: **103.2 SBCCI Housing Code** **Description:** **VISIBLE BUILDING CODE VIOLATIONS**
Comments: SUBAC Letter sent 5/6/05
5-10-05 C/C RECEIVED
Reinspect scheduled. Check for permits.
6/13/05 No change send letter telling condemnation is proceeding.
6/20/05- spoke w/ Brad (John) 465-7572 - he stated application is in house (survey and subst. improv. packet) - I told him his application would be reviewed and he would be contacted.-kk
C/C RECEIVED 6-20-05

The brief legal description of the real property upon which violation(s) occurred is:

Tax ID # : 240160500300003 **ADDRESS:** 1635 THUMB POINT DR
Legal Description: THUMB POINT BLK 1 LOT 30 (OR 258-845)

You are hereby notified that the Code Enforcement Board has scheduled the above referenced matter for hearing on the 11 day of April 20 07 at 8:30 A.M. in the City Hall Commission Chambers located at 100 North U.S. #1, Fort Pierce, Florida.

YOU ARE HEREBY REQUIRED TO APPEAR BEFORE THE BOARD AT SAID TIME AND PLACE TO ANSWER AND DEFEND AGAINST SAID ALLEGATION(S). If you fail to attend, the Board may make its decisions based solely upon the evidence presented by the Code Enforcement Officer.

If you are found to be in violation, the Board has jurisdiction to impose a fine of not more than $250 per day for each day the violation(s) continues. Should this be a repeat violation, a fine not to exceed $500 per day may be imposed. If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the enforcement board even if the violation has been corrected prior to the hearing.

Any decision of the Board may be appealed. The verbatim transcript of the hearing is necessary for an appeal. **ANYONE DESIRING A VERBATIM TRANSCRIPT SHALL HAVE THE RESPONSIBILITY AT HIS/HER COST TO ARRANGE FOR SAME.**

Please be advised that the procedures of the Board are governed by the Rules of the Code Enforcement Board and the Code of Ordinances of the City of Fort Pierce, Florida. Copies of Rules and Ordinances may be obtained at the Office of the City Clerk, 100 North U.S. #1, Fort Pierce, Florida.

Please govern yourself accordingly.

FORT PIERCE CODE ENFORCEMENT BOARD

By: Bob Dusanek
Bob Dusanek Code Enforcement Officer, (772) 460-2200 Ext. 278

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the Notice of Violation Hearing was mailed to the above named alleged violator at the address stated above, this 22 day of March 2007.

By: Barbara Nelson

CCB

SUMMARY SHEET
SPECIAL MASTER

Regular Presentation ✓ Repeat Violator _____ Review & Determination _____

Date Scheduled 3-14-07 Date of previous Board Order

THIS IS SM CASE NUMBER: _____ **Case # : CDEF2005-1201**

CASE WAS INITIATED ON: 5/5/2005 **Tax ID # :** 240160500300003

Legal Description: THUMB POINT BLK 1 LOT 30 (OR 258-845)

BY CODE OFFICER: BOB DUSANEK

LOCATION OF VIOLATION IS: 1635 THUMB POINT DR

OWNED BY:
John B & Susan D Culverhouse
1635 Thumb Point Dr.
Fort Pierce, FL 34949-3570

OCCUPIED BY:

OCCUPIED BY:

Violations:

Ordinance # 103.2 SBCCI Housing Code Description: VISIBLE BUILDING CODE VIOLATIONS

Comments: SUBAC Letter sent 5/6/05
5-10-05 C/C RECEIVED
Reinspect scheduled. Check for permits.
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C/C RECEIVED 6-20-05

See attached page for additional information.

THE CITY REQUESTS THAT IF THE SPECIAL MASTER FINDS THE VIOLATION EXISTS, THE VIOLATOR(S) BE GIVEN 30 DAYS TO COMPLY OR A FINE OF 250.00 PER DAY BE ASSESSED.

SUBAC Letter sent 5/6/05
5-10-05 C/C RECEIVED
Reinspect scheduled. Check for permits.
6/13/05 No change send letter telling condemnation is proceeding.
6/20/05- spoke w/ Brad (John) 465-7572 - he stated application is in house (survey and subst. improv. packet) - I told him his application would be reviewed and he would be contacted.-kk
C/C RECEIVED 6-20-05
6/28/05 No change, check in 7 days.
7/5/05 No change.
7/18/05 No change and we have not heard from the title search yet, check in 21 days.
8/8/05 No change.
9/6/05 No change!
9/12/05 No change!
12/22/05 They are still fighting with ins.
3/6/06 Continued by the Construction Adjustment & Appeals Board for 30 days.
6/27/06 I spoke with owner recently and he is suing the insurance company.
12/6/06 I have not spoken to the owner recently, check on 1/12/07.
1/22/2007 No change in tis property schedule for S.M. or C.E.B.

PROPERTY RECORD CARD

John B Culverhouse Record: 1 of 1 <<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Map

Property Identification

Site Address:	1635 THUMB POINT DR	ParcelID:	2401-605-0030-000-3
Sec/Town/Range:	01 :35S :40E	Account #:	15212
Map ID:	24/01E	Land Use:	SF Res
Zoning:	R-1 - FP	City/Cnty:	FORT PIERCE

Ownership and Mailing

Owner: John B Culverhouse Susan D Culverhouse
Address: 1635 Thumb Point Dr
Fort Pierce FL 34949-3570

Legal Description

THUMB POINT BLK 1 LOT 30 (OR 258-845)

Sales Information

Date	Price	Code	Deed	Book/Page
9/1/1976	125000	00	CV	0258 / 0845

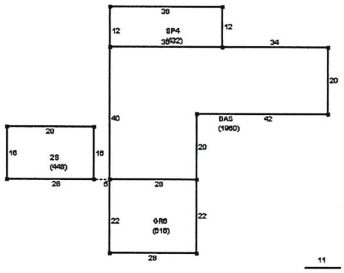
Assessment Final Value

2004 Val:	550800
Assessed:	229806
Ag.Credit:	0
Exempt:	25000
Taxable:	204806
TotalTax:	5807.96

Total Land and Building

Land Value:	404100 Acres: 0.33
Building Value:	146700
Finished Area:	2408 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	WS - Wood Shingl	RoofStruct:	HP - Hip
ExtType:	HC - HC	YearBlt:	1973	Frame:	-
Grade:	C - C	EffYrBlt:	1977	PrimeWall:	BS - CB Stucco
StoryHght:	0020 - 2 Story	No.Units:	1	SecWall:	WS - Wood/Sheath

Interior Features

BedRooms:	3	Electric:	MX - MAXIMUM	PrmIntWall:	WP - Plaster
FullBath:	2	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	STD
1/2Bath:	1	HeatFuel:	ELEC - Electric	Prm.Flors:	CU - Carpet
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
DOK1 - CONC DOCK	Y	1	320	AV	AV	1977
SWAV - RES POOL AVG	Y	1	578	AV	AV	1977
PA01 - POOL DK-AVG	Y	1	590	AV	AV	1977
3CCT - 3CCT	S	1	1	AV	AV	1977
2CCT - 2CCT	S	1	1	AV	AV	1977
FNV6 - VINYLFENCE6'	Y	1	30	AV	AV	1999
SDSF - SITE DEV S-F	Y	1	1	AV	AV	2001

Land Information

No.	Land Use	Type	Measure	Depth
1	0100-SF Res	255 -Front Ft	104	140

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.
THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED

Case 05-1201 1635 Thumb Point Dr
Colleen Greer to: pma 11/03/2015 02:28 PM

Mr. Armold:

Following up on our phone conversation this date please find attached the "request for reduction/rescindment form" to be filled out and returned to my office. This request will need to go before the Code Enforcement Board for their recommendation to the City Commission. The next Code Enforcement Board meeting is November 18, 2015. This is the last meeting of the year for them. The next one would be January 13, 2016. In order to get the request on the November agenda I will need to have the paperwork returned by November 10.

Penalty Reduction Letter.docx Request for Waiver - Code Enforcement Liens.docx

After the Code Board makes its ruling, the recommendation will go before the City Commission for final approval. The next City Commission meetings are December 7 and December 21 at 6:30 PM.

Sincerely,
Colleen Greer
Executive Secretary
City of Ft. Pierce
Department of Community Response
100 N U.S. Hwy 1, Ft. Pierce, FL 34950
Telephone: 772-467-3149 Fax: 772-468-0457
Email: cgreer@city-ftpierce.com

Peter Armold
561-844-3700
Gary, Dytrych & Ryan
PMA@gdr-law.com

Gary, Dytrych, & Ryan P.A.



Peter M. Armold

Email: pma@gdr-law.com
Phone: 561-844-3700

Practice Areas

Civil and Commercial Litigation
Title Insurance/Real Estate Law, Banking and Foreclosure Litigation
Bankruptcy Law and Litigation
Business, Corporate and Partnership Law

Education

Nova University
Bachelor of Science, with distinction, 1983

Florida State University
Juris Doctor with high honors, 1986

Bar Admissions

The Florida Bar, 1987

Professional Memberships and Associations

Palm Beach County Bar Association
Florida Land Title Association

Courts Admitted to Practice

Florida State Courts
U.S. District Court, Southern District of Florida
U.S. Bankruptcy Court, Southern District of Florida

Honors

AV Rated as Independently determined by Martindale-Hubbell

The hiring of a lawyer is an important decision that should not be based solely upon advertisements.

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CITY OF FORT PIERCE
Florida

BUILDING & CODE ENFORCEMENT DEPARTMENT
P.O. BOX 1480, FORT PIERCE, FLORIDA 34954
772-460-2200; FAX: 772-467-9836

3/9/09 **Tax ID#: 240160500300003** **Case # 09-3751**

John and Susan Culverhouse
505 Beach Court
Fort Pierce FL 34950

ADDRESS: 1635 thumb Point Dr

The above building or structure has been found unsafe per City Ordinances and the International Property Maintenance Code s.108. The following violations exist:

1. **Accessory structure requires maintenance – deteriorated**
2. **Structural members appear to be damaged/unsafe**
3. **Stairways, decks, porches and / or balconies appear to be damaged/unsafe**
4. **No utilities since April of 2006**
5. **Due to lack of utilities for the last 2 ½ years we presume there may be extensive interior damage.**
6. **** The Building Department needs to make an inspection of the interior****

[X] This structure is condemned and repair/rehabilitation permit shall be applied for within 30 calendar days.

If the building(s) is to be repaired, drawings prepared by a Florida licensed engineer or architect addressing any and all deficiencies will be required with the building permit application unless otherwise approved by the Building Official.

The building or structure has been ordered vacated and posted to prevent further occupancy until work is completed and the final inspection has been approved. The repair/rehabilitation of the building or structure must fully comply with all local ordinances and the currently adopted Florida Building Code (FBC). **If no action has been taken by the legal owner to come into compliance within the time specified, the City may initiate demolition proceedings in accordance with codes, with all costs incurred charged against the owner of record and a lien filed upon such real estate.**

Any person having any legal interest in the property may appeal this notice by the Building Official to the Construction Board of Adjustments and Appeals (CBAA); such appeal shall be in writing in the form specified in the Rules of Procedure of the CBAA and shall be filed with the Building Official within 20 calendar days from the date of the notice with a $200 fee. Failure to appeal in the time specified will constitute a waiver of all rights to an administrative hearing.

If you have any questions regarding this notice, please contact Kristie Kirstein, at 772-460-2200 ext. 274.

Marc Meyers, Building Official

CODE

JOHN B. (BRAD) CULVERHOUSE
505 BEACH COURT
FORT PIERCE, FLORIDA 34950
Office Telephone: (772) 465-7572
Telephonic Facsimile (772) 464-6912
Cellular Telephone (561) 716-4726

FACSIMILE COVER SHEET & LETTER

Date Sent: May 24, 2006
Facsimile Number: 772-461-6772
Please Deliver To: Mr. John Alcorn Attn: Ms. Janey Singer
Director of Community & Building Response
City of Fort Pierce

Number of Pages (including cover sheet) 1
Original ____ **will;** √ **will not; follow** *via* **postage pre-paid First Class U.S. Mail**

Re: Request for Continuance of May, 2006 Hearing before the CONSTRUCTION APPEAL BOARD until June, 2006.

Dear Mr. Alcorn:

This will confirm that my wife Susan and I request a continuance of the May, 2006, hearing before the CONSTRUCTION APPEAL BOARD until June, 2006, as our attorney, Louis B. Vocelle, Jr., Esquire, is filing suit against our homeowner's insurance company, USAA.

Mr. Vocelle assured me today that he will have a case number tomorrow and I will fax it to you as soon as I receive it.

Thank you.

Sincerely,

John B. (Brad) Culverhouse

JOHN B. (BRAD) CULVERHOUSE
505 BEACH COURT
FORT PIERCE, FLORIDA 34950
Office Telephone: (772) 465-7572
Telephonic Facsimile (772) 464-6912
Cellular Telephone (561) 716-4726

FACSIMILE COVER SHEET & LETTER

Date Sent: January 19, 2006
Facsimile Number: 772-461-6772
Please Deliver To: Mr. John Alcorn , Attn: Ms. Janey Singer
Director of Community & Building Response
City of Fort Pierce

Number of Pages (including cover sheet) 1
Original ____ will; _X_ will not; follow *via* postage pre-paid First Class U.S. Mail
Re: Request for Continuance of January 24, 2006, Hearing before the CONSTRUCTION APPEAL BOARD for thirty (30) days until February Meeting

Dear Mr. Alcorn:

This will confirm that my wife Susan and I request a continuance of the January 24, 2006, hearing before the CONSTRUCTION APPEAL BOARD until the February, 2006, hearing.

Thank you.

Sincerely,

John B. (Brad) Culverhouse

JOHN B. (BRAD) CULVERHOUSE
505 BEACH COURT
FORT PIERCE, FLORIDA 34950
Office Telephone: (772) 465-7572
Telephonic Facsimile (772) 464-6912
Cellular Telephone (561) 716-4726

FACSIMILE COVER SHEET & LETTER

Date Sent: December 1, 2005
Facsimile Number: 772-461-6772
Please Deliver To: Mr. John Alcorn ,
Director of Community & Building Response
City of Fort Pierce

Number of Pages (including cover sheet) _____
Original ____ **will;** _X_ **will not; follow *via* postage pre-paid First Class U.S. Mail**
Re: Request for Continuance of Hearing before the
CONSTRUCTION APPEAL BOARD

Dear Mr. Alcorn:

This will confirm that my wife Susan and I request a continuance of hearing before the CONSTRUCTION APPEAL BOARD until the next scheduled meeting. I have received the report from the structural engineer which I am forwarding to our insurance company.

Thank you.

Sincerely,

John B. (Brad) Culverhouse

JOHN B. (BRAD) CULVERHOUSE
505 BEACH COURT
FORT PIERCE, FLORIDA 34950
Office Telephone: (772) 465-7572
Telephonic Facsimile (772) 464-6912
Cellular Telephone (561) 716-4726

FACSIMILE COVER SHEET & LETTER

Date Sent: October 18, 2005
Facsimile Number: 772-461-6772
Please Deliver To: Mr. John Alcorn,
Director of Community & Building Response
City of Fort Pierce

Number of Pages (including cover sheet) _____
Original ____ **will;** __X__ **will not; follow *via* postage pre-paid First Class U.S. Mail**
Re: **Request for Continuance of October 25, 2005 Hearing before the CONSTRUCTION APPEAL BOARD until Tuesday, November 29, 2005.**

Dear Mr. Alcorn:

This will confirm that my wife Susan and I request a continuance of tomorrow morning's hearing before the CONSTRUCTION APPEAL BOARD until November 29, 2005. I have a scheduled meeting with our structural engineer on Friday, October 21, 2005 in order to receive his written report which I will thn immediately forward to our insurance company.

Thank you.

Sincerely,

John B. (Brad) Culverhouse

JOHN B. (BRAD) CULVERHOUSE
505 BEACH COURT
FORT PIERCE, FLORIDA 34950
Office Telephone: (772) 465-7572
Telephonic Facsimile (772) 464-6912
Cellular Telephone (561) 716-4726

RECEIVED
SEP 26 2005
BLDG. & COMMUNITY RESPONSE DEPT.

FACSIMILE COVER SHEET & LETTER

Date Sent: September 26, 2005
Facsimile Number: 772-468-0457
Please Deliver To: Mr. John Alcorn ,
Director of Community & Building Response
City of Fort Pierce

Number of Pages (including cover sheet) _____
Original ____ **will;** __X__ **will not; follow *via* postage pre-paid First Class U.S. Mail**
Re: **Request for Continuance of September 27, 2005 Hearing before the CONSTRUCTION APPEAL BOARD until Tuesday, October 25th, 2005.**

Dear Mr. Alcorn:

This will confirm that my wife Susan and I request a continuance of tomorrow morning's hearing before the CONSTRUCTION APPEAL BOARD until October 25, 2005. I have not been able to work on this matter since September 7th, 2005 in that on the early morning of September 8th, 2005 I was unexpectedly admitted to the Cardiovascular Intensive Care Unit at Lawnwood Regional Medical Center and was in the hospital through September 14th, 2005 when I was released with activity and work restrictions.

I did speak by telephone to our structural engineer last week and he has inspected our home a 1635 Thumb Point Drive and is completing the report which our insurance company has required.

Thank you.

Sincerely,

John B. (Brad) Culverhouse

CITY OF FORT PIERCE
Florida

BUILDING & COMMUNITY RESPONSE DEPARTMENT
P.O. BOX 1480, FORT PIERCE, FLORIDA 34954
772-460-2200; FAX: 772-467-9836

September 12, 2005

Mr & Mrs. John B. & Susan D. Culverhouse
1635 Thumb Point Dr.
Fort Pierce, Florida 34949-3570

Sent Via Certified Mail

RE: Notice of Meeting of the Construction Board of Adjustments and Appeals to hear appeals of 1635 Thumb Point Dr.

Dear Mr. & Mrs. Culverhouse,

This letter is to officially notify you that the appeals will be heard at a meeting of the City of Ft. Pierce Construction Board of Adjustment and Appeals scheduled for Tuesday, September 27, 2005 at 10:00am or immediately following the meeting of the Contractor Licensing Board of Appeals. The meeting will be held at City Hall, 1st Floor in the City Council Chambers. If you are unable to attend, please contact our office at (772) 460-2200, ext. 234.

The petitioner may be represented by council, may present relevant evidence, will be given opportunity to cross examine witnesses and may request production of supporting data or documentation by filing a written request with the Department and may further request through counsel issuance of subpoenas to compel witnesses.

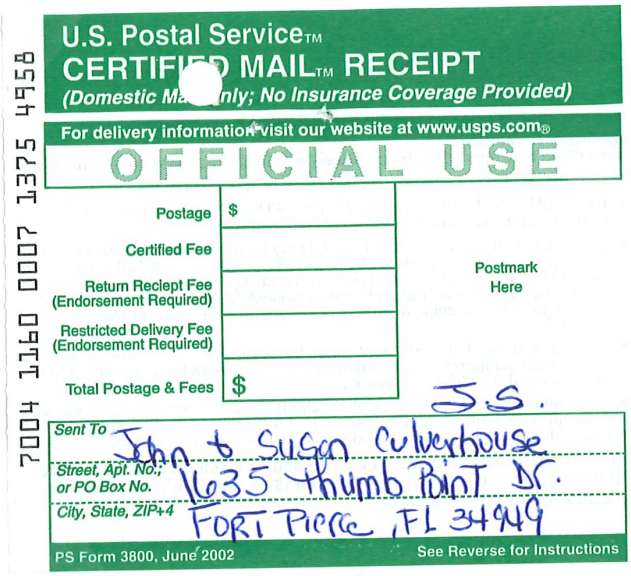
Sincerely,

Janey E. Singer
Building and Community Response/
Recording Secretary to Board

C: James Walker, Esq., Asst. City Attorney
John Alcorn, Director, Building and Community Response
Marc Meyers Deputy Building Official
Board Members

A copy of the Rules of Procedure for the Fort Pierce Construction Board of Adjustment and Appeals may be obtained upon request from the Department of Building and Community Response.

In the event a decision is made to appeal any ruling or order of the Board, a record of the proceedings will be needed for any such appeal, for that purpose, you may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which any appeal is to be based. (FS 286.0105)



7004 1160 0007 1375 4958

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

J.S.

Sent To John & Susan Culverhouse
Street, Apt. No., or PO Box No. 1635 Thumb Point Dr.
City, State, ZIP+4 FORT Pierce, FL 34949

PS Form 3800, June 2002 See Reverse for Instructions

JOHN B. (BRAD) CULVERHOUSE
505 BEACH COURT
FORT PIERCE, FLORIDA 34950
Office Telephone: (772) 465-7572
Telephonic Facsimile (772) 464-6912
Cellular Telephone (561) 716-4726

FACSIMILE COVER SHEET & LETTER

Date Sent: August 29, 2005
Facsimile Number: 772-467-9836
Please Deliver To: Mr. John Alcorn ,
Director of Community & Building Response
City of Fort Pierce

Number of Pages (including cover sheet) _____
Original ____ **will;** _X_ **will not; follow *via* postage pre-paid First Class U.S. Mail**
Re: **Continuance of August 30, 2005 Hearing before the CONSTRUCTION APPEAL BOARD until Tuesday, September 27th, 2005.**

Dear Mr. Alcorn:

This will confirm that my wife Susan and I have requested and you have agreed to the continuance of tomorrow morning's hearing before the CONSTRUCTION APPEAL BOARD until Tuesday, September 27th, 2005.

Thank you.

Sincerely,

John B. (Brad) Culverhouse

OK
8/29/2005

PHONE CALL

FOR John DATE 8/29 TIME 12:15 A.M. P.M.

M Brad Culverhouse

OF 461-3621

PHONE/ MOBILE FAX

MESSAGE Re: Hearing tomorrow. He spoke to Janey, however he would like to speak with you.

SIGNED

- [X] TELEPHONED
- [ ] RETURNED YOUR CALL
- [X] PLEASE CALL
- [ ] WILL CALL AGAIN
- [ ] CAME TO SEE YOU
- [ ] WANTS TO SEE YOU

1154

Flood AE6'
VE8'
1635
Thump

WAITING FOR INS EST.

8/29/05

He requested that this be postponed until the next meeting due to major problems with his engineer. I approved his request & will hold off on demolition

JL

SUBSTANTIAL IMPROVEMENTS
CALCULATIONS WORKSHEET

Property address 1635 THUMBPOINT DR

Value of proposed work = $_____

Building Code

Value = new construction cost per latest ICC Building Valuation Data

ICC Use Group R-3 ICC Type of construction = VB

ICC dollars and cents per square foot for a new building = $ 86.37

ICC dollars and cents per sq. ft. for utility or other use = $ 33.81

2408 sq. ft. X $ 86.37 for main building = $ 207,979

616 sq. ft. X $ 33.81 for utility use, etc. = $ 20,827

TOTAL VALUE FOR A NEW BUILDING = $ 228,806

☐ Permit denied since the improvements would be more than 50% of the value 114,403

☐ Qualifies for a permit on this basis

Substantial improvement in the Coastal Construction Zone

Market value = the assessed value of the structure as indicated by the County Property Appraiser is $ 3,500, divided by .85, = $ 4,118

50% of the market value of the structure [before the damage occurred or] before any improvements are made = $ 2,059

☐ Permit denied since the improvements would be more than 50% of the market value

☐ Qualifies for a permit on this basis

Nonconforming structure Planning & Zoning Code (Sec. 22-102)

60% or more of the replacement value at the time of damage

Replacement value per ICC = $ 288,806

60% of replacement value = $ 173,284

☐ Permit denied since the improvements would be more than 60% of the replacement value

☐ Qualifies for a permit on this basis

Nonconforming use Planning & Zoning Code (Sec. 22-101)

60% or more of the assessed value of the structure

Property Appraiser is $ 3,500, divided by .85, = $ 4,118

60% of the assessed value = $ 2,471

☐ Permit denied since the improvements would be more than 60% of the assessed value

☐ Qualifies for a permit on this basis

PROPERTY RECORD CARD

John B Culverhouse Record: 1 of 1 <<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address:	1635 THUMB POINT DR	ParcelID:	2401-605-0030-000-3
Sec/Town/Range:	01 :35S :40E	Account #:	15212
ID:	24/01E	Land Use:	SF Res
Zoning:	R-1 - FP	City/Cnty:	FORT PIERCE

Ownership and Mailing

Owner: John B Culverhouse Susan D Culverhouse
Address: 1635 Thumb Point Dr
Fort Pierce FL 34949-3570

Legal Description

THUMB POINT BLK 1 LOT 30 (OR 258-845)

Sales Information

Date	Price	Code	Deed	Book/Page
9/1/1976	125000	00	CV	0258 / 0845

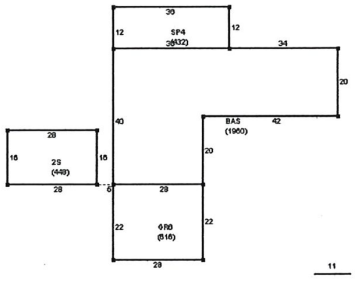
Assessment TRIM

2005 Val:	629900
Assessed:	177705
Ag.Credit:	0
Exempt:	25000
Taxable:	152705
TotalTax:	5807.96

Total Land and Building

Land Value:	626400 Acres: 0.33
Building Value:	3500
Finished Area:	2408 SqFt

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	WS - Wood Shingl	RoofStruct:	HP - Hip
UnitType:	HC - HC	YearBlt:	1973	Frame:	-
Grade:	C - C	EffYrBlt:	1977	PrimeWall:	BS - CB Stucco
StoryHght:	0020 - 2 Story	No.Units:	1	SecWall:	WS - Wood/Sheath

Interior Features

BedRooms:	3	Electric:	MX - MAXIMUM	PrmIntWall:	WP - Plaster
FullBath:	2	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	STD
1/2Bath:	1	HeatFuel:	ELEC - Electric	Prm.Flors:	CU - Carpet
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
DOK1 - CONC DOCK	Y	1	320	AV	AV	1977
SWAV - RES POOL AVG	Y	1	578	AV	AV	1977
PA01 - POOL DK-AVG	Y	1	590	AV	AV	1977
3CCT - 3CCT	S	1	1	AV	AV	1977
2CCT - 2CCT	S	1	1	AV	AV	1977
FNV6 - VINYLFENCE6'	Y	1	30	AV	AV	1999
SDSF - SITE DEV S-F	Y	1	1	AV	AV	2001

Land Information

No.	Land Use	Type	Measure	Depth
1	0100-SF Res	255 -Front Ft	104	140

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

CITY OF FORT PIERCE
Florida

BUILDING & COMMUNITY RESPONSE DEPARTMENT
P.O. BOX 1480, FORT PIERCE, FLORIDA 34954
772-460-2200; FAX: 772-467-9836

August 11, 2005
Mr & Mrs. John B. & Susan D. Culverhouse
1635 Thumb Point Dr.
Fort Pierce, Florida 34949-3570

Sent Via Certified Mail

RE: **Notice of Meeting of the Construction Board of Adjustments and Appeals to hear appeals of 1635 Thumb Point Dr.**

Dear Mr. & Mrs. Culverhouse,

This letter is to officially notify you that the appeals will be heard at a meeting of the City of Ft. Pierce Construction Board of Adjustment and Appeals scheduled for Tuesday, August 30, 2005 at 10:00am or immediately following the meeting of the Contractor Licensing Board of Appeals. The meeting will be held at City Hall, 1st Floor in the City Council Chambers. If you are unable to attend, please contact our office at (772) 460-2200, ext. 234.

The petitioner may be represented by council, may present relevant evidence, will be given opportunity to cross examine witnesses and may request production of supporting data or documentation by filing a written request with the Department and may further request through counsel issuance of subpoenas to compel witnesses.

Sincerely,

Janey E. Singer
Building and Community Response/
Recording Secretary to Board

C: James Walker, Esq., Asst. City Attorney
John Alcorn, Director, Building and Community Response
Marc Meyers Deputy Building Official
Board Members

A copy of the Rules of Procedure for the Fort Pierce Construction Board of Adjustment and Appeals may be obtained upon request from the Department of Building and Community Response.

In the event a decision is made to appeal any ruling or order of the Board, a record of the proceedings will be needed for any such appeal, for that purpose, you may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which any appeal is to be based. (FS 286.0105)

7004 1160 0007 1375 5108

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$
Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To: CULVERHOUSE
Street, Apt. No.; or PO Box No.: 1635 Thumb Point Dr
City, State, ZIP+4: FORT PIERCE FL 34949

PS Form 3800, June 2002 — See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MR. & MRS. John & Susan
Culverhouse
1635 Thumb Point Dr
Fort Pierce, FL 34949

COMPLETE THIS SECTION ON DELIVERY

A. Signature: X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

AUG 20 2001 USPS — FT PIERCE FL 34950 — ORANGE AVE STATION

J & S. 1635 Thumb Point Dr

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Transfer from service label)* 7004 1160 0007 1375 5108

PS Form 3811, August 2001 — Domestic Return Receipt — 102595-02-M-1540

City of Fort Pierce, Florida
Building and Community Response
P. O. Box 1480
Fort Pierce, Florida 34954

Receipt Record

Receipt Number: RCPT2005-6101

Date Printed: 7/20/2005

Received From: CULVERHOUSE **Date:** 7/20/2005

Reference #: MISC2005-239 **Received By:** KellerS

Amount: $200.00

Comments: CHECK 2254

Fees:

FEE2005-9296	Appeal/Variance Req Fee	$200.00
		$200.00

Accounts:

BC	BOARD OF APPEALS	$200.00
		$200.00

Other Fields:

IN THE CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS OF THE CITY OF FORT PIERCE,

c/o Fort Pierce Building Official
P. O. Box 1480
Fort Pierce, Florida 34954

NOTICE OF APPEAL

1. The undersigned appeal the attached determination dated June 20, 2005. [Exhibit 1]

2. The undersigned respectfully request a thirty (30) day extension or such time period as may be allowed as an extension within which to supplement this notice of appeal with specific grounds and supporting documentation.

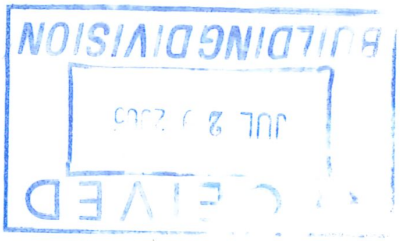
3. The filing fee for filing this appeal in the amount of $200.00 is attached to this notice of appeal.

Dated on July 20th, 2005.

John B. Culverhouse

Susan D. Culverhouse

Appellants' Address: 1635 Thumb Point Drive
Fort Pierce, Florida 34947
Telephone: (772) 461-3621
Facsimile : (772) 464-6912



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MR. & MRS. John & Susan
Culverhouse
1635 Thumb Point Dr
Fort Pierce, FL 34949

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

S. 1635 Thumb Point Dr

AUG 2005 USPS ORANGE AVE STATION FL 34950

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7004 1160 0007 1375 5108

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

John B & Susan D Culverhouse
1635 Thumb Point Dr.
Fort Pierce, Fl 34949-3570

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☑ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 5/10/05

D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

7004 1160 0007 1375 9403 1635 Thumb Point Dr 5-1201 BD

PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-P-4081

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

John B & Susan D Culverhouse
1635 Thumb Point Dr
Fort Pierce, Fl 34949-3570

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☑ Yes
if YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. 7004 1160 0007 1375 9779 5-1201 6/16/05 1635 Thumb Point Dr

PS Form 3811, August 2001 Domestic Return Receipt BD 2ACPRI-03-P-4081

MAYOR
ROBERT BENTON, III

COMMISSIONERS
RUFUS ALEXANDER III
EDWARD BECHT
CHRISTINE COKE
R. DUKE NELSON

CITY MANAGER
DENNIS BEACH

DIRECTOR
JOHN ALCORN

CITY OF FORT PIERCE
Florida

BUILDING & COMMUNITY RESPONSE DEPARTMENT
P.O. BOX 1480, FORT PIERCE, FLORIDA 34954
772-460-2200; FAX: 772-467-9836

June 20, 2005

John B. & Susan D. Culverhouse
1635 Thumb Point Drive
Fort Pierce, Florida 34949

RE: 1635 Thumb Point Drive

Dear Mr. & Mrs. Culverhouse:

This is a determination that the above referenced project does constitute "substantial improvement" per Article X - Coastal Construction Code of the City of Fort Pierce.

What this means is that if 'substantial improvements' are made to the structure it will have to be floodproofed per the National Flood Insurance Regulations as well as bring it into compliance with the current Florida Building Code requirements – see Chapter 34. The top of the bottom floor will have to be at 6 feet for the portion that is located in the AE Flood Zone and 8 feet for that portion that is located in the VE Flood zone. Currently it is 5.97 feet.

The Florida Building Code (Sec. 3401.7.2.6) says: "When repairs and alterations amounting to 50% of the value of the existing building are made during any 12 month period, the building or structure shall be made to conform to the requirements for a new building or structure or be entirely demolished." Therefore conformance with these requirements is necessary.

Wind design requirements - All land to the east of U.S. Route 1 is in the 140 MPH wind zone per Sec. 5-1.111 of the City's Code of Ordinances. Your construction documents will need to comply.

Appeal rights - Any decision of the building official may be appealed by filing within thirty (30) calendar days from the date of the decision to the *Construction Board of Adjustment and Appeals,* c/o Fort Pierce Building Official, P.O. Box 1480, Ft Pierce, FL 34954 with full details including the code provisions being appealed and other relevant data. Also, include a check in the amount of $200. - Section 5-1.110 & Section 5-267(a)(14) of the Codified Ordinances of the City of Fort Pierce.

Sincerely,

John Alcorn, Flood Plain Administrator

CITY OF FORT PIERCE
Florida

BUILDING & COMMUNITY RESPONSE DEPARTMENT
P.O. BOX 1480, FORT PIERCE, FLORIDA 34954
772-460-2200; FAX: 772-467-9836

6/15/05 **Tax ID#: 240160500300003** **Case #: CDEF2005-1201**

John B and Susan D Culverhouse
1635 Thumb Point Dr
Fort Pierce, FL 34949-3570

ADDRESS: 1635 THUMB POINT DR

As of this date, there has been no response to correspondence from the City dated May 5, 2005. Within 30 days of receipt of that letter, the owner was directed to remove the structure on the above property.

This is to inform you the City will proceed with condemnation in accordance with codes with all costs incurred charged against the owner.

Should there be extenuating circumstances, please advise us immediately.

If you have any questions regarding this notice, please contact the Building Department at (772) 460-2200, Ext. 214.

John Alcorn, Director
Division of Building and Community Response

6/13/05

City of Fort Pierce, Florida
Building and Community Response

P. O. Box 1480
Fort Pierce, Florida 34954

Case Narrative:

Case #: CDEF2005-1201

Printed: 5/20/2005

Owner(s) name: John B & Susan D Culverhouse
1635 Thumb Point Dr.
Fort Pierce, FL 34949-3570

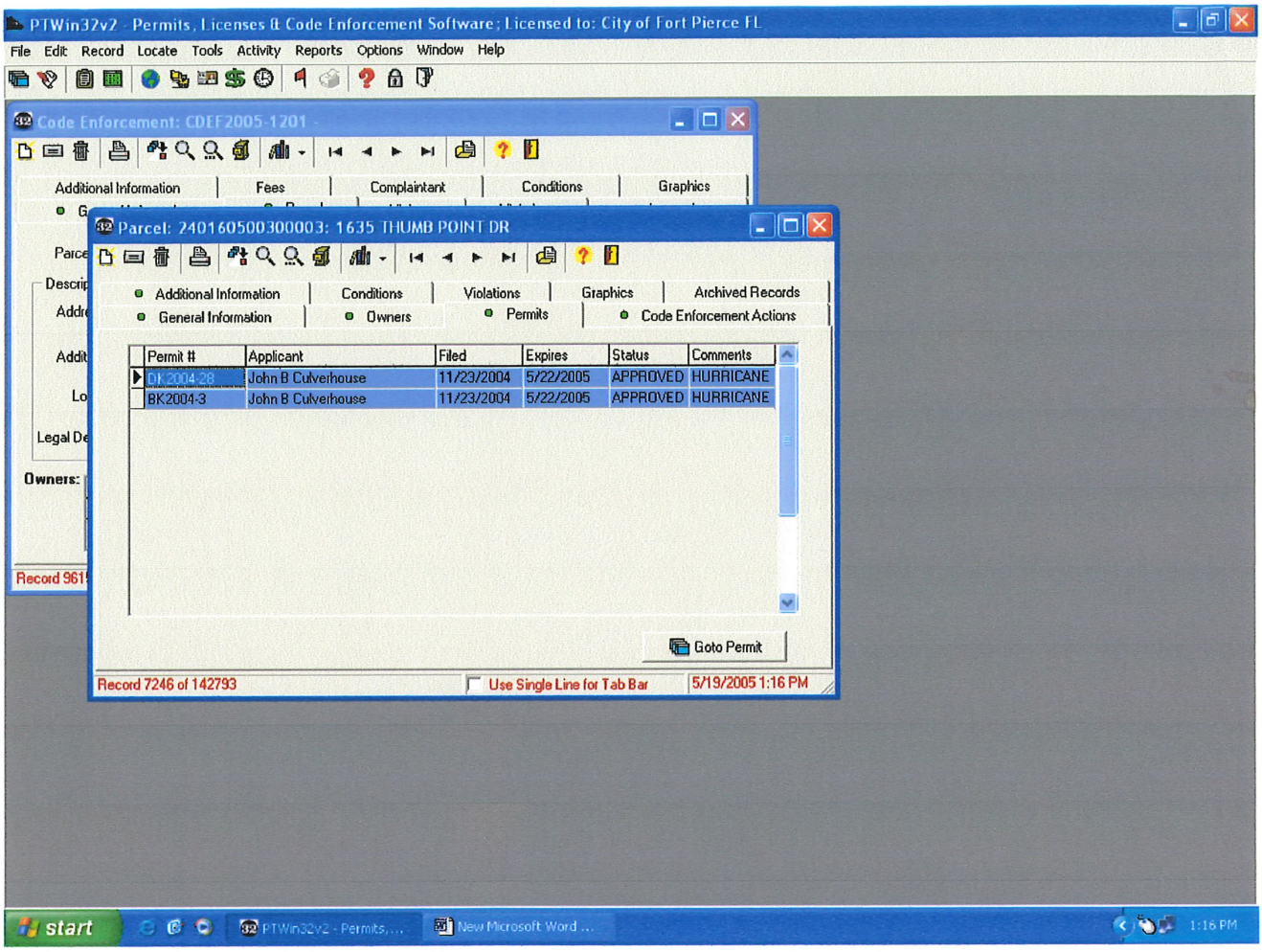
Property Address: 1635 THUMB POINT DR

Community Response Officer: BOB DUSANEK

Narrative: Received Subac letter. Reinspect scheduled 6/13. Check for permits.

6/13
have bulkhead & dock permits -

5/19/05


PTWin32v2 - Permits, Licenses & Code Enforcement Software; Licensed to: City of Fort Pierce FL
File Edit Record Locate Tools Activity Reports Options Window Help
Code Enforcement: CDEF2005-1201
Additional Information
Fees
Complaintant
Conditions
Graphics
Parcel: 2401605003000003: 1635 THUMB POINT DR
Additional Information
Conditions
Violations
Graphics
Archived Records
General Information
Owners
Permits
Code Enforcement Actions
Permit #
Applicant
Filed
Expires
Status
Comments
BK2004-28
John B Culverhouse
11/23/2004
5/22/2005
APPROVED
HURRICANE
BK2004-3
John B Culverhouse
11/23/2004
5/22/2005
APPROVED
HURRICANE
Goto Permit
Record 7246 of 142793
Use Single Line for Tab Bar
5/19/2005 1:16 PM
Owners:
Legal De
Record 961
start
PTWin32v2 - Permits,...
New Microsoft Word ...
1:16 PM

CITY OF FORT PIERCE
Florida

BUILDING & COMMUNITY RESPONSE DEPARTMENT
P.O. BOX 1480, FORT PIERCE, FLORIDA 34954
772-460-2200; FAX: 772-467-9836

5/05/05 **Tax ID#: 240160500300003** **Case #: CDEF2005-1201**

John B and Susan D Culverhouse
1635 Thumb Point Dr
Fort Pierce, FL 34949-3570

ADDRESS: 1635 THUMB POINT DR

The above building or structure has been found unsafe per City Ordinances, Florida Building Code (FBC) s.3401.6 and the Standard Unsafe Building Abatement Code s.101.6. The following required actions must be taken:

- ❑ Evidence of extensive exterior and interior damage suggests substantial renovation is required to prevent further deterioration. (30 days to initiate)
- ❑ Fences must be repaired or replaced to provide a locked barrier around the pool. (15 days)
- ❑ Stagnant water must be treated to prevent the growth of algae or breeding of mosquitoes. (15 days)

If the building(s) is to be repaired, drawings prepared by a Florida licensed engineer or architect addressing the deficiencies will be required with the building permit application unless otherwise approved by the Building Official.

If the above required actions are not started and completed by the time specified, the building or structure will be ordered vacated and posted to prevent further occupancy until work is completed and the final inspection has been approved. The repair/rehabilitation of the building or structure must fully comply with all local ordinances and the currently adopted Florida Building Code (FBC). **If no action has been taken by the legal owner to come into compliance within the time specified, the City may initiate condemnation proceedings in accordance with codes, with all costs incurred charged against the owner of record.**

Any person having any legal interest in the property may appeal this notice by the Building Official to the Board of Adjustments and Appeals (CBAA); such appeal shall be in writing in the form specified in the Rules of Procedure of the CBAA and shall be filed with the Building Official within 30 calendar days from the date of the notice with a $200 fee. Failure to appeal in the time specified will constitute a waiver of all rights to an administrative hearing.

If you have any questions regarding this notice, please contact the Building Department (772) 460-2200, Ext. 214.

John Alcorn, Director
Division of Building and Community Response

CODE ENFORCEMENT INSPECTION

CDEF# 5-1201

☐ Bob Dusanek ☐ Annie DelRosario ☐ Shirley Kirby

☒ Nancy Eairhart ☐ Daphne Driskell ☐

Date Inspected: 4/21/05 **Date Submitted:** 4/27/05 Is there an active case?____

Address of Violation: 1635 THUMB POINT

Check Violation:			**Note Special Findings:**
☐	5-368	Property Maintenance	
☐	16-46,47,5-370	Lot Clearing Grass/Weeds___ Trim bushes ____ Trim trees ____	
☐	305-3(b)	NEC Christmas Lights	
☐	16-46,47,48(1)(5)	Outside Storage	
☐	16-46,47,48(10)(d)	Non-Op, Unlicensed Vehicles	
☐	22-67(b)(4), 5-368(6)	Fence Maintenance	
☐	104.1.1	Permit for fence, addition, shed, carport, driveway, canopy	
☐	5-73	House Numbers	
☐	22-60(f)(2)	Commercial Vehicle	
☐	22-192(a)	Tree Removal w/o permit	
☐	8.5-42-48	Overcrowding	
☐	5-369	Vacant Buildings	
☐	16-48(11)	Outside Storage of Indoor Furn.	
☐	11-24	Parking on Right of Way	
☐	16-48	Hanging clothes on fence	
☐	11-11	Storage of Commodities	
☐	16-25(c)	Garbage Cans	
☐	11-30	Refrigerator/Icebox Safety	
☐	_____	Other _____	

Days to schedule Re-Inspection: _____

Tenant Name(s): _____

Must be included if violation is not a Lot Clear AND if owner address on Prop Appraiser Record is different.

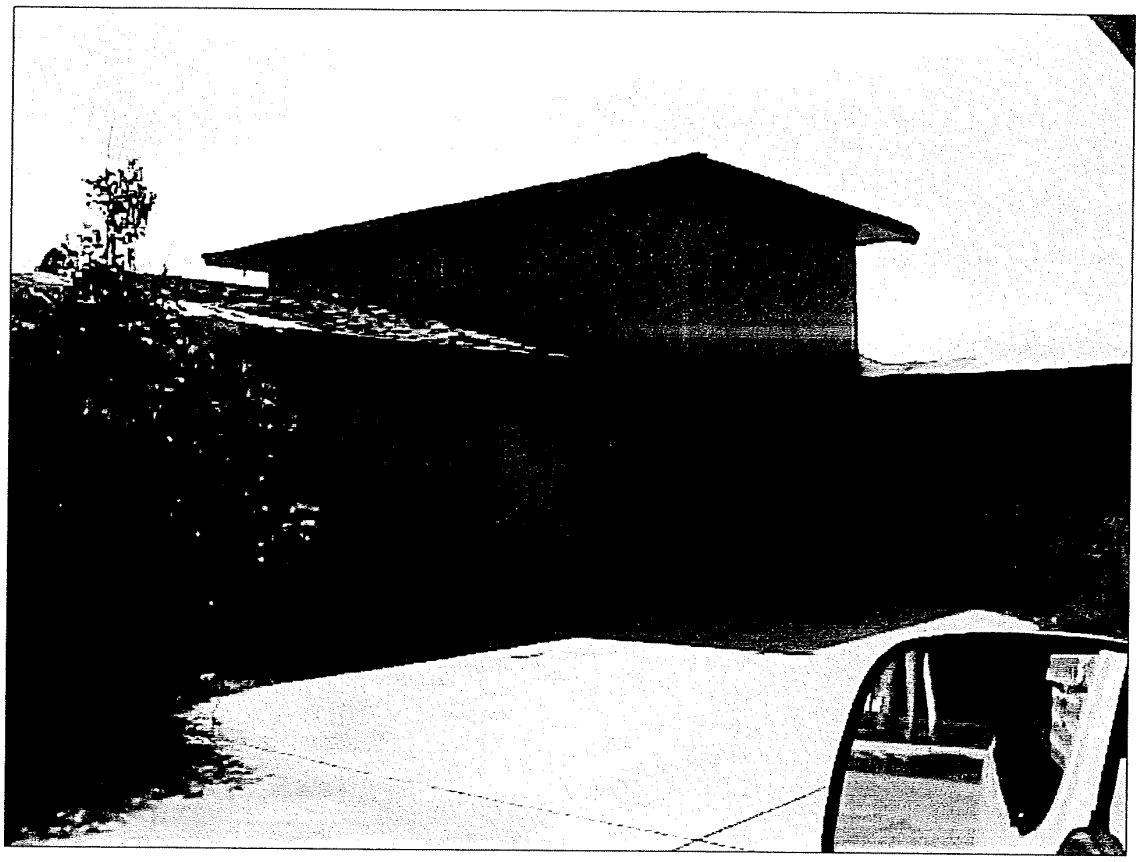
Notes: _____

(Property Appraiser Record must be attached.)

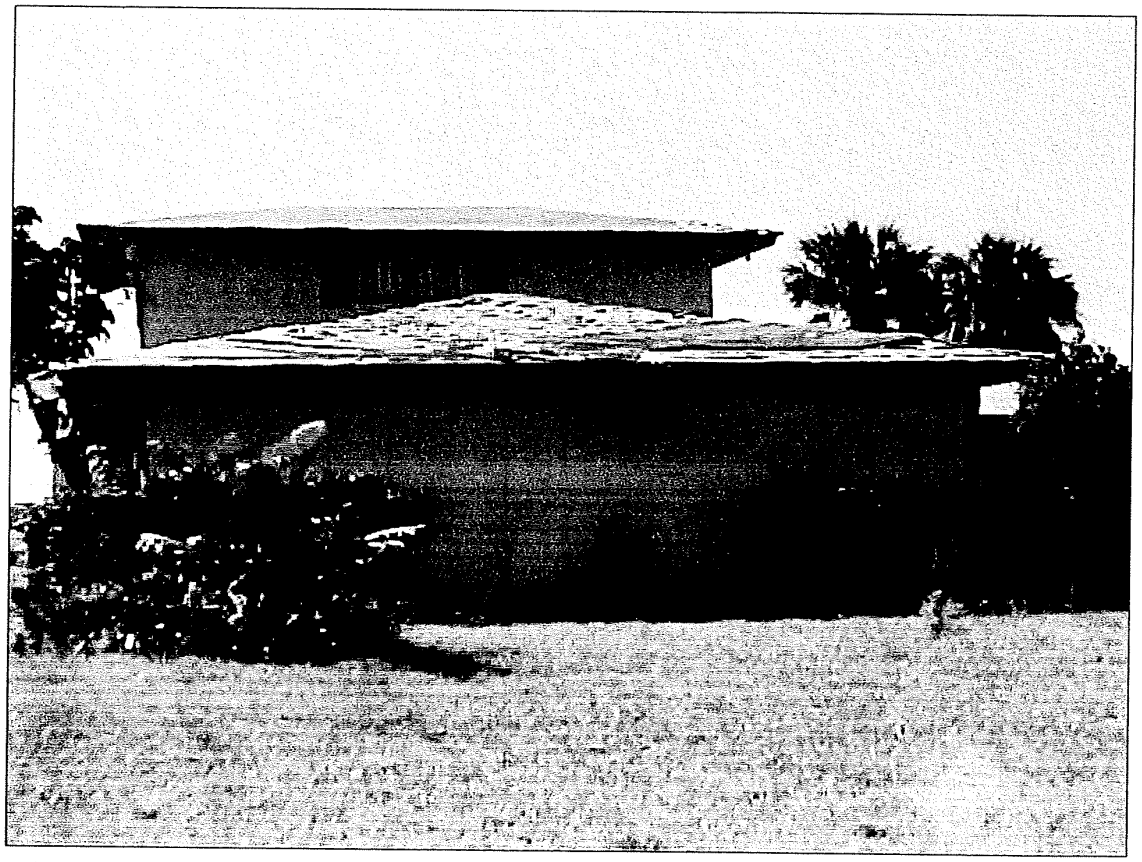
Check files for existing folder and include with photos and all new documents for case file. If file is removed, please insert "Out Card" in its place.

Rev 4/11/05

1635 THUMB POINT DISK #39 # 18 4-21- 05
NANCY EAIRHEART EXHIBIT _____



1635 THUMB POINT DISK #39 # 17 4-21- 05
NANCY EAIRHEART EXHIBIT _____



PROPERTY RECORD CARD

John B Culverhouse Record: 1 of 1 <<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Map

Property Identification

Site Address:	1635 THUMB POINT DR	ParcelID:	2401-605-0030-000-3
Sec/Town/Range:	01 :35S :40E	Account #:	15212
Map ID:	24/01E	Land Use:	SF Res
Zoning:	R-1 - FP	City/Cnty:	FORT PIERCE

Ownership and Mailing

Owner: John B Culverhouse Susan D Culverhouse
Address: 1635 Thumb Point Dr
Fort Pierce FL 34949-3570

Legal Description

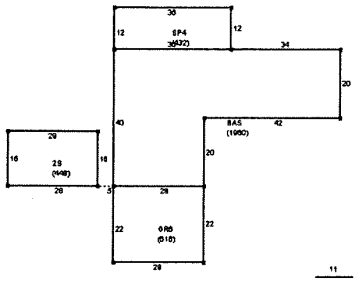
THUMB POINT BLK 1 LOT 30 (OR 258-845)

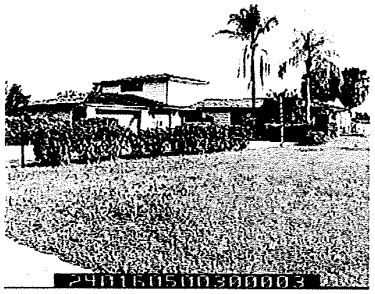
Sales Information

Date	Price	Code	Deed	Book/Page
9/1/1976	125000	00	CV	0258 / 0845

Assessment Final Value		Total Land and Building	
2004 Val:	550800	Land Value:	404100 Acres: 0.33
Assessed:	229806	Building Value:	146700
Ag.Credit:	0	Finished Area:	2408 SqFt
Exempt:	25000		
Taxable:	204806		
TotalTax:	5807.96		

BUILDING INFORMATION





Exterior Features

View:	-	RoofCover:	WS - Wood Shingl	RoofStruct:	HP - Hip
ExtType:	HC - HC	YearBlt:	1973	Frame:	-
Grade:	C - C	EffYrBlt:	1977	PrimeWall:	BS - CB Stucco
StoryHght:	0020 - 2 Story	No.Units:	1	SecWall:	WS - Wood/Sheath

Interior Features

BedRooms:	3	Electric:	MX - MAXIMUM	PrmIntWall:	WP - Plaster
FullBath:	2	HeatType:	FHA - FrcdHotAir	AvgHt/Fl:	STD
1/2Bath:	1	HeatFuel:	ELEC - Electric	Prm.Flors:	CU - Carpet
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
DOK1 - CONC DOCK	Y	1	320	AV	AV	1977
SWAV - RES POOL AVG	Y	1	578	AV	AV	1977
PA01 - POOL DK-AVG	Y	1	590	AV	AV	1977
3CCT - 3CCT	S	1	1	AV	AV	1977
2CCT - 2CCT	S	1	1	AV	AV	1977
FNV6 - VINYLFENCE6'	Y	1	30	AV	AV	1999
SDSF - SITE DEV S-F	Y	1	1	AV	AV	2001

Land Information

No.	Land Use	Type	Measure	Depth
1	0100-SF Res	255 -Front Ft	104	140

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.
THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED

RECEIVED
JUL 29 2015
CODE ENFORCEMENT
CITY OF FT. PIERCE

July 26, 2015

Subject: 1635 Thumb Point Drive

Dear Mr. Meyers

Following our meeting with you at City Hall in June I enclose a letter to Messrs. Culverhouse from the Residents of Thumb Point Drive together with their signatures.

There were also discussions among the residents about the City's neglect of its responsibilities in enforcing its own building codes on this site.

As you are well aware the materials and storage units on this site have been used primarily for the storage of Mr. Weaver's equipment and materials for his General Contracting work, NOT for the stated purpose of building a dwelling on the site. The storage units continue to be used for this purpose and there is no building in process. Also the ugly eyesore that is the partial building remains.

You and your City Colleagues in the Building and Code Enforcement Departments have had ample evidence of this over many years but have chosen to take no action over this obvious violation of your building codes.

We urge you and your colleagues in Code Enforcement to put an end to this charade and enforce the building code. The owners should be asked to either complete the dwelling, clear the site or sell it. If they refuse, the city should take appropriate action to correct this eyesore.

Sincerely,

Chris Hodge
1622 Thumb Point Drive
Tel: 772 579 8306

Janice Hodge

cc: Linda Hudson - Mayor
Peggy Arraiz - Code Enforcement Manager
Anthony Westbury - St. Lucie Tribune

Petition for Culverhouse Property at 1635 Thumb Point Drive

PRINTED NAME	SIGNATURE	ADDRESS
Janice Hodge	Janice Hodge	1622 TPD
CHRIS HODGE	Chris Hodge	1622 TPD
John Wolsieter	John Wolsieter	1625 TPD
Nell Wolsieger	Nell Wolsieger	1625 TPD
JOHN NORTHEN	John J Northen	1646 TPD
PATTY NORTHEN	Patty A. Northen	1646 T.P.D.
Bob Greene		62 TPD
Donna Green		
MARIA FURR D.W. Griffith Sr GARY G.	D.W. GRIFFITH SR	1550 THUMB POINT DR. 1510 Thumb Pt. Dr
SALLY G. GRIFFITH	Sally G Griffith	1510 Thumb Pt. DR. Fort Pierce
RONALD S JONES		1601 THUMB PT DR FORT PIERCE
ELLEN L. JONES	Ellen L. Jones	1601 Thumb Point Dr. Ft. Pierce, FL 34949
Gary L. Hickman	Gary L Hickman	1560 Thumb Pt Dr. Ft Pierce, FL 34949
Loraine Thompson	Loraine Thompson	1560 TPD
ELIZABETH BURNS	Elizabeth Burns	1564 Thumb Point

Petition for Culverhouse Property at 1635 Thumb Point Drive

PRINTED NAME	SIGNATURE	ADDRESS
~~Rebecca Ivey~~ Robert L. Ivey SR		1614 Thumb Point Dr. Fort Pierce FL 34949
REBECCA P IVEY	Rebecca P Ivey	1614 THUMB POINT DRIVE FORT PIERCE, FL 34949
Robin Norris		1570 Thumb Point Fort Pierce
EDWARD D. CONROY		1807 Melaleuca Dr. Ft. Pierce, Fl. 34949
BARBARA D. CONROY	Barbara D Conroy	1807 Melaleuca Ft Pierce Fla 34
GARY WERNER	Gary Werner	1525 Thumb Point Dr Ft. Pierce, FL 34949
Carol Yanavos	Carol Yanavos	1639 Thumb P. Dr. Ft. Pierce, Fl.
GEORGE ASKLOF		1630
John graziano		1654 TPD
STEFAN CARO		1664 TPD
SANDA CARO		1664 TH POINT
Vincent Spadaccini		1667 Thumb Point
FRANCES LARSON		1697 Thumb Pt
Patty Sirois		1605 TP.
Jeanie Mazza	1503 Thumb Pt Dr	Jeanie Mazza
TERRI LEONE		1542 Thumb Point Dr

Petition for Culverhouse Property at 1635 Thumb Point Drive

PRINTED NAME	SIGNATURE	ADDRESS
Joseph Ghiotti	Joseph J Ghiotti Jr.	1512 THUMB POINT DRIVE.
Maria Funka	MARIA FUNKA	1550 THUMB POINT DR
Kris Walters	Kris Walters	1573 Thumb Point Dr.
John Klimek	John Klimek	606 Faber Ave
ROSS CRITTENDEN	Ross Crittenden	610 Faber Ave 34949
James Longstreet	James Longstreet	614 Faber AVE.
Pat Morrison	Pat Morrison	1642 Thumb Point
Kelly Johnson	Kelly Johnson	1509 Thumb Point Dr. 34949
Donna Spillman	Donna Spillman	1610 Thumb Point
David L Hicks	David A Hicks	1502 Thumb Point Dr.
Jon Harris		1526 Thumb Point Dr
Jill Williams	Jill Williams	1643 Thumb Point Dr.
Michael Williams		1643 Thumb Point Dr.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3810191 OR BK 3494 PAGE 487, Recorded 03/12/2013 at 3:45 PM
Doc Tax: $0.70

PREPARED BY AND RETURN TO:
Michael D. Fowler, Esq.
THE ESTATE, TRUST & ELDER LAW FIRM, P.L.
240 N.W. Peacock Boulevard, Suite 304
Port St. Lucie, FL 34986
(772) 878-7271

Parcel ID No.: 2410-709-0005-000-6

WARRANTY DEED

THIS WARRANTY DEED made this 20th day of November, 2012, by **JOHN BRADFORD CULVERHOUSE, Sr., also known as BRAD CULVERHOUSE, and SUSAN DREIER CULVERHOUSE, husband and wife**, whose post office address is: 505 Beach Court, Fort Pierce, Florida, 34950, (hereinafter called the "Grantors"), to **JOHN B. CULVERHOUSE, Jr., as Trustee of the Residence Sub-Trust of the Culverhouse Family Irrevocable Trust dated November 20th, 2012,** whose post office address is: 9975 Perfect Drive, Port Saint Lucie, Florida, 34986, (hereinafter called the "Grantee").

Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

WITNESSETH, that the said Grantors, for and in consideration of $10.00, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in Saint Lucie County, State of Florida, viz:

OAKLAND PARK BLK 2 LOTS 1 AND 2 (MAP 24/10F) (OR 338-759)

Subject to all other restrictions, easements and encumbrances of record provided this recitation shall not act to reimpose the same.

John B. Culverhouse, Jr., as Trustee, shall have the power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property conveyed by this deed.

This deed was prepared based upon information provided by the parties hereto and without the benefit of title examination. By the delivery (by Grantors) and acceptance (by Grantee) of this deed, the Grantors and Grantee agree to indemnify and hold harmless the preparer of this deed from any and all liability arising by reason of matters which would have been revealed by a search of the public records.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in

anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31st, 2011.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

JOHN BRADFORD CULVERHOUSE, Sr., Grantor
505 Beach Court
Fort Pierce, FL 34950

SUSAN DREIER CULVERHOUSE, Grantor
505 Beach Court
Fort Pierce, FL 34950

Dana M. Grogan, Witness
*Witness as to both.
at 240 N.W. Peacock Blvd., Suite 304
Port St. Lucie, FL 34986

Nardalisa Figueroa, Witness
*Witness as to both.
at 240 N.W. Peacock Blvd., Suite 304
Port St. Lucie, FL 34986

STATE OF FLORIDA)
) ss.
COUNTY OF SAINT LUCIE)

The foregoing was acknowledged before me this 20th day of November, 2012, by John Bradford Culverhouse, Sr., who is personally known to me [ ], or who has produced a FL DL #C416-462-416-323-0, as identification [✓]; and by Susan Dreier Culverhouse, who is personally known to me [ ], or who has produced a FL DL #C416-784-49-836-0, as identification [✓].
[SEAL]

Notary Public, State of Florida

M D FOWLER
Notary Public - State of Florida
My Comm. Expires Aug 8, 2015
Commission # EE 106835
Bonded Through National Notary Assn.

Property Information

Address: 1635 THUMB POINT DR
FT PIERCE, FL 34949
Location ID: 1689
TAX ID #: 2401-605-0030-000/3
Alternate ID description:
Zoning: NA UNKNOWN
Subdivision:

Case General Information

Case status: FL FINES/LIENS RUNNING
Status date: 8/10/2015
Case type: CE CODE ENFORCEMENT VIOLATION
Reported date: 5/05/2005
Origination: IP INSPECTION
Default inspector: IS Isaac Saucedo
Credit balance: .00

Owner Information

Owner name: JOHN B & SUSAN CULVERHOUSE
Address: 1635 THUMB POINT DR
City: FT PIERCE, FL 34949
Phone: 0
Notice: Y
Flip:

Violations

Type	Status	Location	Quantity	Date Established	Date Resolved
PROPERTY MAINTENANCE	CM		1	8/20/2007	3/26/2015

Case Data

Description	Data

Active Inspections

Type	Insp ID	Schedule Date

No scheduled inspections exist

Type	Description	Transaction	Amount Due	Amount Billed	Starting date	Ending date	Daily fee	Lien amount	Lien paid
CF	CODE ENFORCE BD FINES - 1	137250.00	137250.00	.00	10/26/2007	4/27/2009	250.00	.00	.00
C2	CODE ENFORCE BD FINES - 2	37000.00	37000.00	.00	1/04/2010	6/01/2010	250.00	.00	.00
C3	CODE ENFORCE BD FINES - 3	279000.00	279000.00	.00	8/02/2011	8/22/2014	250.00	.00	.00
N1	RECORD AFF OF NON-COMP	20.00	20.00	.00	3/26/2015		.00	.00	.00
RC	RECORD ACK. OF COMPLIANCE	30.00	30.00	.00	4/23/2010		.00	.00	.00
RL	RECORD OF LIEN	10.00	10.00	.00	3/26/2015		.00	.00	.00

Type	Description	Transaction	Amount Due	Amount Billed	Starting date	Ending date	Daily fee	Lien amount	Lien paid
	(Continued)								
									.00
		453310.00	453310.00	.00				.00	
									.00

Invoice **Invoice Number:** 0508271 **DATE:** August 19, 2005	**Reliable Title Search, Inc.** **1165 S. Federal Hwy.** **Suite 16** **Ft. Pierce, FL. 34950** **Phone: 772-489-9650** **Fax: 772-489-9651**

BILLED:	**SERVICE FOR:**
Bob	City of Fort Pierce

File #	1635 Thumb Point Dr

NAME	DESCRIPTION
JOHN CULVERHOUSE AND SUSAN D. CULVERHOUSE, his wife	LOT 30, BLOCK 1, THUMB POINT SUBDIVISION
	St. Lucie County, Florida

Copy Costs	$0.00
Certify	$0.00
Shortages	$0.00
Search Fee	$65.00
Total	$65.00

THANK YOU FOR YOUR BUSINESS.

IF YOU HAVE ANY QUESTIONS PLEASE DO NOT HESITATE TO CALL.

Invoice
Invoice Number: 0508271
DATE: August 19, 2005

Reliable Title Search, Inc.
1165 S. Federal Hwy.
Suite 16
Ft. Pierce, FL. 34950
Phone: 772-489-9650
Fax: 772-489-9651

BILLED:	SERVICE FOR:
Bob	City of Fort Pierce

File #	1635 Thumb Point Dr

NAME	DESCRIPTION
JOHN CULVERHOUSE AND SUSAN D. CULVERHOUSE, his wife	LOT 30, BLOCK 1, THUMB POINT SUBDIVISION
	St. Lucie County, Florida

Copy Costs	$0.00
Certify	$0.00
Shortages	$0.00
Search Fee	$65.00
Total	$65.00

THANK YOU FOR YOUR BUSINESS.

IF YOU HAVE ANY QUESTIONS PLEASE DO NOT HESITATE TO CALL.

Order # 1635 Thumb Point Dr

RELIABLE TITLE SEARCH, INC.

1165 S. Federal Hwy. 1
Suite 16
Ft. Pierce, Fl. 34950

Telephone 772-489-9650
Fax 772-489-9651
E-mail: ReliableTitleSearch@comcast.net

OWNERSHIP AND ENCUMBRANCE SEARCH

DATE: August 19, 2005

Search No. 0508271
From 10/4/1976
Through 08/8/2005 at 5:00 p.m.

The undersigned has commenced this search with the first date aforementioned and ended said search as stated above. There has been no attempt to review the instruments for accuracy.

LEGAL DESCRIPTION:
LOT 30, BLOCK 1, THUMB POINT SUBDIVISION, according to the Plat thereof, recorded in Plat Book 10, at Pages 79, of the Public Records of St. Lucie County, Florida.

OWNER OF RECORD:
JOHN CULVERHOUSE AND SUSAN D. CULVERHOUSE, his wife, by virtue of a Warranty Deed from Albert J. Divagno and Arline R. Divagno, his wife, dated 9/29/1976, filed 10/4/1976, in Official Records Book 258, Page 845, of the Public Records of St. Lucie County, Florida.

ENCUMBRANCES:
MORTGAGE from JOHN CULVERHOUSE AND SUSAN D. CULVERHOUSE, husband and wife, to Harbor Federal Savings Bank, in the principal sum of $331,800.00, dated 1/27/2004, filed 2/3/2004, in Official Records Book 1893, Page 1035, of the Public Records of St. Lucie County, Florida.

OTHER INSTRUMENTS OF RECORD: NONE

TAXES: Paid through and including the year 2004.
2004 Gross amount $5,837.96 PAID 11/23/2004 $5,604.44
2004 Just Value $229,806.00
Homestead Exemption $25,000.00
Tax I.D. #2401-605-0030-000/3

RELIABLE TITLE SEARCH, INC.

Teresa S. Lawlson

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
SEVENTY-FIVE AND 00/100 Dollars
375.00

346724

This instrument was prepared by:
SPENCER B. GILBERT
of the Law Offices of
GILBERT and HOROWITZ, P.A.
P. O. Box 3383
220 South Second Street
FORT PIERCE, FLORIDA 33450

Warranty Deed (STATUTORY FORM — SECTION 689.02 F.S.)

This Indenture, Made this 29th day of September 19 76, Between

ALBERT J. DiVAGNO and ARLINE R. DiVAGNO, his wife

of the County of St. Lucie, State of Florida, grantor*, and

JOHN B. CULVERHOUSE and SUSAN D. CULVERHOUSE, his wife,

whose post office address is 1635 Thumb Point Dr., Ft. Pierce, Fla. 33450

of the County of St. Lucie, State of Florida, grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of Ten and no/100- - - - - -

Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

Lot 30, Block 1, THUMB POINT SUBDIVISION, as per plat thereof recorded in Plat Book 10, page 79 of the public records of St. Lucie County, Florida.

APPRAISED USE ONLY ■ 2401-605-0030-000/3 A

Subject to reservations, restrictions, easements and rights of way of record and subject to first mortgage from the grantees herein to First Federal Savings and Loan Association of Fort Pierce, in the original principal sum of $80,000.00, dated September 22, 1976 and recorded in O. R. Book 257, Page 2467 of the public records of St. Lucie County, Florida.

ST. LUCIE COUNTY 1 50270 FLORIDA DOCUMENTARY SURTAX 137.50 DEPT. OF REVENUE OCT-4'76 P.R. 10850

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Albert J. DiVagno (Seal)

Arline R. DiVagno (Seal)

(Seal)

(Seal)

STATE OF FLORIDA,
COUNTY OF ST. LUCIE.

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared ALBERT J. DiVAGNO and ARLINE R. Di VAGNO, his wife

to me known to be the person s described in and who executed the foregoing instrument and acknowledged before me that t he y executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of September 19 76.

Carol B. Burns
Notary Public
State of Florida at Large

My commission expires:
NOTARY PUBLIC, STATE of FLORIDA at LARGE
MY COMMISSION EXPIRES JAN. 7, 1977
Bonded By American Surety Insurance Co.

FILED AND RECORDED
ST. LUCIE COUNTY FLA.
ROGER POITRAS
CLERK CIRCUIT COURT
RECORD VERIFIED

346724

Oct 4 11 55 AM '76

O. R. BOOK 258 PAGE 845

PLEASE RETURN TO CH BOX: 76
TREASURE COAST TITLE/FILE NO: 03-6589
PREPARED BY:

Name: **BARBARA GAMBARDELLA**

Address: **HARBOR FEDERAL SAVINGS BANK**
P.O. BOX 249
FORT PIERCE, FL 34954-0249

* Doc Assump: $ 0.00
* Doc Tax : $ 1,161.30
* Int Tax : $ 663.60

Return to:
TREASURE COAST ABSTRACT & TITLE
401B SOUTH INDIAN RIVER DRIVE
FORT PIERCE, FL 34954

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2346244 OR BOOK 1893 PAGE 1035
Recorded:02/03/04 15:15

[Space Above This Line For Recording Data]

5024285594

MORTGAGE

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) **"Security Instrument"** means this document, which is dated **January 27, 2004** , together with all Riders to this document.
(B) **"Borrower"** is **JOHN B. CULVERHOUSE and SUSAN D. CULVERHOUSE, HUSBAND and WIFE**

Borrower is the mortgagor under this Security Instrument.
(C) **"Lender"** is **HARBOR FEDERAL SAVINGS BANK**
Lender is a **Savings Bank** organized and existing under the laws of **the United States of America** . Lender's address is **P.O. BOX 249, FORT PIERCE, FL 34954-0249** . Lender is the mortgagee under this Security Instrument.
(D) **"Note"** means the promissory note signed by Borrower and dated **January 27, 2004** . The Note states that Borrower owes Lender **Three Hundred Thirty One Thousand Eight Hundred and no/100** Dollars (U.S. $ **331,800.00**) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **February 01, 2019** .
(E) **"Property"** means the property that is described below under the heading "Transfer of Rights in the Property."
(F) **"Loan"** means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.
(G) **"Riders"** means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

☐ Adjustable Rate Rider	☐ Condominium Rider	☐ Second Home Rider
☐ Balloon Rider	☐ Planned Unit Development Rider	☒ Other(s) [specify] **TIMELY PAYMENT PROGRAM**
☐ 1-4 Family Rider	☐ Biweekly Payment Rider	

(H) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.
(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.
(J) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.
(K) "Escrow Items" means those items that are described in Section 3.
(L) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.
(M) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.
(N) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.
(O) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.
(P) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender, the following described property located in the

County [Type of Recording Jurisdiction] of **St Lucie** [Name of Recording Jurisdiction]:

SEE ATTACHED SCHEDULE "A"

COPY

which currently has the address of **1635 THUMBPOINT DRIVE** [Street]

FORT PIERCE [City], Florida **34949** [Zip Code] ("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

3. Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for

Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

5. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may

require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

6. Occupancy. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

7. Preservation, Maintenance and Protection of the Property; Inspections. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may

disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

8. Borrower's Loan Application. Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument. If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

10. Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall pay the premiums required to maintain the Mortgage Insurance in effect. If, for any reason, the Mortgage Insurance coverage required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender. If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note.

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

(a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.

(b) Any such agreements will not affect the rights Borrower has—if any—with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.

11. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this

Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

12. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

13. Joint and Several Liability; Co-signers; Successors and Assigns Bound. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 20) and benefit the successors and assigns of Lender.

14. Loan Charges. Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

15. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

16. Governing Law; Severability; Rules of Construction. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

17. Borrower's Copy. Borrower shall be given one copy of the Note and of this Security Instrument.

18. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

19. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to any power of sale contained in this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 18.

20. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the

other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

21. Hazardous Substances. As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

22. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

23. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

24. Attorneys' Fees. As used in this Security Instrument and the Note, attorneys' fees shall include those awarded by an appellate court and any attorneys' fees incurred in a bankruptcy proceeding.

25. Jury Trial Waiver. The Borrower hereby waives any right to a trial by jury in any action, proceeding, claim, or counterclaim, whether in contract or tort, at law or in equity, arising out of or in any way related to this Security Instrument or the Note.

OR BOOK 1893 PAGE 1045

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in pages 1 through 11 of this Security Instrument and in any Rider executed by Borrower and recorded with it.

JOHN B. CULVERHOUSE (Seal) -Borrower
1635 THUMBPOINT DRIVE
FORT PIERCE, FL 34949

SUSAN D. CULVERHOUSE (Seal) -Borrower
1635 THUMBPOINT DRIVE
FORT PIERCE, FL 34949

(Seal) -Borrower

(Seal) -Borrower

(Seal) -Borrower

(Seal) -Borrower

Signed, sealed and delivered in the presence of:

NANCYE J. DAILEY

JACQUELYN BREWER

State of Florida
County of ST. LUCIE

The foregoing instrument was acknowledged before me this 27th day of January, 2004 by JOHN B. CULVERHOUSE AND SUSAN D. CULVERHOUSE, HIS WIFE who is personally known to me or who has produced as identification.

JACQUELYN B. BREWER
MY COMMISSION # DD 164638
EXPIRES: March 9, 2007
Bonded Thru Notary Public Underwriters

Notary Public

JACQUELYN BREWER

COPY

TIMELY PAYMENT REWARDS RIDER
1.0% Reduction

5024285594

THIS TIMELY PAYMENT REWARDS RIDER is made this 27th day of January, 2004, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to **HARBOR FEDERAL SAVINGS BANK** (the "Lender") covering the Property described in the Security Instrument and located at:

1635 THUMBPOINT DRIVE□FORT PIERCE, FL 34949
[Property address]

OR BOOK 1893 PAGE 1046

ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. TIMELY PAYMENT REWARDS RATE REDUCTION
The Note provides for the reduction in the Borrower's interest rate as follows:

1. TIMELY PAYMENT REWARDS RATE REDUCTION
Borrower has agreed to pay the rate of interest set forth in Section 2 of the Note (the "Note Rate") until the full amount of principal has been paid. However, if on any one of the FIRST second, third or fourth anniversaries of the scheduled due date of the first full installment payment due under the Note (each; an "Anniversary Date') Borrower has demonstrated a Good Payment History, Lender agrees to decrease the Note Rate by one percentage point (1.0%). Borrower will be deemed to have demonstrated a "Good Payment History" if Borrower: (a) has made each of the most recent 12 consecutive monthly payments under the Note and Security Instrument before the date the next payment was due; and (b) has never been late by 3 months or more in making any monthly payments due under the Note. If Borrower demonstrates a Good Payment History, the new Note Rate will take effect on the earliest Anniversary Date on which Borrower has demonstrated a Good Payment History ("Rate Reduction Date"). Beginning with Borrower's first monthly payment after the Rate Reduction Date, Borrower will pay the new amount as the monthly payment until the Maturity Date. Lender will decrease Borrower's Note Rate only one time during the term of the loan, provided Borrower demonstrates a Good Payment History on either of the second, third or fourth Anniversary Date.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this Timely Payment Rewards Rider.

JOHN B. CULVERHOUSE (Seal) -Borrower

SUSAN D. CULVERHOUSE (Seal) -Borrower

SCHEDULE "A"

Parcel I

All of Lot 29 and the easterly one-half of Lot 28, being more particularly described as follows:

Beginning at the NE corner of Lot 28, run Westerly along the Northerly line of Lot 28, 42.50 feet, thence run Southeasterly to a point on the South line of Lot 28, said point being 81.72 feet East of the Southwest corner of Lot 28, thence run East and Northeasterly 81.73 feet to the Southeast corner of Lot 28, thence run Northwesterly 205.3 feet to the Point of Beginning. All of the above being in Block 1, THUMB POINT, as recorded in Plat Book 10, page 79, of the Public Records of St. Lucie County, Florida.

Parcel II

Lot 30, Block 1, THUMB POINT, according to the Plat thereof recorded in Plat Book 10, page 79, of the Public Records of St. Lucie County, Florida.

COPY

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
John B. & Susan Culverhouse
1625 Thumb Point Drive
Ft. Pierce, FL 34949

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) [illegible] C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

ORANGE AVENUE STATION FORT PIERCE FLORIDA 34950 DEC 12 2007

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

7006 2150 0001 1914 7352 CEB 7-62 1635 Thumb Point Dr Lien

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

7006 2150 0001 1914 7352

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To Culverhouse
Street, Apt. No.; or PO Box No.
City, State, ZIP+4 Lien

PS Form 3800, August 2006 See Reverse for Instructions

7004 1160 0007 1375 9403

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To: John B & Susan D Culverhouse
Street, Apt. No.; or PO Box No.: 5-1201 BD
City, State, ZIP+4:

PS Form 3800, June 2002 — See Reverse for Instructions

7006 2150 0001 1915 1069

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To: Culverhouse
Street, Apt. No.; or PO Box No.:
City, State, ZIP+4: Order 4-11-07

PS Form 3800, August 2006 — See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
John B & Susan D Culverhouse
1635 Thumb Point Dr.
Fort Pierce, Fl 34949-3570

COMPLETE THIS SECTION ON DELIVERY

A. Signature: X [signature] ☑ Agent ☐ Addressee

B. Received by (Printed Name): [illegible] C. Date of Delivery: 5/10/05

D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

7004 1160 0007 1375 9403 1635 Thumb Point Dr. 5-1201 BD

PS Form 3811, August 2001 — Domestic Return Receipt — 2ACPRI-03-P-4081

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
John B & Susan D. Culverhouse
1635 Thumb Point Dr.
Fort Pierce, Fl. 34949-3570

COMPLETE THIS SECTION ON DELIVERY

A. Signature: X [signature] ☐ Agent ☑ Addressee

B. Received by (Printed Name): [illegible] C. Date of Delivery: 3/30/07

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☑ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

7006 2150 0001 1915 1069 CEB 7-62 1635 Thumb Point Dr. Order 4-11-07

PS Form 3811, February 2004 — Domestic Return Receipt — 102595-02-M-1540

7004 1160 0007 1375 9779

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT®
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For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$
Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To: John B & Susan D Culverhouse
Street, Apt. No.; or PO Box No.: 5-1201 (6/16/05)
City, State, ZIP+4: BD

PS Form 3800, June 2002 — See Reverse for Instructions

7006 2150 0001 1915 0581

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To: Culverhouse
Street, Apt. No.; or PO Box No.:
City, State, ZIP+4: CEB 4-11-07

PS Form 3800, August 2006 — See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
John B. & Susan D. Culverhouse
1635 Thumb Point Dr.
Fort Pierce, Fl. 34949-3570

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

FORT PIERCE FLORIDA 34950 APR 18 2007 ORANGE AVENUE STATION

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

7006 2150 0001 1915 0581 CEB 7-62 1635 Thumb Point Dr. BD 4-11-07

PS Form 3811, February 2004 — Domestic Return Receipt — 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
John B & Susan D Culverhouse
1635 Thumb Point Dr
Fort Pierce, Fl 34949-3570

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☑ Yes
if YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. 7004 1160 0007 1375 9779 5-1201 6/16/05 1635 Thumb Point Dr. BD

PS Form 3811, August 2001 — Domestic Return Receipt — 2ACPRI-03-P-4081

MESSAGE

For BEAD culvert date 10/30/07

from cell time 12:48 AM PM

phone 561-716 fax 4726

message PLEASE call

taken by

best call back time date

A MESSAGE FOR: Marc

FROM Brad Culver house DATE 10:57

OF (561) 716-4726 TIME 10/31 A.M. P.M.

PHONE AREA CODE NUMBER EXT. ☐ URGENT

☐ TELEPHONED ☐ CAME TO SEE YOU ☐ RETURNED YOUR CALL

MESSAGE: ☐ PLEASE CALL ☐ WANTS TO SEE YOU ☐ WILL CALL AGAIN

Re: A letter he received from the City

SIGNED

PT Winn
PO Box 4392
34978-4392

7-16-07

Don't Start fires

Check with Marc

Scott Jackson

1-800-780-1377

file # 258074

1635 Thumbprint

Have tried to return call at least 10 times cont. to be busy.

Spoke to Peggy. Need to know what property he's interested in because of there being a father and a son who owns prop. May not be the ~~John~~ Brad & Dad The fines we stopped due to obtaining a permit. Once the Permit expires, and not Complied fines will start back

To comply finish tearing down house or rebuild a new one—

SUBAC #2

To –

5-1206 2402
Orange

5-1201 1635
Thumb Point

5-1226 21 Fishermans
Lehman

Received 6/13/05

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS
DENNIS MURPHY
PRINCIPAL PLANNER
2980 SOUTH 25th STREET
FT. PIERCE, FL 34981
(772) 464-3537 EXT 301
C: (772) 216-5056
F: (772) 464-9497
DMURPHY@CT-ENG.COM

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
THOMAS P. KIERNAN, PSM
VICE PRESIDENT/DIRECTOR OF SURVEY
2980 SOUTH 25th STREET
FORT PIERCE, FL 34981
P: (772) 464-3537, Ext. *206
F: (772) 464-9497
TKIERNAN@CT-ENG.COM
WWW.CT-ENG.COM

Bob -

120 days are up. We checked w/ Bldg and no plans have been submitted - no application done. Start the fines.

J.

SPECIAL MAGISTRATE
CITY OF FORT PIERCE, FLORIDA

SM CASE # 05-1201

RE: Violation of Section(s): 103.2 SBCCA – Housing Code

Violator: JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4297742 04/13/2017 03:11:50 PM
OR BOOK 3984 PAGE 2245 - 2245 Doc Type: ORD
RECORDING: $10.00

Property Address: 1635 THUMB POINT DR

Tax ID #: 2401-605-0030-000/3

Legal Description: THUMB POINT BLK 1 LOT 30 (OR 258-845)

ORDER ON REQUEST TO FORECLOSURE ON LIEN

THIS CAUSE came before the Special Magistrate on April 11, 2007, upon the request of the Code Enforcement Department, pursuant to §162.09. Florida Statutes and Section 2-247 of the Code of Ordinances of the City of Fort Pierce, to request authorization to initiate the foreclosure of a code enforcement lien. The Special Magistrate, having heard and considered the evidence presented and arguments made, and being otherwise advised in the premises, finds that:

A. An Order Determining Violation was issued on April 11, 2007 for failure to comply with the City Code of Ordinances.

B. Said Order Determining Violation established a daily fine of $250.00 that continued to accrue until the real property comes into compliance.

C. On April 27, 2009 the property complied with the Order Determining Violation. At the time of compliance, the fines accumulated to a total of $137,250.00.

D. The property has been out of compliance since the original date of compliance on two (2) additional occasions due to a lapse in the permits issued on the property.

E. Based on the original non-compliance an Order Assessing Fine and Imposing Lien was filed against the property described above in Book 2910 Page 27 on November 20, 2007 due to the accrual of fines that remained unsatisfied.

F. Said Order Assessing Fine and Imposing Lien has been established for over one year and as such is eligible for foreclosure action by the City of Fort Pierce Accordingly, it is

ORDERED AND ADJUDGED as follows:

A. The City Attorney for the City of Fort Pierce is hereby authorized to commence foreclosure proceedings of the lien imposed upon the real property described above.

DONE AND ORDERED this 13th day of April, 2017, Nunc Pro Tunc.

Frank Blandino, Esquire, Special Magistrate

File Name: C0071361.DOC

SPECIAL MAGISTRATE
CITY OF FORT PIERCE, FLORIDA

SM CASE # 05-1201

RE: Violation of Section(s): 103.2 SBCCA – Housing Code

Violator: JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4297742 04/13/2017 03:11:50 PM
OR BOOK 3984 PAGE 2245 - 2245 Doc Type: ORD
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DONE AND ORDERED this 13th day of April, 2017, Nunc Pro Tunc .

Frank Blandino, Esquire, Special Magistrate

File Name: C0071361.DOC

Special Magistrate Blandino Hearing .0.
Meeting Date: 04/05/2017

Information

SUBJECT:

05-1201	1635 Thumb Point Drive	Culverhouse, John B and Susan	Peggy Arraiz

CASE INFORMATION:

Case Initiated:	May 05, 2005	Type of Presentation:	Request to Foreclose Lien

OWNER:

NAME ON LIEN: John B & Susan Culverhouse 1635 Thumb Point Drive Fort Pierce, FL 34949	CURRENT TITLE NAME: John B Culverhouse Sr. John B Culverhouse Jr. 1635 Thumb Point Drive Fort Pierce, FL 34949

VIOLATIONS:

103.2 SBCCI Housing Code

FINDINGS/ORDER:

On April 11, 2007, the Code Enforcement Board granted Mr. & Mrs. Culverhouse a period of 120 days to apply for the permit to rehabilitate the structure. Failure to obtain the permit would result in a finding of violation of Sec. 103.2 SBCCI and a fine of $250.00 per day would accrue.

ACTION DATES:

- 10/26/2007 - permit had not been applied for and fines began to accrue.
- 04/27/2009 - permit obtained and fines stopped. Fines accrued to $137,250.00.
- 01/04/2010 - permit expires and fines renewed.
- 06/01/2010 - permit obtained and fines stopped. Fines accrued an additional $37,000.00.
- 08/02/2011 - permit expires and fines renewed.
- 08/22/2014 - permit renewed and fines stopped. Fines accrued an additional $279,000.00
- Permit has remained active since due to the Florida Building Code only requiring a single approved inspection to extend the permit an additional 6 months.
- Total amount due including filing fees is $453,310.00.

RECOMMENDATION:

Per Section 2-247 of the City Code of Ordinances, after a period of one (1) year, the Special Magistrate may authorize the City Attorney to foreclose on the lien.

Staff recommends the Special Magistrate to authorize the City Attorney to initiate foreclosure proceedings against 1635 Thumb Point Drive.

Attachments

Authorization to Foreclose
Fines
Order Imposing Lien
Order Determining Violation

Form Review

Form Started By: Peggy Arraiz Started On: 03/28/2017 11:20 AM

Fw: Potential Foreclosure
Iola Mosley to: Colleen Greer 03/27/2017 03:50 PM

Didn't mean to leave you out

Iola T. Mosley|Senior Assistant City Attorney| City of Fort Pierce
City Attorney's Office • 100 North U.S. 1, Fort Pierce, FL 34950
Phone: 772.467.3044 Fax: 772.466.5495

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----- Forwarded by Iola Mosley/cfp on 03/27/2017 03:43 PM -----

From:	Iola Mosley/cfp
To:	Peggy Arraiz/cfp@cfp, Angela Wilkinson/cfp@cfp
Date:	03/27/2017 03:42 PM
Subject:	Potential Foreclosure

Regarding the pending Subject Matter of the RLS submitted 3-14-17 , The City Attorney requests that the matter be schedule on th April 7th Special Magistrate hearing agenda for authorization to proceed. Additionally he has requested that a place holder be set for the April 17th City Commission agenda for approval to file the litigation in the Circuit Court.

Iola T. Mosley|Senior Assistant City Attorney| City of Fort Pierce
City Attorney's Office • 100 North U.S. 1, Fort Pierce, FL 34950
Phone: 772.467.3044 Fax: 772.466.5495

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PARTIAL RELEASE OF LIEN

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the **CITY OF FORT PIERCE, FLORIDA**, a Florida municipal corporation of the State of Florida (hereinafter referred to as the "City"), through its Code Enforcement Board pursuant to Chapter 162, Florida Statutes, recorded an ORDER ASSESSING FINE AND IMPOSING LIEN dated **November 30, 2007** in Official Records Book **2910**, Page **27** of the public records in the Office of the Clerk of the Circuit Court, St. Lucie County, Florida (hereinafter referred to as the "Order"), against **John B. and Susan Culverhouse** and the real property located at **1635 Thumb Point Drive**, Fort Pierce, Florida, more particularly described in the Order as:

Tax ID #**2410-605-0030-000-3**

(hereinafter referred to as the "real property"); and

WHEREAS, the Order further provides, in pertinent part, that it shall constitute a lien "upon any other real or personal property owned by" the said **John B. and Susan Culverhouse**; and

WHEREAS, it appears that the said **John B. and Susan Culverhouse** owned other real property, upon which the Order currently constitutes a lien, said other real property being located at **Indrio Road (Parcel #**1211-111-0001-000-9) and **Indrio Road (Parcel #** 1214-111-0001-000-8), Fort Pierce, St. Lucie County, Florida, and more particularly described as:

11 34 38 E 1/4 (162.00 AC) (OR 3822-389)

14 34 38 E 1/4 OF N 1/2-LESS S 30 FT- (79.41 AC) (OR 3822-389)

(hereinafter referred to as the "other real property"); and

WHEREAS, the City has been requested to release the other real property from the lien of the Order for and in consideration of the payment of the sum of **$5,000.00** to the City, which is acceptable to the City; and

WHEREAS, in considering the foregoing, the City does hereby agree to release its lien under the Order only as to the other real property, and does further declare that such lien against only the other real property as may be evidenced by the Order as recorded, is relinquished; provided, however, that such release is without prejudice to and with reservation of rights of the City regarding its lien under the Order against the real property and upon any other real or personal property owned by said **John B. and Susan Culverhouse** except for the other real property released hereby, and that nothing contained in this release shall in any way affect, impair, alter, or diminish the lien of the Order against the real property and against any other real or personal property owned by the said **John B. and Susan Culverhouse** except the other real property released hereby, or any of the rights and remedies of the City to pursue enforcement of its Code of Ordinances relative to the real property.

NOW, THEREFORE, CITY OF FORT PIERCE, FLORIDA, by and through its undersigned authorized representative, in consideration of the foregoing, the sum of **Five Thousand and 00/100 Dollars ($5,000.00)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby release its lien under the above-referenced ORDER ASSESSING FINE AND IMPOSING LIEN as against ***ONLY*** the other real property described herein, does declare that such lien as against ***ONLY*** the other real property described herein is relinquished, and does direct the Clerk of said Circuit Court to cancel same of record as against ***ONLY*** the other real property described herein.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4184289 04/27/2016 at 10:10 AM
OR BOOK 3862 PAGE 379 - 380 Doc Type: PR
RECORDING: $18.50

DATED this 22nd day of April 2016.

Witness

Witness Signature

Karen Emerson
Print Name

Witness Signature

MARY LOU PIRO
Print Name

CITY OF FORT PIERCE, FLORIDA

By: _____
ROBERT V. SCHWERER, ESQ.
City Attorney

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

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **ROBERT V. SCHWERER, ESQ.,** personally known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed same.

IN WITNESS WHEREOF, I have hereunto affixed my hand and official seal this 22nd day of April 2016.

Notary Signature - State of Florida at Large
Printed: Mary Lou Piro
My Commission Expires: January 1, 2019

PREPARED BY:

ROBERT V. SCHWERER, ESQ.
City Attorney
P. O. Box 1480
Fort Pierce, FL 34954

NOTARY PUBLIC STATE OF FLORIDA
MARY LOU PIRO
MY COMMISSION #FF186694
EXPIRES January 1, 2019
(407) 398-0153 FloridaNotaryService.com

THANK YOU!

Old:

CITY OF FORT PIERCE
*** CUSTOMER RECEIPT ***

Batch ID: DANA 3/22/16 01 Receipt no: 6712

Type	SvcCd	Description	Amount
PV		PROPERTY CODE VIOLATION	
	Qty	1.00	$5000.00

1635 THUMBPOINT DRIVE
VIOLATION LOCAL ORD 00100003545000
CK FR/FRANK H. FEE III, ESQ
FOR PARTIAL RELEASE OF CODE
ENF VIOLATION
#12111110010009
#12141110010008

Tender detail
CH Ref#: 2103 $5000.00
Total tendered: $5000.00
Total payment: $5000.00

060893

Trans date: 3/22/16 Time: 11:28:13

FEE, DeROSS & FEE, P.L.
ATTORNEYS AT LAW
An Affiliation of Professional Associations

SINCE 1905

FRANK H. FEE, III
FRANK H. FEE, IV
of **FEE & FEE, P.L.**

JOSEPH J. DeROSS, JR
of **JOSEPH J. DeROSS, JR., P.A.**

426 AVENUE A
FORT PIERCE, FLORIDA 34950

POPPELL HOUSE
A Designated Historic Property

FRED FEE (1888 -1939)
FRANK FEE (1913 - 1983)

TELEPHONE
(772) 461-5020
TELECOPIER
(772) 468-8461

March 15, 2016

Peggy Arraiz
Office of the City Clerk
City Hall
PO Box 1480
Ft. Pierce, FL 34954

RECEIVED
MAR 22 2016
CODE ENFORCEMENT
CITY OF FT. PIERCE

Re: Indrio Road Parcels

Dear Peggy,

Reference is made to your letter of March 10, 2016, that crossed with my letters delivered to you yesterday.

As requested, I enclose my firm's trust check payable to the City of Fort Pierce in the amount of $5,000.00, provided as a result of the city's official determination to partially release its claim of lien against the two parcels of property located on Indrio Road extension. I understand from your letter that the partial release document in favor BAER, LLC will be processed and issued within a reasonable time of your receipt of the enclosed payment

As previously expressed, I thank you for your support and assistance in this matter.

Very truly yours,

Frank H. Fee, III, Esq.

FHF/cmc

FRANK H. FEE, III, ESQUIRE

002103

DATE : Mar/15/2016
CHE # : 2103
AMOUNT : $5,000.00
ACCOUNT: TRUST - 96
PAID TO: City of Fort Pierce

trus
trust account Release from Code Enforcement Lien

CLIENT: 563 - Culverhouse, John B.
MATTER: CULVERHCODE

FRANK H. FEE, III, ESQUIRE
IOTA ACCOUNT
426 AVENUE A
FORT PIERCE, FL 34950

HARBOR COMMUNITY BANK **CHECK NO.** 2103 002103
63-677/670

Five Thousand ********** 00/100

PAY TO THE ORDER OF

DATE Mar/15/2016 **AMOUNT** $5,000.00

City of Fort Pierce

FEE, DeROSS & FEE, P. L.
An Affiliation of Professional Corporations
ATTORNEYS AT LAW

SINCE 1905

FRANK H. FEE, III
FRANK H. FEE, IV
of **FEE & FEE, P.L.L.C.**

JOSEPH J. DeROSS, JR.
of **JOSEPH J. DeROSS, JR., P.A.**

Writer's Email
ffee@feederossfee.com

426 AVENUE A
FORT PIERCE, FLORIDA 34950

POPPELL HOUSE
A Designated Historic Property

FRED FEE (1888-1939)
FRANK FEE (1913-1983)

TELEPHONE
(772) 461-5020
FACSIMILE
(772) 468-8461

March 14, 2016

RECEIVED
MAR 14 2016
CODE ENFORCEMENT
CITY OF FT. PIERCE

Ms. Peggy Arraiz
Code Enforcement
City of Fort Pierce
100 N. U.S. Highway No. 1
Fort Pierce, Florida 34950

Dear Peggy,

I am writing to thank you and your staff for the assistance provided before the Commissioners and otherwise to resolve the matter of the Code Enforcement lien affecting pasture property in West St. Lucie County. I was present at the Commission meeting and chose not to speak because it was not a public hearing. Although Commissioner Perona's analysis was on point, I would have brought to the Commission's attention what I believe to be the statutory fine limitation of $5,000.00 if the Commissioners joined Mr. Perona in opposition.

As I indicated earlier, I have the $5,000 in my trust account. You have not called for it, so I suppose you are waiting on the instrument of release to be given. If assistance is needed in the preparation of a suitable release, I would be pleased to assist.

In closing, you are receiving a second letter from me on a less pleasant subject of importance to the City. My intention is to resolve the indicated matter in as pleasant a fashion as can be, all circumstances considered.

Thank you for your assistance.

Yours very truly,

Frank H. Fee, III

FHF:cs

CITY OF FORT PIERCE
Florida

Office of the City Clerk
City Hall, 100 North US 1
P.O. Box 1480 Fort Pierce, FL 34954-1480
(772) 467-3052 • www.CityOfFortPierce.com

March 10, 2016

BAER, LLC
c/o Frank Fee, III
426 Avenue A
Fort Pierce, FL 34950

Dear Mr. Fee:

At their meeting on March 7, 2016, the City Commission of the City of Fort Pierce approved your request for partial release of two parcels located in St. Lucie County, identified as PID 1211-111-0001-0009 and 1214-111-0001-0008, owned by BAER, LLC, 1650 90th Avenue, Vero Beach, FL 32966 from a code enforcement lien in the amount of $453,310.00 originally filed against 1635 Thumb Point Drive and owned by John B. Culverhouse. Upon payment of $5,000.00 within 60 days, the City of Fort Pierce will process the appropriate documentation to release the lien as described.

If you have any questions, please contact the Code Enforcement Department at 772-467-3149.

Very truly yours,

Linda W. Cox

Linda W. Cox
City Clerk

cc: Peggy Arraiz, Code Enforcement
Rob Schwerer, City Attorney
Kathy D'Arton, City Finance

City Commission Regular Meeting **Agenda Item # . 0.**

Meeting Date: 03/07/2016

Re: Partial Lien Reduction - 1635 Thumb Point Dr

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

SUBJECT:

Request for partial release of two parcels located in St. Lucie County, identified as PID 1211-111-0001-0009 and 1214-111-0001-0008, owned by BAER, LLC, 1650 90th Avenue, Vero Beach, FL 32966 from a code enforcement lien in the amount of $453,310.00 filed against 1635 Thumb Point Drive, Parcel ID 2401-605-0030-000-3 owned by John B. Culverhouse contingent upon payment of $5,000.00 within 60 days.

SUMMARY:

- In 2007, the City filed a lien against 1635 Thumb Point Drive and Mr. John B. Culverhouse for violation of the building code.
- This lien "spread" to all properties owned by John B. Culverhouse, including the two parcels identified as PID 1211-111-0001-0009 and 1214-111-0001-0008.
- The two identified parcels were sold in 2012 and the title company failed to identify the spreading lien.
- The two parcels have again been sold to a private party and they identified the cloud on the title from the prior spreading lien.
- A request is made to release these parcels from the spreading lien located at 1635 Thumb Point Drive in consideration for $5000.00 payable in 60 days.
- The lien will remain attached to 1635 Thumb Point Drive and any other real property owned by Mr. John B. Culverhouse.

RECOMMENDATION:

The Code Enforcement Board and staff recommend accepting $5000.00 for a partial release of the two identified parcels from the lien attached to 1635 Thumb Point Drive.

ALTERNATIVES:

Deny request.
Determine alternative recommendation.

RESPONSIBLE STAFF:

Colleen Greer, Code Enforcement Executive Secretary.

COORDINATED WITH:

Margaret Arraiz, Code Compliance Manager.
Kathy D'Arton, Accounts Receivable.

Fiscal Impact

Budgeted Y/N: 2016
Amount: 5000.00
OTHER INFORMATION:
$5,000 to the general fund.

Attachments

Tax Card
Breakdown

Form Review

Inbox	Reviewed By	Date
City Manager		
Form Started By: Collen Greer		Started On: 02/24/2016 11:37 AM

A.

05-1201	1635 Thumb Point Drive	Culverhouse, John B.	Peggy Arraiz

Case Initiated:	May 5, 2005	Type of Presentation:	Lien Reduction

OWNER: John B & Susan D Culverhouse 1635 Thumb Point Drive Ft. Pierce, FL 34949	OCCUPIED BY:

Section(s): 103.2 SBCCI - Visible Building Code Violations.

Margaret Arraiz explained that the case is a request for a partial lien release. She stated that Mr. Culverhouse has a substantial lien on the Thumb Point property that spread to other properties he previously owned. The request is to release two parcels located in St. Lucie County that have changed ownership several times since Mr. Culverhouse sold the property in 2012. The title company failed to identify the spreading lien at that time and the new owners have no ties to Mr. Culverhouse. Staff recommends accepting the offer of $5,000.00 to administer the partial release of the two parcels located in St. Lucie County from the lien located attached to 1635 Thumb Point Drive. The lien shall remain in full effect for this property and against any other property owned by Mr. Culverhouse.

Mr. Frank Fee, Attorney for the new owners Baer, LLC was present to answer any questions.

There were no questions or discussion, Chairwoman Minton asked for a motion.

Motion was made by Lara Amyx, seconded by John George to recommend to the Commission that they accept $5000.00 for a partial release of the two identified parcels from the lien attached to 1635 Thumb Point Drive.

AYE: Al Bernetti, James Flynn, John George, Lara Amyx, Mary Padrick Minton, Roderick Waller, Terry Wolters

Passed

8. PUBLIC HEARINGS - REQUEST FOR EXTENSION OF TIME

9. NEW BUSINESS

A. Recommendations and suggestions from Code Board Members regarding the fines / liens process.

The following are a few of the suggestions discussed by the Code Enforcement Board:

1. Recommend the City increase staffing levels to adequately address violations.
2. Suggestion to proceed with foreclosure when the fines reach a certain point.
3. Capping the amount of the lien - the Board was not very supportive of this idea, but suggested capping at 120% of the property value.
4. Put out information to the public through the real estate and title companies when new people move into the area.
5. Provide a 2-phase fine - a higher amount for a set period of time followed by a minimal fine that will continue to run until the violation(s) are complied.

10. PUBLIC COMMENT

11. BOARD/STAFF COMMENTS:

Code Enforcement Board **7. a.**
Meeting Date: 02/10/2016

Information

SUBJECT:

05-1201	1635 Thumb Point Drive	Culverhouse, John B.	Peggy Arraiz

CASE INFORMATION:

Case Initiated:	May 5, 2005	Type of Presentation:	Lien Reduction

OWNER:

OWNER: John B & Susan D Culverhouse 1635 Thumb Point Drive Ft. Pierce, FL 34949	OCCUPIED BY:

VIOLATIONS:

Section(s): 103.2 SBCCI - Visible Building Code Violations.

FINDINGS/ORDER:

April 11, 2007 the Code Enforcement Board found that John B. & Susan D. Culverhouse were in violation of the code section listed above and gave them 120 days to comply or a daily, cumulative rate of $250.00 would be assessed.

ACTION DATES:

1. October 26, 2007 after checking with the Building Department and no plans had yet been submitted, the fine was started.
2. November 30, 2007 the Order Assessing Fine & Imposing Lien was recorded with the Clerk of Court, St. Lucie County.
3. April 27, 2009 property came into compliance when the permit application was submitted. Fines were stopped.
4. January 4, 2010 the fines were restarted when permit expired due to inactivity.
5. June 1, 2010 the property came into compliance again when new permit application was submitted. Fines stopped.
6. June 10, 2010 received a request for reduction/rescindment from John B and Susan Culverhouse.
7. November 10, 2010 scheduled to go before the Board; however, was continued until January 12, 2011.
8. January 10, 2011 on inspection, found house is in the process of being demolished, an extension was granted.
9. August 2, 2011 after an inspection was made and no progress and no active permits, the fines restarted.
10. August 22, 2014 an inspection was made, the case has been complied, fines stopped.
11. January 27, 2016 received letter from attorney Frank H. Fee III on behalf of BAER, LLC for

a partial release of lien.

RECOMMENDATION:

The total amount of fines is $453,310.00. Mr. Fee, on behalf of his client BAER, LLC, is offering $5000.00 as compensation to the City for the partial release of agricultural land identified as PID 1211-111-0001-0009 & PID 1214-111-0001-0008 from the spreading lien that exists at 1635 Thumb Point Drive owned by Mr. John B Culverhouse.

Recommendation to be determined.

Attachments

Request for Reduction
Tax Card
7 Criteria
History

Form Review

Form Started By: Collen Greer Started On: 01/28/2016 09:06 AM
Final Approval Date: 02/02/2016

LIEN REDUCTION HEARING
CONTESTING OF FINE/NON-COMPLIANCE

Case No: 05-1201 **Address: 1635 Thumb Point Drive** **Date: February 10, 2016**

1.) The gravity or seriousness of the violation:	MODERATE
2a.) Any and all actions taken by the violator to correct the violations; OR	PROPERTY HAS BEEN CONDEMNED
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	N/A
3.) The length of time necessary to bring the property into compliance:	10 YEARS TO BE COMPLIED
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	1
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	6
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	N/A
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the city owned by the respondent:	PROPERTY HAS BEEN COMPLIED BUT MULTIPLE OUTSIDE STORAGE ISSUES. UNABLE TO DO MUCH BECAUSE IT HAS ACTIVE BUILDING PERMITS.

(3) NUMBER OF VIOLATION NOTICES VIOLATOR HAS RECEIVED IN THE PAST

HEARING DATE: February 10, 2016 ADDRESS: 1635 Thumb Point CASE #: 05-1201

NO.	CASE NO.	DATE	OFFICER	VIOLATIONS	FINAL DISPOSITION
1	14-1272	6/20/2014	ISAAC SAUCEDO	CODE ENFORCEMENT	ACTIVE
2	13-2331	12/9/2013	SHAUN COSS	CODE ENFORCEMENT	COMPLIANCE
3	13-1065	7/12/2013	SHAUN COSS	CODE ENFORCEMENT	COMPLIANCE
4	10-0462	4/16/2010	SHAUN COSS	LOT CLEARING	COMPLIANCE
5	09-3751	2/12/2009	IVAN ALSPAUGH	CONDEMNATION	ACTIVE
6	05-1201	5/5/2005	MELODY/SHAUN/ISAAC	CODE ENFORCEMENT	FINES/LIENS

Property Identification

Site Address: INDRIO RD	Parcel ID: 1211-111-0001-000-9	Account #: 235	Sec/Town/Range: 11/34S/38E
Map ID: 12/11X	Zoning: AG-5	Use Type: 6999	Jurisdiction: Saint Lucie County

Ownership

Baer LLC
1650 90th AVE
Vero Beach, FL 32966-6614

Legal Description

11 34 38 E 1/4 (162.00 AC) (OR 3822-389)

Current Values

Just/Market:	$518,400	Assessed:	$50,005
Exemptions:	$0	Taxable:	$50,005

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	$518,400	$50,005	$0	$50,005
2014	$388,800	$50,005	$0	$50,005
2013	$518,400	$50,005	$0	$50,005

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-24-2015	3822 / 0389	0311	QC	Kicliter Jr Harry J	$500,000
12-12-2012	3463 / 1270	0205	WD	Culverhouse,John B	$324,700
06-06-1997	1083 / 0316	01	WD	John B Culverhouse	$100

Primary Building Information

Finished Area of this building: 0 SF
Gross Area of this building: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: 2014
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	162
Land Size (SF):	7,056,720
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

This information is believed to be correct at this time but it is subject to change and is not warranted.
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CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

January 27, 2016

Mr. Frank H. Fee, III
Fee, DeRoss, & Fee, P.L.
426 Avenue A
Ft. Pierce, FL 34950

RE: 1635 Thumb Point Drive
ID # 2401-605-0030-000-3
Case # 05-1201

Dear Mr. Fee:

Your partial-lien reduction request is scheduled for the Code Enforcement Board hearing on **February 10, 2016.** It will be held in the Ft. Pierce City Hall Commission Chambers at 9:00 AM.

After the Code Enforcement Board makes their recommendation, it will be presented to the City Commission for final approval. If the City Commission approves the settlement, the Partial Release of Lien will be prepared, recorded, and mailed to you.

The City Commission meeting will be determined after the hearing. It will be held in the Commission Chambers of City Hall.

If you have any questions or need to reschedule, please contact my office at (772) 467-3149 or Email: cgreer@city-ftpierce.com.

Sincerely yours,

Colleen Greer

Colleen Greer, Executive Secretary
City of Ft. Pierce
Division of Code Enforcement

05-1201

RECEIVED
JAN 27 2016
CODE ENFORCEMENT
CITY OF FT. PIERCE

FEE, DeROSS & FEE, P.L.
An Affiliation of Professional Corporations
ATTORNEYS AT LAW

SINCE 1905

426 AVENUE A
FORT PIERCE, FLORIDA 34950

POPPELL HOUSE
A Designated Historic Property

FRED FEE (1888-1939)
FRANK FEE (1913-1983)

TELEPHONE
(772) 461-5020
FACSIMILE
(772) 468-8461

FRANK H. FEE, III
FRANK H. FEE, IV
of **FEE & FEE, P.L.L.C.**

JOSEPH J. DeROSS, JR.
of **JOSEPH J. DeROSS, JR., P.A.**

Writer's Email
ffee@feederossfee.com

January 25, 2016

City of Fort Pierce
City Hall
100 North U. S. Highway No. 1
Fort Pierce, Florida 34950

Hand Delivery

Attention: Margaret M. Arriaz, Code Compliance Manager

Dear Ms. Arriaz:

Some weeks ago, I discussed with you the need to have certain agricultural property in the Westerly part of St. Lucie County partially released from the lien and effect of Code Enforcement fines filed in respect of Thumb Point Subdivision lots owned by John B. Culverhouse. A petition for reduction of the amount assessed to the statutory sum of $5,000.00 is enclosed that I trust you will find complete.

At your convenience, please advise the next steps in the process. I gather a hearing before the City's Code Enforcement magistrate will be needed. Perhaps additional steps will be required. I wish to emphasize our request is solely for a partial release of lien as to the described lands lying in the Western part of the County. The release of those lands will have no bearing on the continuation of the lien for further charges against the Thumb Point lots involved.

I look forward to hearing from you.

Yours very truly,

Frank H. Fee, III

FHF:cs
Enclosures

CITY OF FORT PIERCE
DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

REQUEST FOR A REDUCTION OR RESCINDMENT OF CODE ENFORCEMENT FINES / LIENS

Date:					
Property address:	Indrio Road Extension - No address				
Owner(s) of record:	BAER, LLC, a Florida Limited Liability Company				
Mailing address:	1650 90th Avenue, Vero Beach, Florida 32966				
Property tax ID #:	1211-111-0001-000-9; and 1214-111-0001-000-8				
Original purchase date:	Unknown	Original purchase price:	Unknown		
Other Information:	☐ Inherited Property	☐ Purchased at Tax Sale	☐ Adjoining Property Owner		
Property is used for:	☐ Single Family	☐ Multi-family	☒ Agriculture Commercial	☐ Industrial	☐ Vacant Lot
Name of person requesting reduction:	Frank H. Fee, III, Esquire	Relationship to owner(s):	Attorney and agent for BAER, LLC (owner)		
Telephone #:	c/o Frank H. Fee, III 772-461-5020	Mobile phone #:			
E-mail:	ffee@feederossfee.com	Preferred contact method:			
What are owner(s) intentions for property:	Hold for agricultural use.				
Amount of Fine:	Unknown	Date Fine Initiated:	Unknown		
Are there current code violations? Unknown	☐ No	☐ Yes	Explain: (please attached notice) unknown		
Is a lien filed against the property?	☐ No	☒ Yes	If yes, what is the lien amount?	$200,000.00 +	
Is property listed for sale?	☒ No	☐ Yes	If yes, what is listing price?		
Is property under contract for sale?	☒ No	☐ Yes	If yes, what is the sale price?		

AMOUNT OF FINE / LIEN $_____

DOLLAR AMOUNT REQUESTING TO BE WAIVED $_____

DOLLAR AMOUNT I AGREE TO PAY $5,000.00

If the city waives any fees, interest, penalties, fine or lien amount, the undersigned does hereby agree to pay the remainder within sixty (60) days from the date of the Board, Magistrate or Commission's decision unless an alternate time frame is specified in the motion.

by Frank Fee as its attorney & agent — BAER, LLC

(Signature of Owner or Representative) (Printed Name)

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete either the application for Waiver of Penalties (lot clearing / demolition) or Request for Reduction / Rescindment (code enforcement fines).
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. If you do not have access to a Notary of the Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens must be heard before either the Code Enforcement Board or Special Magistrate prior to being heard before the City Commission.

Property Address: Indrio Road Extension (Private)

Property Owner: BAER, LLC, a Florida Limited Liability Company

Mailing Address: c/o FRank H. Fee, III, Esquire
426 Avenue A - Fort Pierce, Florida 34950

Telephone #: 772-461-5020 Cell Phone #: _____

E-Mail Address: ffee@feederossfee.com

Is the property in compliance? N/A If no, please explain The property not in compliance is one or more lots in Thumb Point Subdivision owned by John B. Culverhouse. The subject property is in Western St. Lucie County outside the municipal limits. It was formerly owned by John B. Culverhouse, but was sold by him to Harry J. Kicliter, Jr., on December 12, 2012, and re-sold by him to Applicant on December 24, 2015, by deed recorded in O. R. Book 3822, Page 389 of the public records of St. Lucie County, Florida. The Property of Applicant has been determined affected by the lien spreading provision of FS§162.09(3).

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

I, FRANK H. FEE, III, Esquire, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

1. The undersigned represents BAER, LLC, a Florida Limited Liability Company ("BAER") and its title insuring agent, Old Republic Title Insurance Company and Treasure Coast Title & Escrow, and as such makes the following statement:
2. BAER purchased real property formerly owned by John B. Culverhouse, Jr., ("Culverhouse") by deed recorded in O. R. Book 3822, Page 389, St. Lucie County Public Records, paying full value therefor.
3. At the time of purchase, a lien for fines was recorded upon lots in the City located in Thumb Point Subdivision owned by Culverhouse, which spread to property purchased from him located elsewhere. The lien affecting the Thumb Point lots was not discovered by title search.
4. As to BAER, the non-compliance of Thumb Point Lots is irreparable by it, as it does not own the non-compliant lots.
5. It is requested that the penalties imposed as to the Thumb Point non-compliance be set at $5,000.00 for the sole purpose of releasing the BAER lands located outside the City, pursuant to FS§162.09(2)(a), the legal description of which is attached hereto as Exhibit "A".

Date: Jan 25, 2016 Signed: [signature]

Print Name: FRankH. Fee, III,Esquire

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Frank H. Fee, III, Esquire who acknowledged before me that the information contained herein is true and correct. He / ~~She~~ is ~~not~~ personally known to me ~~and has produced~~ _____ as ~~identification~~.

SWORN TO AND SUBSCRIBED before me this 25th day of January, 2016.

CAROLYN SIKORSKI
Commission # EE 221049
Expires November 22, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

[signature]

Notary Public, State of Florida

EXHIBIT "A"

Being that part of Section 11, Township 34 South, Range 38 East, and that part of the North 1/2 of Section 14, Township 34 South, Range 38 East, St. Lucie County, Florida, lying East of the described line:

Begin at the Southeast corner of the West 3/4 of the North 1/2 of Section 14, thence run Northerly, a distance of 7,959.28 feet, more or less, to the Northeast corner of the West 3/4 of Section 11.

Less the South 30 feet of the North 1/2 of Section 14, Township 34 South, Range 38 East; but Together with the full rights of ingress and egress over and upon that certain 60 foot private road known as Indrio Road Extension, as reserved to John B. Culverhouse in that certain Warranty Deed of conveyance in favor of Strazzulla Bros. Co. Inc., recorded in O.R. Book 480, Page 2845, of the Public Records of St. Lucie County, Florida.

MINUTES OF A REGULAR MEETING OF THE SPECIAL MAGISTRATE OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 9:00 A.M. ON WEDNESDAY, **APRIL 18, 2018.**

Present:	Fran O. Ross, Special Magistrate
Staff Present:	Margaret Arraiz, Code Compliance Manager
	Colleen Greer, Code Enforcement Clerk
	Heather Debevec, Code Enforcement Officer
	Isaac Saucedo, Code Enforcement Officer
	Janey Vanderhorst, Sr Code Enforcement Officer
	Iola Mosley, Sr Asst City Attorney
Attendees:	Jose Maldonado
	Olin Carilus - Sec Guard
	Attorney John D Culverhouse

1. CALL TO ORDER:
9:10 AM

2. PLEDGE OF ALLEGIANCE

3. ADMINISTRATIVE BUSINESS

A. ADMINISTRATION OF OATH TO DEPARTMENTAL WITNESSES:
Code Compliance Manager: Margaret Arraiz
Code Enforcement Officer: Heather Debevec
Code Enforcement Officer: Isaac Saucedo

ADMINISTRATION OF OATH TO CASE WITNESSES:
Witness: John D Culverhouse II
Witness: Charlene Adair
Witness: Christopher Hodge (signed petition)
Witness: Janice Hodge (signed petition)
Witness: John Wolsiefer (signed petition)
Witness: Sylvia Krchnak
Witness: John Northen (signed petition)
Witness: Sally Griffith (signed petition)
Witness: David Sowerby
Witness: Dan Deiulio
Witness: Charles Hayak
Witness: Richard Reed

B. IDENTIFICATION OF CASES IN COMPLIANCE OR RESCHEDULED

4. PUBLIC HEARINGS - CITATIONS

5. PUBLIC HEARINGS - VIOLATION CASES

SPECIAL MAGISTRATE
CITY OF FORT PIERCE, FLORIDA

SM CASE # CASENO

RE: Violation of Section(s):

Violator: CENAME, CEADR1 CEADR2, CECITY, CEST CENZIP

Property Address: CECADD
Tax ID #: CEEDTK
Legal Description: LEGAL1 LEGAL2 LEGAL3 LEGAL4 LEGAL5

ORDER ON REQUEST TO FORECLOSURE ON LIEN

THIS CAUSE came before the Special Magistrate on FMEETD, upon the request of the Code Enforcement Department, pursuant to §162.09. Florida Statutes and Section 2-247 of the Code of Ordinances of the City of Fort Pierce, to request authorization to initiate the foreclosure of a code enforcement lien. The Special Magistrate, having heard and considered the evidence presented and arguments made, and being otherwise advised in the premises, finds that:

A. An Order Determining Violation was issued on ___(date)___ for failure to comply with the City Code of Ordinances.

B. Said Order Determining Violation established a daily fine of $ _____ that continued to accrue until the real property comes into compliance.

C. An Order Assessing Fine and Imposing Lien was filed against the property described above in Book _____ Page _____ on __(date)__ due to the accrual of fines that remained unsatisfied.

D. Said Order Assessing Fine and Imposing Lien has been established for over one year and as such is eligible for foreclosure action by the City of Fort Pierce Accordingly, it is

ORDERED AND ADJUDGED as follows:

A. The City Attorney for the City of Fort Pierce is hereby authorized to commence foreclosure proceedings of the lien imposed upon the real property described above.

DONE AND ORDERED this_____ day of_____, 20_____, Nunc Pro Tunc .

_____
Frank Blandino, Esquire, Special Magistrate

SPECIAL MAGISTRATE
CITY OF FORT PIERCE, FLORIDA

SM CASE # CASENO

RE: Violation of Section(s):

Violator: CENAME, CEADR1 CEADR2, CECITY, CEST CENZIP

Property Address: CECADD
Tax ID #: CEEDTK
Legal Description: LEGAL1 LEGAL2 LEGAL3 LEGAL4 LEGAL5

ORDER ON REQUEST TO FORECLOSURE ON LIEN

THIS CAUSE came before the Special Magistrate on FMEETD, upon the request of the Code Enforcement Department, pursuant to §162.09. Florida Statutes and Section 2-247 of the Code of Ordinances of the City of Fort Pierce, to request authorization to initiate the foreclosure of a code enforcement lien. The Special Magistrate, having heard and considered the evidence presented and arguments made, and being otherwise advised in the premises, finds that:

A. An Order Determining Violation was issued on ___(date)___ for failure to comply with the City Code of Ordinances.

B. Said Order Determining Violation established a daily fine of $ _____ that continued to accrue until the real property comes into compliance.

C. An Order Assessing Fine and Imposing Lien was filed against the property described above in Book _____ Page _____ on __(date)__ due to the accrual of fines that remained unsatisfied.

D. Said Order Assessing Fine and Imposing Lien has been established for over one year and as such is eligible for foreclosure action by the City of Fort Pierce Accordingly, it is

ORDERED AND ADJUDGED as follows:

A. The City Attorney for the City of Fort Pierce is hereby authorized to commence foreclosure proceedings of the lien imposed upon the real property described above.

DONE AND ORDERED this_____ day of_____, 20_____, Nunc Pro Tunc .

_____
Frank Blandino, Esquire, Special Magistrate

Property Information

Address:	1635 THUMB POINT DR FT PIERCE, FL 34949
Location ID:	1689
TAX ID #:	2401-605-0030-000/3
Alternate ID description:	
Zoning:	NA UNKNOWN
Subdivision:	

Case General Information

Case status:	CM IN COMPLIANCE
Status date:	1/18/2018
Case type:	COND CONDEMNATION (BLDG)
Reported date:	2/12/2009
Origination:	CM COMPLAINT
Default inspector:	PT Paul Thomas
Credit balance:	.00

Owner Information

Owner name:	* NONE *
Address:	
City:	
Phone:	0
Notice:	
Flip:	

Violations

Type	Status	Location	Quantity	Date Established	Date Resolved
No violations exist					

Case Data

Description	Data

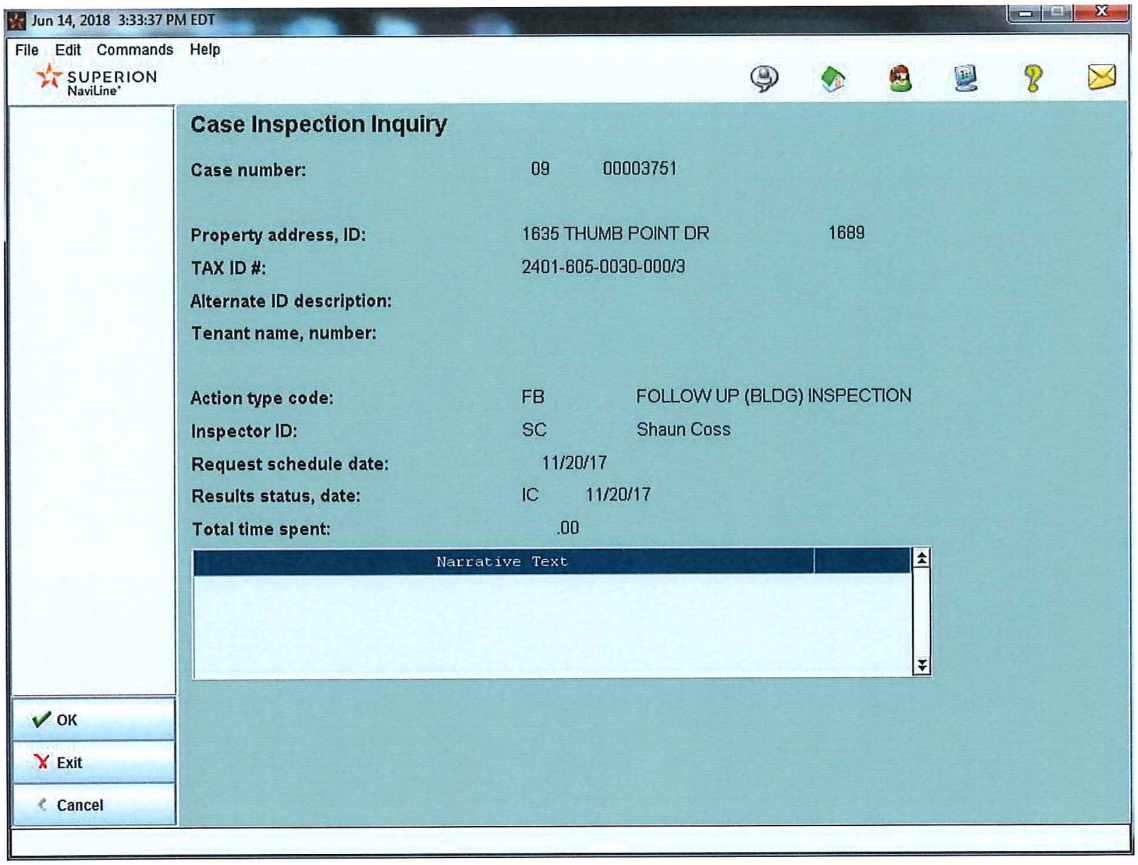
Active Inspections

Type	Insp ID	Schedule Date
No scheduled inspections exist		

Type	Text	Date
Case narrative		
	March 5, 2009 10:19:57 AM kristie.	3/05/2009
		3/05/2009
	1. Accessory structure requires maintenance deteriorated	3/05/2009
	2. Structural members appear to be damaged/unsafe	3/05/2009
	3. Stairways, decks, porches and / or balconies appear to be	3/05/2009
	damaged/unsafe	3/05/2009
	4. No utilities since April of 2006	3/05/2009
	5. Due to lack of utilities for the last 2 ½ years we	3/05/2009
	presume there may be extensive interior damage.	3/05/2009
	6. ** The Building Department needs to make an inspection of	3/05/2009
	the interior**	3/05/2009

Type	Text	Date
	(Continued)	
		3/05/2009
		3/05/2009
	30 days to rehab	3/05/2009
	October 4, 2012 12:32:17 PM kristie.	10/04/2012
	Section 108.1.5(11): Any portion of a building remains on a	10/04/2012
	site after the demolition or destruction of the building or	10/04/2012
	structure or whenever any building or structure is abandoned	10/04/2012
	so as to constitute such building or portion thereof as an	10/04/2012
	attractive nuisance or hazard to the public.	10/04/2012
	November 20, 2017 3:30:30 PM shaun.	11/20/2017
	RECD COMPLAINT FROM CHARLENE ADAIR THAT THE BACK CMU WAS	11/20/2017
	HURRICANE DAMAGED. RICHARD WENT BY AND ISSUED A NTC. THE	11/20/2017
	PERMIT IS CURRENTLY VALID UNTIL DEC. 11TH. I SPOKE TO THE	11/20/2017
	CONTRACTOR, HE ADVISED THAT THEY MET WITH THE INSURANCE	11/20/2017
	ADJUSTER OUT THERE THE WEEK BEFORE LAST, THEY ARE GOING TO	11/20/2017
	RECEIVE FUNDS FOR REPAIRS. I ALSO REMINDED THE CONTRACTOR	11/20/2017
	OF THE UPCOMING EXPIRATION AND ADVISED IT NEEDED TO HAVE AN	11/20/2017
	APPROVED INSPECTION, EXTENSION APPLICATION OR RENEWAL	11/20/2017
	APPLICATION.	11/20/2017
	January 18, 2018 7:21:58 AM kristie.	1/18/2018
	All but the slab and pool has been demolished. 1st	1/18/2018
	inspection of the new construction 2/2/16.	1/18/2018
		1/18/2018
	Ok to close case per Shaun Coss and Paul Thomas.	1/18/2018
Violation comments		
Inspection comments		
001 - (BLDG) INSPECTION		
Request status		
	I know you did documentation on this property way back.. we	2/12/2009
	never went forward w/ it because.. the owner was working w/	2/12/2009
	Planning to re-build.	2/12/2009
		2/12/2009
	As of this date they are no longer working w/ Planning and	2/12/2009
	have not turned in plans for re-build.	2/12/2009
		2/12/2009
	Marc said to start a case on it.. (unsafe bldg)	2/12/2009
Results status INSPECTI		
	violations found	3/05/2009
002 - FOLLOW UP (BLDG) INSP		
Board meeting comments		
Other action comments		
001 - 30-DAY REHAB LTR		
002 - 30-DAY DEMO LTR		
003 - ACTION PLAN		
	1. submit new application and drawings by Dec 1, 2012	11/30/2012
	2. rehab permit msut be issued and work commenced by Jan 1,	11/30/2012
	2013	11/30/2012
	3. all exterior work must be complete by june 1, 2013	11/30/2012
	4. all work in conjunction with the eprmit and the	11/30/2012
	violations letter shall be completed and inspected by jan 1,	11/30/2012

Type	Text	Date
(Continued)		
	2014	11/30/2012
004 - EXTENSION		
	ext. granted - must have permits issued and all exterior	7/23/2013
	work completed by October 1, 2013, to avoid the city moving	7/23/2013
	forward with demolition.	7/23/2013
Land Management information		
Legal description		
	THUMB POINT BLK 1 LOT 30 (OR 258-845)	
Lien information		


Jun 14, 2018 3:33:37 PM EDT
File Edit Commands Help
SUPERION
NaviLine
Case Inspection Inquiry
Case number: 09 00003751
Property address, ID: 1635 THUMB POINT DR 1689
TAX ID #: 2401-805-0030-000/3
Alternate ID description:
Tenant name, number:
Action type code: FB FOLLOW UP (BLDG) INSPECTION
Inspector ID: SC Shaun Coss
Request schedule date: 11/20/17
Results status, date: IC 11/20/17
Total time spent: .00
Narrative Text
OK
Exit
Cancel

From: Linda Hudson/cfp
To: "Chris Hodge" <cphodge03@yahoo.com>
Cc: "Janice Hodge" <atmyyoga@gmail.com>, "John Wolsiefer" <johnwolsiefersr@yahoo.com>, marc meyers/cfp@cfp, Nicholas Mimms/cfp@cfp, Linda Cox/cfp@cfp

Date: Tuesday, November 08, 2016 05:04PM
Subject: Re: 1635 Thumb Point Drive is an Eyesore and Public Nuisance

Thank you for this email. I am sharing with management. You will hear from someone soon.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

Jennifer

Please forward this complaint to Linda Cox for her review and coordination with Building & Code for resolution

NICK

On Nov 8, 2016, 4:43:07 PM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: lhudson@city-ftpierce.com, mmeyers@city-ftpierce.com
Cc: atmyyoga@gmail.com, johnwolsiefersr@yahoo.com
Date: Nov 8, 2016 4:43:07 PM
Subject: 1635 Thumb Point Drive is an Eyesore and Public Nuisance

Dear Ms. Hudson and Mr. Myers

We are writing to you on behalf of all the neighbors on Thumb Point Drive who are now asking us to organize a public protest about the situation.

Since our meeting at City Hall with Mr. Myers the owner/contractor have built a partial wall. However since then there has been zero activity and the situation has worsened. The site has become even more of an eyesore and public nuisance than it was previously.

There is a lot of debris and loose building materials on the site. There is no doubt that had Hurricane Matthew been as serious as predicted with 120 mph plus winds those materials would have become dangerous flying projectiles putting at risk all the surrounding houses and all those who chose not to evacuate. We were all fortunate that Matthew was a lot less severe than predicted.

Also the site is now being used almost daily for fishing and picnicking sometimes by quite large groups of people. For example this last Sunday a number of cars were driven onto the site for this purpose apparently with the agreement of the contractor. We called the police who asked them to leave. It is not a public beach!

At our last meeting at City Hall you confirmed to us that the owner/contractor were obliged to complete the building and landscaping of a dwelling on the site by the end of 2016. It is highly unlikely that this will occur. Nevertheless we urge you to insist that the owner/contractor comply with this deadline and should they not do so have the site cleared by the city.

We look forward to your response.

Fw: From the City Attorney Re - Request to Initiate Foreclosure ,1635 Thumb Point Drive

Kaitlyn Ballard to: Peggy Arraiz 04/05/2017 09:23 AM
Cc: Nicholas Mimms, Colleen Greer, Jennifer D Robinson

Good morning Peggy,

Per Mr. Mimms direction, please place this item on the City Commission agenda for Monday, May 1, 2017.

If you have any questions or need additional information please let me know.

Thanks so much and have a great day.

Kaitlyn Ballard | Administrative Assistant | City of Fort Pierce
City Manager's Office
Phone: 772.467.3025 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce
Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

----- Forwarded by Kaitlyn Ballard/cfp on 04/05/2017 09:13 AM -----

From:	Angela Wilkinson/cfp
To:	Nicholas Mimms/cfp@cfp
Cc:	Kaitlyn Ballard/cfp@CFP, Jennifer D Robinson/cfp@cfp, Colleen Greer/cfp@cfp, Peggy Arraiz/cfp@cfp, James Messer/cfp@CFP
Date:	04/04/2017 04:38 PM
Subject:	From the City Attorney Re - Request to Initiate Foreclosure,1635 Thumb Point Drive

Good Afternoon,

Per the City Attorney's direction, the above referenced document is forwarded to your attention. Please feel free to contact this office if you have comments or inquiries concerning this matter.

Memo to N. Mimms Re - Request to Initiate Foreclosure - 1635 Thumb Point Dr., Culverhouse_04.04.17.pdf

Angela Wilkinson | Executive Assistant | City of Fort Pierce
City Attorney's Office • 100 North U.S. 1, Fort Pierce, FL 34950
Phone: 772.467.3039 Fax: 772.466.5495

THE SUNRISE CITY FORT PIERCE Florida

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THE SUNRISE CITY
FORT PIERCE
CITY MANAGER'S OFFICE Florida

TO : The Honorable Mayor and Members of the City Commission

FROM : Nicholas C. Mimms, P.E., City Manager

RE : 1635 Thumb Point Drive – Summary Report

DATE : March 9, 2018

At the request of Commissioner Alexander, staff generated the attached summary report concerning 1635 Thumb Point Drive.

If you have any questions or need additional information, please contact me.

NCM:jdr

Attachment

c: City Clerk
City Attorney

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

RECEIVED
TIME
MAR 07 2018
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

TO : Nicholas Mimms, City Manager

FROM : Peggy Arraiz, Code Compliance Manager

SUBJECT : 1635 Thumb Point Drive

DATE : February 28, 2018

As requested, below is a summary of the events that have taken place at 1635 Thumb Point Drive.

Background – 2004 to 2007

- The residence at this location was severely damaged by the twin hurricanes of 2004.
- May 2005 – the property was cited due to the unsafe condition of the building, a damaged fence and stagnant water in the pool.
- June 2005 – the Building Official John Alcorn initiated action to demolish the building, which was appealed by Mr. & Mrs. Culverhouse.
- The appeal was scheduled for August 30, 2005.
    - M/M Culverhouse requested continuation to September 27, 2005 – granted.
    - M/M Culverhouse requested continuation to October 25, 2005 – granted.
    - M/M Culverhouse requested continuation to November 29, 2005 – granted.
    - M/M Culverhouse requested continuation in December 2005 – granted.
    - M/M Culverhouse requested continuation to February 2006 – granted.
    - M/M Culverhouse requested continuation to June 2006.
- March 2007 - Due to no action to the property, the matter was scheduled before the Special Magistrate on April 11, 2007.
- Property was found in violation, given 120 days to apply for a permit. Failure would result in a $250.00 per day fine.
- Fines started on October 26, 2007 and a Lien was recorded on November 20, 2007.

Actions – 2009 to 2014

- March 2009 – a new condemnation order was signed by Building Official Marc Meyers due to no action taken by the owner.
- April 2009 – a permit application was submitted to rehabilitate the structure.
- December 2009 – the permit expired without the work being completed.
- June 2010 – another permit application was submitted to rehabilitate the structure.
- At the request of M/M Culverhouse, a lien reduction hearing was scheduled for September 8, 2010.
    - M/M Culverhouse requested continuation to November 10, 2010 – granted.
    - M/M Culverhouse requested continuation to January 12, 2011.
    - M/M Culverhouse requested continuation – granted (no reduction hearing ever heard)

- August 2011 – the permit expired without the work being completed.
- July 2013 – multiple complaints from neighbors that the shell of a building was being used for storage, but no action taken because our code only addresses outside storage.
- October 2013 – demolition permit application submitted.
    - January 2014 – contractor requested a thirty (30) day extension to the permit – granted.
    - February 2014 – contactor requested an additional extension to the permit – granted.
- December 2013 – multiple complaints from neighbors about the outside storage at the property, but due to an active demolition permit, no action could be taken.
- February 2014 – The structure that was damaged in 2004 was demolished.
- March 2014 – application to rebuild a single family residence was submitted and approved in August 2014.
- June 2014 – multiple complaints from neighbors received due to the condition of the property but no action could be taken due to an active building permit.
- July 2015 – A petition signed by forty-five (45) of the neighboring property owners was submitted to the City requesting the City take action to compel the owners to bring the property into compliance.

Current status – 2016 to present

- January 2016, Staff received a request to issue a partial release of properties previously owned by M/M Culverhouse located in St. Lucie County from the spreading lien attached to 1635 Thumb Point Drive.
    - Staff and the Special Magistrate both recommended approval of the request to the City Commission with the stipulation that the lien would remain against 1635 Thumb Point Drive.
    - The City Commission also approved the request with payment of $5,000.00 and that the lien would remain in affect against 1635 Thumb Point Drive.
    - The City Attorney finalized an agreement to release all liens from 1635 Thumb Point Drive as part of the settlement of $5,000.00.
- February 2016 – Mr. Culverhouse and Mr. Steve Weaver submitted an action plan outlining steps to be taken with specific deadlines. Building Official Marc Meyers agreed with the submitted action plan with the stipulation that failure to comply with the timeframe would result in the revocation of the permit, the condemnation of the structure and the demolition of all the structural elements. Per this timeline, house would be completed by Fall 2016.
- April 2016 – Mr. Culverhouse was notified that they had not fulfilled their agreement but granted a one week extension to bring up to date.
- March 2017 – due to the owner's failure to comply with the stipulated timeline and no action being taken, staff recommended the City foreclose upon the lien. At this time, we learned of the agreement to fully release all liens from the property.
- December 2017 – the permit from 2014 was set to expire without the work being completed.
    - A 30 day extension was requested on December 8, 2017 – granted.
    - A 30 day extension was requested on January 16, 2018 – granted.

    - January 25, 2018 – received an approved inspection for a tie beam.
    - Permit continued to July 2018.
- January 2018 – at the direction of the City Manager, the property was posted as a nuisance and a new condemnation was initiated under the newly adopted Rules of Procedure for Condemnation and Demolition, which provide for the condemnation of a structure due to its adverse impact on the neighborhood.
    - Mr. Culverhouse appealed the Declaration of Nuisance and the appeal was scheduled for March 21, 2018.
    - Mr. Culverhouse requested an extension – granted.
    - New appeal date is scheduled for April 18, 2018. This agreed upon date has been documented in a signed stipulation, approved by the Special Magistrate and recorded with the Clerk of Court of St. Lucie County.

Summary

- 2004 – house damaged by hurricanes
- 2007 – found in violation by the Special Magistrate
- 2014 – house demolished
- 2014 – permit to rebuild approved
- 2016 – owner submits timeline to complete construction
- 2018 – property declared a nuisance and condemnation of building initiated

THE SUNRISE CITY
FORT PIERCE
CITY MANAGER'S OFFICE Florida

TO : The Honorable Mayor and Members of the City Commission

FROM : Nicholas C. Mimms, P.E., City Manager NCM

RE : 1635 Thumb Point Drive - Update

DATE : March 1, 2018

An initial hearing has been scheduled regarding the property located at 1635 Thumb Point Drive, which is owned by Brad Culverhouse. An order setting the hearing on April 18, 2018 at 9:00 AM was issued by Special Magistrate Fran Ross and will be recorded by the Clerk of Court.

Mr. Culverhouse requested this hearing to appeal the property's nuisance declaration. An order to stay proceedings is attached for your review. This information is being provided as an update for Code Enforcement proceedings for this property.

If you have any questions or need additional information, please contact me.

NCM:jdr

Attachment

c: City Clerk
City Attorney

SPECIAL MAGISTRATE
CITY OF FORT PIERCE
ST LUCIE COUNTY
STATE OF FLORIDA

IN RE CASE: **Special Magistrate Case SM18-000139**

Nuisance Abatement Matter
1635 Thumbpoint Drive
Fort Pierce, Florida

ORDER ON STIPULATION TO STAY PROCEEDINGS AND SETTING CASE FOR A DATE CERTAIN

WHEREAS The Parties have stipulated that good cause exists for rescheduling the above referenced matter and based on the facts set forth in the Stipulation for Stay. This court accepts all representation by the parties as to the underlying facts supporting the need to stay and reschedule the hearing as true and correct.

THEREFORE IT IS HEREBY ORDERED that this matter shall be stayed and held in abeyance with respect to the subject property until the date of hearing in this matter. Further, that the matter shall be rescheduled for a specially set hearing On April 18, 2018 at 9 o'clock a.m.in the City of Fort Pierce Commission Chambers 100 US Highway 1 Fort Pierce, Florida 34950.

DONE AND ORDERED in Chambers on this 27th day of February, 2018.

Fran Ross, Esq., Special Magistrate
For the City of Fort Pierce, Florida

I CERTIFY that a copy of the above order was mailed to US mail to Brad Culverhouse Attorney on behalf of Respondent, 505 Beach Court, Suite 1 Fort Pierce, Florida 34950 and by email to at bradculverhouselaw@gmail.com and to Iola Mosley Attorney for the City of Fort Pierce at 100 US Highway 1 Fort Pierce Florida and emailed to imosley@city-ftpierce.com on this 27th day of February 2018.

Colleen Greer, Code Enforcement Clerk

THE SUNRISE CITY
FORT PIERCE
Florida

City Manager's Office
100 North US Highway 1
Fort Pierce, FL 34950
Tel: 772.467.3793
Fax: 772.489.8042
www.cityoffortpierce.com

TO : The Honorable Mayor and Members of the City Commission

FROM : Nicholas C. Mimms, P.E., City Manager

RE : 1635 THUMBPOINT DRIVE

DATE : June 29, 2016

The City Manager's Office received a request by Mayor Hudson regarding the building permit status at the subject address. This ongoing situation is being closely monitored by the Building Department. Representatives from the Building Department have been in contact with the associated contractor and have acquired the most recent status, which has been attached for your review.

Please contact this office if you have comments or require any additional information.

Attachments: Status Memo from Building Official dated June 29, 2016
Status Memo from City Manager dated April 22, 2016
Building Permit #14-607

cc: City Clerk / Assistant City Manager
Building Official

THE SUNRISE CITY
FORT PIERCE
Florida

Building Department
100 North US Highway 1
Fort Pierce, FL 34950
Tel: 772.467.3000
Fax: 772.467.3849
www.cityoffortpierce.com

TO : **Nick Mimms, City Manager**

FROM : **Marc Meyers, Director, Building Dept.**

RE : **Update - 1635 Thumbpoint Drive, Culverhouse**

DATE : **6.29.16**

Steve Weaver has notified me via email that he will be purchasing the materials and equipment needed for pouring the slab and starting the walls. He said this activity should be underway by the first week of July.

Should you need further information please let me know.

MM/kam

cc: Linda Cox, City Clerk/Asst. City Manager
Paul Thomas, Bldg. Dept. Coord.

RECEIVED
TIME _____
JUN 2 9 2016
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

INTEROFFICE MEMORANDUM

FROM THE OFFICE OF THE

CITY MANAGER

To : The Honorable Mayor and Members of the City Commission

From : Nicholas C. Mimms, P.E., City Manager

Re : **1635 THUMBPOINT DRIVE**

Date : April 22, 2016

The City Manager's Office received a request by Mayor Hudson regarding the building permit status at the subject address. The Building Department has been monitoring this situation and working with the property owner in an effort to expedite the construction and alleviate the concerns of the neighbors. In order to motivate the property owner to comply with building permit guidelines an agreement was reached in February 2016 between the property owner and the Fort Pierce Building Department that establishes milestones for construction completion. The Building Department shall continue to monitor the progress of the construction, and if the property owner fails to comply with the agreed schedule, then the building permit will be revoked.

Please review the attached documentation and contact this office if you require any additional information.

Attachments

cc: Building Official
Code Compliance Manager

City of Fort Pierce, P.O. Box 1480, Ft. Pierce, FL 34954-1480 – 772.467.3000

MAYOR
LINDA HUDSON

COMMISSIONERS
RUFUS ALEXANDER III
EDWARD BECHT
THOMAS PERONA
REGINALD SESSIONS

CITY MANAGER
NICHOLAS C. MIMMS, P.E.

BUILDING OFFICIAL
MARC MEYERS

CITY OF FORT PIERCE
Florida

April 21, 2016

Mr. Brad Culverhouse
505 Beach Court
Fort Pierce, FL 34950-8544

Dear Mr. Culverhouse:

As a friendly reminder, per the attached "Time Limit Agreement" and the construction schedule, your project at 1635 Thumbpoint Drive has begun to fall behind. According to your schedule:

1. The backfill installed was to be compacted by March 26, 2016.
2. UG Plumbing and Electrical by April 2, 2006
3. Slab inspection by April 16, 2016
4. Slab pour by April 23, 2016

Obviously these things have not taken place. In speaking by telephone with Mr. Weaver this morning, April 21, 2016, he informed me that the underground and slab pour would be next week. Hopefully these inspections take place and the slab gets poured. Please instruct your contractor Mr. Weaver to bring the project back up to the agreed upon schedule.

Sincerely,

Marc Meyers, CBO, CFM
City of Fort Pierce Building Official

MM/km

Enclosures (2)

cc: Nicholas Mimms, City Manager
Paul Thomas, Building Dept. Coordinator
Steve Weaver, Real Time Properties & Dev. Svcs.

MAYOR
LINDA HUDSON

COMMISSIONERS
RUFUS ALEXANDER III
EDWARD BECHT
THOMAS PERONA
REGINALD SESSIONS

CITY MANAGER
NICHOLAS C. MIMMS, P.E.

BUILDING OFFICIAL
MARC MEYERS

CITY OF FORT PIERCE
Florida

BUILDING DEPT
P.O. BOX 1480, FORT PIERCE, FLORIDA 34954
772-467-3198; FAX: 772-467-3849

February 19, 2016

John B. Culverhouse
505 Beach Ct
Fort Pierce, FL 34950

Realtime Property and Development Services, Inc.
607 Malabar Ave
Fort Pierce, FL 34949

Re: 1635 Thumb Point Drive

Dear Mr. Culverhouse and Mr. Weaver:

As per our meeting, both parties agreed to the following action plan to avoid the City from moving forward with the condemnation of the above referenced property.

1. Submit a timeline by February 16, 2016, indicating a reasonable completion date for this project.

2. All exterior work including landscaping in conjunction with this permit shall be completed and inspected by January 1, 2017.

Failure to comply will result in the revocation of the permit, condemnation of the structure and the ordered removal of all structural elements on the property.

Sincerely,

Marc Meyers
Building Official

I, the owner of the above referenced property, am in agreement with this action plan and agree to the terms above.

Owner's Signature

MECHELLE J. ARBUZOW
Notary Public - State of Florida
My Comm. Expires May 30, 2017
Commission # FF 17807
Bonded Through National Notary Assn.

Notary Signature

Mechelle Arbuzow

State of Florida,
County of St. Lucie
Affirm to and Subscribed before me this 19 day of February, 2016
by John Bradford Culverhouse
who produced FL. DR. LIC identification

1635 THUMB POINT DRIVE
CONSTRUCTION SCHEDULE

Week		
February 20, 2016		
February 27, 2016		set up utilities accounts & temp power
March 5, 2016		footing inspection
March 12, 2016		pour stemwall & footings strip forms
March 19, 2016		backfill outside of stemwall
March 26, 2016		backfill and compact inside stem wall
April 2, 2016		rough underground plumbing elec a/c
April 9, 2016		recompact & compaction test
April 16, 2016		slab inspection
April 23, 2016		pour slab
April 30, 2016		order windows and doors
May 7, 2016		strip forms, order second floor trusses
May 14, 2016		scaffold for first lift of block
May 21, 2016		first floor block
May 28, 2016		first floor bond beam
June 4, 2016		order roof trusses,
June 11, 2016		steel columns
June 18, 2016		second floor trusses and deck installed
June 18, 2016		elevated concrete deck begin formwork
June 25, 2016		re-scaffold for second lift of block
July 9, 2016		2nd floor block
July 16, 2016		2nd floor bond beam with embedded straps
July 23, 2016		pour 2nd floor concrete deck
July 30, 2016		roof trusses and plywood installed
August 6, 2016		roof peel and stick dry in ; window bucks
August 13, 2016		install windows and doors
August 27, 2016		install garage doors
September 10, 2016		standing seam metal roof
October 1, 2016		exterior trim and poly icynene insulation
October 15, 2016		stucco and soffits
October 22, 2016		elec panel safe on for test etc
October 29, 2016		exterior paint
November 5, 2016		sewer connection
November 12, 2016		demo driveway where needed new drive and walks subgrade
November 19, 2016		driveway and sidewalks
December 3, 2016		exterior stairs
December 10, 2016		balcony railings gutters
December 17, 2016		required trees plants and ground cover
December 24, 2016		irrigation system and well
December 31, 2016		final survey; pool deck repairs
January 7, 2017		repair pool equipment/install safety fence around pool
		repair or replace east fence

CITY OF FORT PIERCE, FLORIDA
BUILDING DEPARTMENT
APPLICATION FOR BUILDING PERMIT
(772) 467-3529 or 467-3724 FAX (772) 467-3849

Permit # 14.607
FBC 2010

*Property Address 1635 Thumb Point Dr. *Date 3/5/14 *# of plans submitted 2 * # of CD's submitted ____
Parcel ID# 2401-605-0030-000-3 Phone # (____)_____-_____ Fax # (____)_____-_____
(Located on your tax bill) Email Address _____ Cell # (____)_____-_____
*Owner Name John B. Culverhouse *Owner Address 1635 Thumb Point Drive, Fort Pierce, FL 34949

*Type of per New Construction of a Single family residence *Valuation $ 900,000
*Description of Work: Seawall's in Place
ICC 544,430
per HM 20% Discount
New Val 411,483

Architect: _____ Phone(____)_____-_____ Fax (____)_____-_____
Email Address _____
Engineer: _____ Phone(____)_____-_____ Fax (____)_____-_____
Email Address _____
*CONTRACTOR/APPLICANT INFORMATION: City License # _____ State License # CGC 1505490
Company Name RealTime Property & Development Qualifier Steven M Weaver
Address 1615 Thumb Point Dr. City/State Fort Pierce FL Zip 34949
Phone # (772)344-7100 Fax # (____)_____-_____ Cell # (____)_____-_____
Email Address realtimefla@aol.com

SUBCONTRACTORS: See Subcontractor Verification Sheet. It may be Required to accompany this application
VE 7
AE 5
Occupancy SFR Construction Type _____ # of Units _____ # of Stories _____
Sq. Ft. Conditioned Space _____ Total Sq. Ft. 6530

Is the property located in a Special Flood Hazard Area (floodplain) per the current Flood Insurance Rate Map (FIRM)
☐ Yes ☐ No
If Yes, the applicant must include certified elevation information on a FEMA NFIP Elevation Certificate.

I understand, that no building may be occupied until a Certificate of Occupancy/Certificate of Completion has been issued after final inspection by the Building Department and full compliance with the building code, city and state ordinances and other applicable rules and regulations. I am also verifying that all sets of plans submitted are identical.

Signature of Applicant _____
State of Florida, County of St. Lucie
Affirmed to and subscribed before me this March 5, 2014, by Steven M. Weaver
personally known to me or who has produced
as identification. _____
Notary Signature: Ann E Baese
Notary (print name) Ann E Baese

ANN E. BAESE Notary Public - State of Florida My Comm. Expires Oct 2, 2017 Commission # EE 104175 Bonded Through National Notary Assn.

Signature of Property Owner _____
State of Florida, County of St. Lucie
Affirmed to and subscribed before me this March 6
2014, by John B. Culverhouse, Jr.
personally known to me or who has produced
as identification. _____
Notary Signature: Mary Ann Rapisarda
Notary (print name) _____

MARYANN RAPISARDA MY COMMISSION # EE 130423 EXPIRES: September 20, 2015 Bonded Thru Budget Notary Services

Construction documents must accompany this application. The Florida energy code submitted becomes an integral part of this plan and must pass final inspection. "Notice: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public record of this county, and there may be additional permits required from other governmental entities such as waste management district, state agencies, or federal agencies."SIGNATURE OF THE APPLICANT MUST BE NOTARIZED. If owner builder, applicant must sign in person. BUILDING PERMIT includes: Building, Electrical, Plumbing, Mechanical, and Sewer only. All other trades require separate permits. NOC / Survey (2) S/S Plans
Debris V/A's Erosion Controls Manatee Lands
*Required Information

Asbestos compliance: It is the owner's or operator's responsibility to comply with section 469.003, Florida Statutes, and to notify the Department of Environmental Protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law.

OFFICE USE ONLY

FEES: * See the break Down Fee Sheet BC 1235.00 Ck 50.00
Total Fees Due $ 5,586.50 BP 20.00
ST 4,115.00
160.50

Need Elec, Plmg, Mech Subs
Sub Contr. list
P/A Garage Dr

Remarks _____
Reviewed by _____ Date _____ Building Official _____ Date JUL 16 2014

G:drive/building/forms/application PRINT-Fill1

Per KK, DH, HM OK
No Truss Pkg.

Need Truss Pkg
Need (3) CD's

CITY OF FORT PIERCE
100 N US 1, FORT PIERCE, FL 34950
PHONE (772) 467-3529 or 467-3724
FAX (772) 467-3849

BUILDING PERMIT

[ ] **Sub-Contractor Agreement** or [ ] **Change of Sub-Contractor Agreement ($20 per sub-contractor)**

City of Fort Pierce License No: CFC1428878 Permit Number: 14-607

Patriot Plmbg, Inc, Has agreed to be the Plumbing sub-contractor for
(Name company acting as sub-contactor) *(Type of Construction Trade)*

Realtime Prop & Development for the property located at 1635 S. Thumb Point Dr.
(Name of the Primary Contractor) *(Address of job site)*

Owner of Property: John Culverhouse Job Cost: $ 5,000.00

It is understood that if there is any change of status regarding my participation with the above mentioned project, I will immediately advise the City of Fort Pierce Building Department, and have my permit voided.

(Company acting as sub-contractor)

Qualifiers Signature: [signature] Print Name: KENNETH Brunelle

State of Florida, County of StLucie The foregoing instrument was acknowledged before me
This 5 ,day of May ,20 16 ,by Kenneth A Brunelle who is
Personally known to me or who has produced FL DL as identification.

Notary Signature: [signature] [Seal]:

KRISTIE KIRSTEIN
Notary Public - State of Florida
My Comm. Expires Feb 27, 2019
Commission # FF 172764
Bonded through National Notary Assn

Business Name: Patriot Plumbing Inc.

Address: 1612 Village Green Dr.

Phone: ( ) 772-335-3695 Fax: ( )

To be Signed only when change in sub-contractor (along with all other above areas)

Building Contractor Signature: _____ Print Name: _____

Company Name (to be removed) _____

Sub-Contractor (to be removed) Signature: _____ Print Name: _____

Building Official Signature (if applicable): _____

City of Fort Pierce Building Department
100 North US Highway 1
P.O. Box 1480
Fort Pierce, FL 34954-1480
772-467-3000 • Fax: 772-467-3849

HOLD HARMLESS/INDEMNITY TO CANCEL OR TRANSFER A VALID PERMIT

PERMIT# 14-607

PROPERTY ADDRESS			
1635 THUMB POINT DRIVE FORT PIERCE 34949.			
PARCEL ID# 2401			
OWNER	MAILING ADDRESS	ZIP	PHONE :
JOHN B CULVERHOUSE	505 BEACH CT	34950	CELL:
CONTRACTOR	MAILING ADDRESS	ZIP	STATE LIC. #
REALTIME DEVELOPMENT			CITY LIC. #
CONTRACTOR E-mail Address	PHONE	FAX#	CELL
steve@flapool.com			772 344-7100

Commercial: ☐ Residential: ☒

As legal *Property Owner* or *Contractor* (circle one) I, STEVE WEAVER, REALTIME PROJECTS request: P.O.

Check one: **Cancellation:** ☐ **Transfer:** ☐

Of Permit Number 14-607 Issued to TRYON PLUMBING, on 8/22, 2014 due to the following circumstances:

☐Non-Performance of Contract ☒Transfer to New Contractor or HOB ☐Contract Disputes

☐Abandonment of Contract ☐Contractor is Deceased

Further, I understand that the replacement contractor will assume responsibility for any/all work performed under this permit.

I hereby agree to re-apply as Owner/Builder or Authorize, PATRIOT PLUMBING, to apply for such permit(s) as may be necessary to construct or complete construction at the property listed herein.

IDEMNIFICATION: I, Steve Weaver RTPD (Property Owner or Contractor), hereby indemnify and hold harmless the City of Fort Pierce, its officers, agents, and employees (including but not limited to Building Official(s), from all costs, fees, or damages arising from any and all claims of action for any reason, which may arise from or pertain to this permit cancellation and re-issue request.

New contractor may need to apply for a new permit.

(Note: A copy of this notice will be sent via certified mail to the prior contractor or owner, where applicable.)

Signature of Contractor — Date: 5/6/16 — Print Name: STEVE WEAVER

Notary As to Contractor: _____ As to Owner or Agent: _____

Sworn before me on this 6 day of May, 2016

Personally Known ✓ Produced ID _____ Type of ID _____

KRISTIE KIRSTEIN
Notary Public - State of Florida
My Comm. Expires Feb 27, 2019
Commission # FF 172764
Bonded through National Notary Ass.

THIS FORM MUST BE APPROVED BY A SUPERVISOR: _____
(Supervisors Initials)

Form created 08.13.2015

Property Information

Address:	1635 THUMB POINT DR FT PIERCE, FL 34949
Location ID:	1689
Owner name:	CULVERHOUSE, JOHN B
TAX ID #:	2401-605-0030-000/3
Alternate ID description:	
Zoning:	NA UNKNOWN
Subdivision:	

Application Information

Application desc:	EXISTING STEMWALL / NEW SINGLE FAMILY
Application status:	APPROVED
Status Date:	8/22/2014
Application type:	RESIDENTIAL, SINGLE FAMILY DWELLING
Application date:	3/06/2014
Tenant name/number:	BRAD CULVERHOUSE
Valuation:	411484
Square footage:	6530
Public building:	NO
Reviewed by:	MM MARC MEYERS
Pin number:	164008
Entered by:	SKELLER

Contractor Information

Contractor Name:	REALTIME PROPERTY & DEVELOPMEN
Contractor Number:	16-00019010
Type:	GENERAL CONTRACTOR (
Status:	ACTIVE

Contractor Requirements	Doc Number	Exp Date
LIABILITY INSURANCE	04GL000936074	7/22/2016
STATE LICENSE - CN	CGC1505490	8/31/2016
WORKMAN'S COMP INSURANCE	EXEMPT	7/14/2017

Outstanding Inspections

Type	Insp ID	Schedule Date	Confirmation Number	Permit Description	Pmt Seq	Min	Max

No outstanding inspections exist

Work Description

Code	Description	Quantity

CO Information

Str/seq	CO Issue Date	Status	Description

Str/Seq Permit/Seq Confirmation Nbr	Inspection type	Insp Seq	Inspector	Schedule date	Results	Results date
000 000 BLDG 01 2481120	BLDG, STEM WALL	0001	KG	2/13/2015	AE	2/13/2015
000 000 BLDG 01	BLDG, FOOTING/STEEL	0001	GFA	8/07/2015	AP	8/07/2015

Str/Seq Permit/Seq Confirmation Nbr	Inspection type	Insp Seq	Inspector	Schedule date	Results	Results date
	(Continued)					
2520383						
000 000 BLDG 01 2565398	BLDG, FOOTING/STEEL	0002	GFA	2/02/2016	DP	2/02/2016
000 000 BLDG 01 2576812	BLDG, FOOTING/STEEL	0003	KG	3/03/2016	AE	3/04/2016
000 000 BLDG 01 2604866	BLDG, FORM BOARD SURVEY	0001	GFA	6/06/2016	AP	6/06/2016
000 000 BLDG 01 2604098	BLDG, ELEVATION CERTIFICATE-UN	0001	KK	6/02/2016	AE	6/02/2016
000 000 BLDG 01 2481111	BLDG, WIRE LATH	0001	KG	2/13/2015	CA	2/13/2015
000 000 ELR 00 2576213	ELEC, TEMPORARY POLE	0001	KG	3/02/2016	AP	3/03/2016
000 000 PLR 00 2597532	PLBG, ROUGH IN	0001	GFA	5/09/2016	AP	5/09/2016

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

CITY ATTORNEY USE ONLY

Date Received:	
Assigned To:	
File:	
Due Date:	
Hours:	

REQUEST FOR LEGAL SERVICES

TO: CITY ATTORNEY

SUBMITTED BY: PEGGY ARRAIZ, CODE COMPLIANCE MANAGER

CITY MANAGER AUTHORIZATION: NICHOLAS C. MIMMS, P.E., CITY MANAGER

RE: RESOLUTION REVIEW

DATE: MAY 10, 2018

Service Required: (please circle or underline)

Review Documents	**Draft Document**	**Written Opinion Requested**
Attend Meetings	**Advise**	**Other: _____**

Upon review and/or "Approval as to Form and Correctness," the Department submitting the RLS is responsible for placement of any related item on a Commission or Board Agenda.

1. **Brief statement of the nature of the request or problem:** Review the attached Resolution to establish a condemnation hearing for 1636 Thumb Point Drive (Culverhouse) before the City Commission. Because this demolition is under the nuisance guidelines, I have deleted any reference to Unsafe Buildings and the International Property Maintenance Code. I also had to re-type to fit the correct format, so a spelling check would be greatly appreciated also.

2. **Time considerations and their significance:** On June 4, 2018 agenda.

3. **Are City funds required? If so, list approvals obtained for expenditure of funds:** N/A

4. **List and/or attach all related documents and known authorities (e.g., statute, ordinance, resolution, administrative code, legal case, RFP, bidder's response, contract, lease, letter, memorandum, prior legal opinion, deed, etc.):**

    - Proposed Resolution for review

CITY ATTORNEY USE ONLY			
Routed for Review	**Date**	**Response Deadline**	**Response**

July 26, 2015

Subject: 1635 Thumb Point Drive

Dear Mr. Meyers

Following our meeting with you at City Hall in June I enclose a letter to Messrs. Culverhouse from the Residents of Thumb Point Drive together with their signatures.

There were also discussions among the residents about the City's neglect of its responsibilities in enforcing its own building codes on this site.

As you are well aware the materials and storage units on this site have been used primarily for the storage of Mr. Weaver's equipment and materials for his General Contracting work, NOT for the stated purpose of building a dwelling on the site. The storage units continue to be used for this purpose and there is no building in process. Also the ugly eyesore that is the partial building remains.

You and your City Colleagues in the Building and Code Enforcement Departments have had ample evidence of this over many years but have chosen to take no action over this obvious violation of your building codes.

We urge you and your colleagues in Code Enforcement to put an end to this charade and enforce the building code. The owners should be asked to either complete the dwelling, clear the site or sell it. If they refuse, the city should take appropriate action to correct this eyesore.

Sincerely,

Chris Hodge
1622 Thumb Point Drive
Tel: 772 579 8306

Janice Hodge

cc: Linda Hudson - Mayor
Peggy Arraiz - Code Enforcement Manager
Anthony Westbury - St. Lucie Tribune

July 26, 2015

Dear Mr. Brad Culverhouse and Mr. John Culverhouse,

This letter is from the residents of Thumb Point Drive to protest about the continuing eyesore that is your property on 1635 Thumb Point Drive and to appeal to you to take action to complete the building of a dwelling on the site, to clear it completely or sell it.

Your property is the only blot on the landscape of Thumb Point Drive, probably the most beautiful street in the whole city of Fort Pierce. Over the last ten years since the hurricanes existing residents have made major improvements to their properties and new owners are building homes that potentially will make the street even more desirable than it is already. This will not happen if your property continues to be an eyesore. It will continue to negatively impact property values in the street.

We, the residents of Thumb Point, are very aware that you and your contractor Mr. Weaver have been manipulating the City Building codes to give the appearance that you are building a dwelling while your real purpose is to allow Mr. Weaver to continue to use the site for the storage of materials and equipment for his contracting business. Pressure from residents and the City has recently forced Mr. Weaver to move his unsightly trailer and dumpster from the site but the 3 foot wall and ugly storage units remain.

These storage units also should be removed as they are in breach of city codes. They are only there as Mr. Weaver has convinced the City they are required to store equipment for the building of a dwelling on your property. You and he know this is not true. There has been no building activity on your property for the last 6 months and there was none for many years prior to the previous shell being demolished and the erection of the wall late in 2014. Nevertheless there was for years and continues to be lots of activity to remove and replace equipment and materials in these units to service Mr. Weavers contracting business on other sites.

We will continue to put pressure on the City of Fort Pierce to enforce city codes to ensure your property is not continually used as Mr. Weaver's storage facility and dumping ground, but as we stated at the outset it will serve your interests and ours much better to complete the building of a dwelling, clear it completely or sell the site.

Sincerely

THE RESIDENTS OF THUMB POINT DRIVE

cc: Mr. Marc Meyers - City of Fort Pierce
Mr. Steve Weaver

Petition for Culverhouse Property at 1635 Thumb Point Drive

PRINTED NAME	SIGNATURE	ADDRESS
Janice Hodge	Janice Hodge	1622 TPD
CHRIS HODGE	Chris Hodge	1622 TPD
John Wolsieter	John Wolsieter	1625 TPD
Nell Wolsieger	Nell Wolsieger	1625 TPD
JOHN NORTHEN	John J Northen	1646 TPD
PATTY NORTHEN	Patty R. Northen	1646 T.P.D.
Bob Green	Bob Green	62 TPD
Donna Green	Donna Green	62 THUMB PT
MARIA FUNK D.W. Griffith Sr GARY G.	Maria Funk D.W. GRIFFITH SR	1550 THUMB POINT DR. 1510 Thumb Pt. Dr
SALLY G. GRIFFITH	Sally G Griffith	1510 THUMB PT. DR. Fort Pierce
RONALD S JONES		1601 THUMB PT DR FORT PIERCE
ELLEN L. JONES	Ellen L. Jones	1601 Thumb Point Dr. Ft. Pierce, FL 34949
Gary L. Hickman	Gary L Hickman	1560 Thumb Pt Dr. Ft Pierce, FL 34949
Loraine Thompson	Loraine Thompson	1560 TPD
ELIZABETH BURNS	Elizabeth Burns	1564 Thumb Point

Petition for Culverhouse Property at 1635 Thumb Point Drive

PRINTED NAME	SIGNATURE	ADDRESS
~~Rebecca Ivey~~ Robert L. Ivey SR	Robert L Ivey	1614 Thumb Point Dr. Fort Pierce FL 34949
REBECCA P IVEY	Rebecca P Ivey	1614 THUMB POINT DRIVE FORT PIERCE, FL 34949
Robin Norris		1578 Thumb Point Ft Pierce
EDWARD D. CONROY	Edw. D. Conroy	1807 Melaleuca Dr. Ft. Pierce, Fl. 34949
BARBARA D. CONROY	Barbara D Conroy	1807 Melaleuca. Ft Pierce Fla 345
GARY WERNER	Gary Werner	1525 Thumb Point Dr Ft. Pierce, Fl. 34949
Carol Yanaros	Carol Yanaros	1639 Thumb P. Dr. Ft. Pierce, Fl.
GEORGE ASKLOF		1630
John graziano		1654 TPD
STEFAN CARO		1664 TPD
SANDA CARO		1664 TH POINT
Vincent Spadaccini		1667 Thumb Point
FRANCES LARSON	Frances Larson	1609 Thumb Pt
Patty Sirois	Patty Sirois	1605 TP.
Jeanie Mazza	1503 Thumb Pt Dr	Jeanie Mazza
TERRI LEONE		1542 Thumb Point Dr

Petition for Culverhouse Property at 1635 Thumb Point Drive

PRINTED NAME	SIGNATURE	ADDRESS
Joseph G. Hiotis	Joseph G. Hiotis Jr.	1512 THUMB POINT DRIVE.
Maria Funka	MARIA FUNKA	1550 THUMB POINT DR.
Kris Walters	Kris Walters	1573 Thumb Point Dr.
John Klimek	John Klimek	606 Faber Ave
ROSS CRITTENDEN	Ross Crittenden	610 Faber Ave 34949
James Longstreet	James Longstreet	614 Faber Ave.
Pat Morrison	Pat Morrison	1642 Thumb Point
Kelly Johnson	Kelly Johnson	1509 Thumb Point Dr. 34949
Donna Spillman	Donna Spillman	1610 Thumb Point
David A Hicks	David A Hicks	1502 Thumb Point Dr.
Jon Harris		1526 Thumb Point Dr
Jill Williams	Jill Williams	1643 Thumb Point Dr.
Michael Williams		1643 Thumb Point Dr.

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

January 16, 2018

Re: Case # 18-00000139

RECEIVED
TIME
JAN 16 2018
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

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

Property address: 1635 THUMB POINT DR
Tax ID #: 2401-605-0030-000/3

NOTICE TO THE OWNER AND ALL PERSONS INTERESTED

PURSUANT TO THE CITY OF FORT PIERCE CODE OF ORDINANCES, AN INSPECTION WAS MADE AT THE PROPERTY LISTED ABOVE. CONDITIONS WERE FOUND THAT VIOLATE THE FOLLOWING ORDINANCES AND PRESENT A THREAT TO THE LIFE, HEALTH AND SAFETY OF RESIDENTS IN THE AREA AND HAS BEEN DECLARED A NUISANCE.

Sec. 16-46. - 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, rags, offal, bricks, concrete, lumber, building materials, or dead or decaying plants or animals of any kind.

C0075954

Atención: Documento importante con respecto a sus derechos y responsabilidades. Si usted no comprende ingles consiga traducción inmediatamente.
Atansyon: Dokuman sa impòtan an rapò avek droi è responsablitè ou. Si ou pa kompran anglè relé nou ou bien chèché ou moun póu nou espliké sa tou suit.

Section 16-48 – Nuisance as an Object

Nuisance as an object means one of the following:

(1) Junk, consisting of unsightly, worn-out or discarded material of little or no residual value including scrap metal, scrap lumber, wastepaper products, discarded building materials or other debris, the accumulation of which has an adverse effect upon neighborhood or city property values, health, safety or general welfare.

(6) Any building or structure, or part thereof, which is in a dilapidated, unsanitary or unsafe condition, or which constitutes a fire hazard.

(7) Any building, structure, lot, place or location where any activity in violation of law is conducted, performed, maintained or allowed.

PURSUANT TO THE CITY OF FORT PIERCE CHARTER, ARTICLE II, SECTION 14 (9), BUILDINGS THAT HAVE BEEN DECLARED A NUISANCE MAY BE CONDEMNED BY THE CITY COMMISSION, WHO SHALL HAVE THE POWER TO HAVE THE NUISANCE REMOVED OR ABATED.

Failure to either remove the nuisance or to request a hearing will be deemed a waiver of the right to a hearing and a contractor hired by the city will enter the property and correct the said violation. A bill for services rendered will be filed as a lien against the property. In addition, a $100.00 administrative charge will be added for any nuisance the City causes to be abated.

Your cooperation in this matter is greatly appreciated. If you are unable to meet this request for any reason, please contact me directly. Our office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m. A complete version of the Code of Ordinances can be accessed at www.cityoffortpierce.com or www.municode.com.

Sincerely,

Margaret M Arraiz
Code Compliance Manager
P – 772-467-3270
EM: parraiz@city-ftpierce.com

CONDEMNED

NOTICE TO VACATE
BY THE CITY OF FORT PIERCE

THIS BUILDING HAS BEEN DECLARED UNSAFE AND ITS USE OR OCCUPANCY HAS BEEN PROHIBITED

THIS NOTICE SHALL REMAIN POSTED UNTIL THE REQUIRED REPAIRS ARE MADE OR DEMOLITION IS COMPLETED

IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM, CORPORATION OR THEIR AGENT TO REMOVE SUCH NOTICE WITHOUT THE WRITTEN PERMISSION OF THE CODE OFFICIAL EXCEPT FOR THE PURPOSE OF MAKING THE REQUIRED REPAIRS OR OF DEMOLITION

OWNER: JOHN B CULVERHOUSE SR
JOHN B CULVERHOUSE JR

ADDRESS: 1635 THUMB POINT DR

CODE OFFICIAL: [signature]

DATE POSTED: 11/7/18

Re: Public Records Request
Caleta Scott to: Linda Cox 05/01/2017 03:43 PM

Linda Cox	04/27/2017 04:01 PM		Re: Public
Caleta Scott	04/27/2017 04:02 PM		Re:
Linda Cox	04/28/2017 09:35 AM		Re: Public
Caleta Scott	04/28/2017 11:08 AM		Re:

After searching Jan 2016 - present, I was unable to find any mail correspondence about 1635 Thumb Point Drive.

Caleta Scott | Deputy City Clerk | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Linda Cox Would you please check the Commission corres... 04/28/2017 09:35:18 AM

From: Linda Cox/cfp
To: Caleta Scott/cfp@CFP
Date: 04/28/2017 09:35 AM
Subject: Re: Public Records Request

Would you please check the Commission correspondence files? We may have received a written complaint about the Thumb Point property. Thanks.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY
FORT PIERCE
Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Caleta Scott	All correspondence re: Brad Culverhouse / 1635...	04/27/2017 03:59:14 PM

Culverhouse Records Request
Karen Murphy to: Linda Cox 05/01/2017 12:38 PM

History: This message has been replied to.

Date	Subject
Linda Cox	05/01/2017 12:51 PM	Re: Culver

Linda, since the records request specified correspondence, I am including emails and letter correspondence from the files up to when we received the request. Should it include plans, permits, etc. please let me know.

Thanks.

Karen Murphy | Executive Assistant | City of Fort Pierce
Building Department
Phone: 772.467.3188 • Fax: 772.467.3849 • 100 North U.S. 1 Fort Pierce

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Tell us how we are doing! Customer Service is a Priority for the City of Fort Pierce. Please take a moment to complete our customer service survey by following this link: http://www.cityoffortpierce.com/FormCenter/Building-6/Building-Department-Customer-Service-Fee-73

Re: Public Record Request
Rick Reed to: Linda Cox 05/01/2017 10:43 AM
Cc: Caleta Scott, jrobinson, parraiz, Karen Murphy

	Sender	Sender	Date
	Linda Cox	Linda Cox	05/01/2017 09:15 AM
	Rick Reed	Rick Reed	05/01/2017 10:43 AM

Linda Cox or to whom it may concern:
Per my conversation this morning with the Clerk's Office, (I spoke with Ok, Ok, Ok) provide all copies electronically concerning the pending public records request. I will bring the requested deposit in as soon as time permits today , hopefully this morning.
As always,

Rick Reed
772-240-9784
Sent from my iPhone

On May 1, 2017, at 9:15 AM, Linda Cox <LCox@City-FtPierce.Com> wrote:

> Good morning. Attached please find an estimate to fulfill the public record request you made for 1635 Thumb Point and Brad Culverhouse Foreclosure. We estimate the request to be $339.88; before work can proceed, we will require a deposit of $169.94. Once payment is received, we will continuing assembling the requested information.
>
> Payment should be made to the City Clerk's Office.

Linda W. Cox, MBA, CMC| City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website| Facebook| Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of

employees motivated by pride in themselves and their work."

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

<Thumb Point Request.pdf>

Public Record Request

Linda Cox to: rbr0969 05/01/2017 09:15 AM
Cc: Caleta Scott, jrobinson, parraiz, Karen Murphy

	Sender	Sender	Date
	Linda Cox	Linda Cox	05/01/2017 09:15 AM
	Rick Reed	Rick Reed	05/01/2017 10:43 AM

Good morning. Attached please find an estimate to fulfill the public record request you made for 1635 Thumb Point and Brad Culverhouse Foreclosure. We estimate the request to be $339.88; before work can proceed, we will require a deposit of $169.94. Once payment is received, we will continuing assembling the requested information.

Payment should be made to the City Clerk's Office.

Thumb Point Request.pdf

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

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Thumb Point estimate
Peggy Arraiz to: lcox 05/01/2017 09:05 AM

History: This message has been replied to.

Date	Subject
Linda Cox	05/01/2017 09:09 AM Re: Thum

There are approximately 188 pages to be copied. It is approximate because there are multiple small items (sticky notes, certified mail receipts, etc) that can be combined onto a single page and I had to guestimate those numbers.

As for time, I have spent approximately 1/2 hour doing the emails searches and the prep. Colleen will need at least an hour to make the copies.

Please let me know if you need any additional information.

Margaret M. (Peggy) Arraiz | Code Compliance Manager | City of Fort Pierce
Community Response Divisions
Code Enforcement & Animal Control
Phone: 772.467.3148 • Fax: 772.468.0457 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

emails #2
Peggy Arraiz to: lcox 05/01/2017 08:47 AM

	Sender	Sender	Date
	Peggy Arraiz	Peggy Arraiz	05/01/2017 08:47 AM

Margaret M. (Peggy) Arraiz | Code Compliance Manager | City of Fort Pierce
Community Response Divisions
Code Enforcement & Animal Control
Phone: 772.467.3148 • Fax: 772.468.0457 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

----- Forwarded by Peggy Arraiz/cfp on 05/01/2017 08:47 AM -----

From: Peggy Arraiz/cfp

To: Nicholas Mimms/cfp@cfp

Cc: lindahudsonbailey@yahoo.com, Robert Bradshaw/cfp@cfp

Date: 08/24/2015 04:54 PM

Subject: Fw: 1635 THUMB POINT DR <Watchdog: Virus checked>

Nick,

As we discussed earlier, here are photos of the property on Thumb Point. It is pretty well maintained as far a active construction sites go. The grass might be a little tall around the foundation, but overall in very good condition. Please let me know your thoughts.

Best Regards,

Margaret M. (Peggy) Arraiz
Code Compliance Manager
City of Ft. Pierce
Code Enforcement & Animal Control Divisions
772-467-3148
parraiz@city-ftpierce.com

----- Forwarded by Peggy Arraiz/cfp on 08/24/2015 04:52 PM -----

From: Isaac Saucedo/cfp
To: Peggy Arraiz/cfp@cfp
Cc: Nicholas Mimms/cfp@cfp
Date: 08/24/2015 04:48 PM
Subject: 1635 THUMB POINT DR <Watchdog: Virus checked>

Good afternoon,

Here are the pictures i took today from this location.

Thank You

Isaac Saucedo
City of Fort Pierce
Code Enforcement Officer
(772) 467-3143

----- Forwarded by Peggy Arraiz/cfp on 05/01/2017 08:47 AM -----

From: Peggy Arraiz/cfp
To: ffee@feederossfee.com
Cc: cgreer@city-ftpierce.com
Date: 10/22/2015 02:36 PM
1635 Thumbpoint Dr

Subject:

Good afternoon,

The total amount due on this property is $453,310.00. The fines are not currently running because there is an active building permit at the site.

I am attaching the reduction paperwork for your client to submit (they are also available on the website). This lien was signed by the Code Board and their next meeting is November 18th. It is a pretty full agenda, but we can squeeze you in if needed. We would need the paperwork completed and submitted to our office by November 4th. Their next meeting would be January 13th.

Please let me know if you have any questions regarding the paperwork.

Best Regards,

Margaret M. (Peggy) Arraiz
Code Compliance Manager
City of Ft. Pierce
Code Enforcement & Animal Control Divisions
772-467-3148
parraiz@city-ftpierce.com

----- Forwarded by Peggy Arraiz/cfp on 05/01/2017 08:47 AM -----

From: Nicholas Mimms/cfp

To: Linda Cox/cfp@cfp, Paul Thomas/cfp@cfp, Peggy Arraiz/cfp@cfp

Date: 03/10/2017 11:40 AM

Subject: Code Enforcement Activities for 1635 Thumbpoint Drive - N. Mimms, L. Cox, P. Arraiz, P. Thomas

Sent by: Jennifer D Robinson

----- Forwarded by Peggy Arraiz/cfp on 05/01/2017 08:47 AM -----

From: Peggy Arraiz/cfp

To: lcox@city-ftpierce.com

Cc: Nicholas Mimms/cfp@cfp

Date: 04/03/2017 09:00 AM

Subject: Fw: The Lot at 1635 Thumb Point Drive

Linda,

The request to foreclose on the lien is being considered by the Special Magistrate this Wednesday. It is available for viewing in Agenda Quick and online with the published agenda.

Margaret M. (Peggy) Arraiz | Code Compliance Manager | City of Fort Pierce
Community Response Divisions
Code Enforcement & Animal Control
Phone: 772.467.3148 • Fax: 772.468.0457 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

----- Forwarded by Peggy Arraiz/cfp on 04/03/2017 08:59 AM -----

From: Nicholas Mimms/cfp
To: Linda Cox/cfp@cfp
Cc: Peggy Arraiz/cfp@cfp
Date: 04/03/2017 08:50 AM

Subject: Re: Fw: The Lot at 1635 Thumb Point Drive

Linda,

Good Morning!!

1635 Thumbpoint Drive is now being evaluated for additional code enforcement action. Future updates on this process will be provided by Peggy Arraiz.

THANKS!!

Nick Mimms, P.E. | City Manager | City of Fort Pierce
Phone: 772.467.3793 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950
Website | Facebook | Survey

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

-----Linda Cox/cfp wrote: -----
To: nmimms@city-ftpierce.com
From: Linda Cox/cfp
Date: 03/31/2017 11:52AM
Subject: Fw: The Lot at 1635 Thumb Point Drive

This is now with City Attorney. How do you want me to handle?

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

----- Forwarded by Linda Cox/cfp on 03/31/2017 11:52 AM -----

From: Christopher Hodge <cphodge03@yahoo.com>
To: Linda Cox <LCox@City-FtPierce.Com>
Cc: Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>, Linda Hudson <LHudson@City-FtPierce.Com>, Nicholas Mimms <NMimms@City-FtPierce.Com>, Paul Thomas <PThomas@City-FtPierce.Com>
Date: 03/31/2017 10:50 AM
Subject: Re: The Lot at 1635 Thumb Point Drive

Dear Ms Cox

We have received no response from Mr Thomas as we were promised.

Please ask him to tell us what action the city is taking to remedy the situation.

Chris and Janice Hodge

Sent from my iPhone

On Mar 3, 2017, at 11:33 AM, Linda Cox <LCox@City-FtPierce.Com> wrote:

Good morning Mr. Hodge:

I have confirmed with the building department that their building permit is still valid. They had their last inspection on December 28 and must have another inspection within 6 months of that date. As the Mayor indicated, we are frustrated as well with the lack of progress, but because they have an active permit, our hands are truly tied. Mr. Thomas is out of the office today, but I will check in with him on Monday to see if he has any new updates for you.

I will be in touch.

Linda W. Cox, MBA, CMC| City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website| Facebook| Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

From: Chris Hodge <cphodge03@yahoo.com>

To: Linda Hudson <LHudson@City-FtPierce.Com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>, Linda Cox <LCox@City-FtPierce.Com>, Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>
Date: 03/03/2017 08:15 AM
Subject: The Lot at 1635 Thumb Point Drive

Dear Linda Hudson and Nick Mimms

As I'm sure you are both aware there has been no progress in finalizing the building on this site. The partial building is more like a Grey Concrete Bunker which is as bad an eyesore as ever and Mr. Weaver continues to use the site for storage of his materials for other projects.

Mr. Culverhouse and Mr Weaver have not met the deadline of December 31st 2016 that they committed to. They continue to game the system as they have done for the last 12 years and it seems the City is content to let them continue to do so.

Please update us on what action the City is taking to rectify the situation.

Sincerely

Chris Hodge
Tel: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Chris Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Tuesday, 6 December 2016, 9:50
Subject: Re: Fishing from the Lot at 1635

I will keep trying. Thank you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 6, 2016, 9:47:36 AM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: LHudson@City-FtPierce.Com
Cc: atmyoga@gmail.com
Date: Dec 6, 2016 9:47:36 AM
Subject: Re: Fishing from the Lot at 1635

Thanks Linda

Yes Paul Thomas has been in touch.

Frankly our discussions with the city have led nowhere.

We now have an ugly partially completed building and zero chance it will be completed and landscaped by December 31st as agreed between the city and the owner. Clearly he and his contractor have no intention of complying and will continue to play the system as they have done for the last 12 years.

Also the city should insist the owner place a "No Trespassing sign" on the site and have it registered with the police. That will certainly reduce the number of people using it as a public park for fishing and picnicking. It should also be properly secured which is currently not the case.

As we have urged on several occasions the city should have the site completely cleared once the deadline has passed.

Sincerely

Chris Hodge
Home: +1 772 464 8754 Mobile: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Christopher Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Sunday, 4 December 2016, 7:41
Subject: Re: Fishing from the Lot at 1635

Thanks for this information. I will try to get by but my schedule is tight this time of year. I am sharing your concerns with management. It is my understanding that someone from the city, perhaps Paul Thomas, Interim Builidng Department head, should have been in touch with you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 3, 2016, 3:03:03 PM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: lhudson@city-ftpierce.com
Cc:
Date: Dec 3, 2016 3:03:03 PM
Subject: Fishing from the Lot at 1635

Hi Linda
There continue to be groups fishing and picnicking on the vacant lot and the building has not progressed in weeks.
Surely the city can take more aggressive action?
Please come over to 1622 Thumb Point to discuss.
Chris and Janice Hodge
772 579 8306
Sent from my iPhone

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----- Forwarded by Peggy Arraiz/cfp on 05/01/2017 08:47 AM -----

From: Linda Cox/cfp

To: parraiz@city-ftpierce.com

Date: 04/28/2017 12:08 PM

Subject: Fw: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Update on the request below.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

----- Forwarded by Linda Cox/cfp on 04/28/2017 12:08 PM -----

From:	Rick Reed <rbr0969@gmail.com>
To:	Linda Cox <LCox@City-FtPierce.Com>
Cc:	nmimms@city-ftpierce.com, jrobinson@city-ftpierce.com
Date:	04/28/2017 10:10 AM
Subject:	Re: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Linda,

While we are waiting for "all correspondence and information" let's start with all correspondence and information you and Hudson received concerning Culverhouse and or 1635 Thumb Point Drive. At a recent Department Head meeting you reported that you, Hudson / Commissioners have received numerous correspondence/ complaints concerning the matter. Please promptly provide this information while we wait on the additional requested correspondence and or information.

Also, provide a copy of the Code Enforcement file including all information and correspondence regarding 1635 Thumb Point Drive that has been generated and or received from Peggy Arraiz / City of Fort Pierce Code Enforcement for the last two years.

Rick Reed
772-240-9784

Sent from my iPhone

On Apr 28, 2017, at 9:34 AM, Linda Cox <LCox@City-FtPierce.Com> wrote:

Rick:

I have received your request from last night and again this morning and am processing it. We are searching for all correspondence and documents regarding Brad Culverhouse and 1635 Thumbpoint Drive.

I will let you know when the documents are available.

Linda W. Cox, MBA, CMC| City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website| Facebook| Survey

<mime-attachment.gif>

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

----- Forwarded by Linda Cox/cfp on 04/28/2017 09:31 AM -----

From:	Jennifer D Robinson/cfp
To:	Nicholas Mimms/cfp@cfp
Cc:	Linda Cox/cfp@cfp
Date:	04/28/2017 09:06 AM
Subject:	Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Good morning Nick,

I received a phone call from Rick Reed with a public records request. He is requesting copies of any communication to and from the department heads regarding Brad Culverhouse and/or his property located on Thumbpoint Drive.

Thank you,

Jennifer

Jennifer D. Robinson | Executive Assistant to the City Manager | City of Fort Pierce
Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950
Website | Facebook | Survey

<mime-attachment.gif>

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Penalty Reduction Letter.pdf

Request for Waiver - Code Enforcement Liens.pdf

024.JPG

025.JPG

022.JPG

023.JPG

027.JPG

028.JPG

emails
Peggy Arraiz to: lcox 05/01/2017 08:45 AM

	Sender	Sender	Date
	Peggy Arraiz	Peggy Arraiz	05/01/2017 08:45 AM

Margaret M. (Peggy) Arraiz | Code Compliance Manager | City of Fort Pierce
Community Response Divisions
Code Enforcement & Animal Control
Phone: 772.467.3148 • Fax: 772.468.0457 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

----- Forwarded by Peggy Arraiz/cfp on 05/01/2017 08:45 AM -----

From: Peggy Arraiz/cfp
To: realtimefla@aol.com
Date: 09/26/2011 09:36 AM
Subject: Re: 1635 Thumb Point <Watchdog: Virus checked>

Good morning Steve,

You should have received an out of office reply last week and if you didn't, I apologize. I was out on vacation last week and have just returned to work today. There should not be a problem with you coming in today to review the file. I will be in a meeting this afternoon but one of the code officers will be here - Karen is out today.

Margaret M. (Peggy) Arraiz
Code Compliance Manager
City of Ft. Pierce
Code Enforcement & Animal Control Divisions

772-460-2200 Ext. 294
parraiz@city-ftpierce.com

From: realtimefla@aol.com
To: parraiz@city-ftpierce.com
Date: 09/22/2011 09:32 AM
Subject: 1635 Thumb Point <Watchdog: Virus checked>

Havan't heard back from you. Just checking to be sure you received my e-mail yesterday.
Peggy:

Mr. Culverhouse has asked me to review the (entire!) file related to this property going back to 2004. I would like to do so as soon as possible. The intent is to identify the pages he wants copies of. This inquiry is in relation to his homestead exemption.

Please let me know if I can review the file on Monday, September 26.

Steve Weaver
RealTime Property and Development Services, Inc.
Cell: 772-344-7100 Office: 772-882-7744

-----Original Message-----
From: realtimefla <realtimefla@aol.com>
To: parraiz <parraiz@city-ftpierce.com>
Sent: Wed, Sep 21, 2011 2:49 pm
Subject: 1635 Thumb Point

Peggy:

Mr. Culverhouse has asked me to review the (entire!) file related to this property going back to 2004. I would like to do so as soon as possible. The intent is to identify the pages he wants copies of. This inquiry is in relation to his homestead exemption.

Please let me know if I can review the file on Monday, September 26.

Steve Weaver
RealTime Property and Development Services, Inc.

Cell: 772-344-7100 Office: 772-882-7744

----- Forwarded by Peggy Arraiz/cfp on 05/01/2017 08:45 AM -----

From: Peggy Arraiz/cfp

To: Tom Perona <tomperona@gmail.com>

Cc: Marc Meyers <MMeyers@city-ftpierce.com>, Robert Bradshaw <rbradshaw@city-ftpierce.com>

Date: 08/10/2015 04:45 PM

Subject: Re: 1635 Thumb Pt Dr <Watchdog: Virus checked>

Good afternoon,

Code Enforcement had a case on this property dating back to 2005, which was complied in August of 2014 when the demolition was finally completed. There is a lien against the property for $453,310.00 for the violation.

We are also holding open a new case from June of last year. No further action was taken because a permit has been applied for and received. We monitored its progress and it was automatically renewed in February of 2015 for another 6 months. A check of the records indicate that it will again be renewed. Marc can provide more details on the inspections that have been approved, which is what keeps the permit alive and open. As long as there is an active permit, there is not much more code enforcement can do at this location. But we will continue to monitor it.

Best Regards,

Margaret M. (Peggy) Arraiz
Code Compliance Manager
City of Ft. Pierce
Code Enforcement & Animal Control Divisions
772-467-3148
parraiz@city-ftpierce.com

From: Tom Perona <tomperona@gmail.com>

m
:
To: Marc Meyers <MMeyers@city-ftpierce.com>, peggy arriaz <PArraiz@city-ftpierce.com>

Cc: Robert Bradshaw <rbradshaw@city-ftpierce.com>

Date: 08/08/2015 11:37 AM

Subject: 1635 Thumb Pt Dr <Watchdog: Virus checked>

Marc and Peggy I received copies of correspondence from M/M Hodge regarding code and building violations in the Thumb Point neighborhood. I know that you are working on solutions- please keep me updated with your progress. Tom

----- Forwarded by Peggy Arraiz/cfp on 05/01/2017 08:45 AM -----

From: Peggy Arraiz/cfp

To: Nicholas Mimms/cfp@cfp

Cc: Linda Hudson/cfp@cfp, Robert Bradshaw/cfp@cfp

Date: 08/24/2015 10:19 AM

Subject: Re: 1635 THUMB POINT DRIVE <Watchdog: Virus checked>

Good morning Mr. Mimms,

Code Enforcement has had several code enforcement cases against this property since 2005. One case from 2005 remains open with a lien in the amount of $453,310.00.

Regarding the current condition of the property, we cited the property for outside storage and nuisance conditions in June 2014. In response, the owner obtained a building permit in July 2014, which put a

"hold" on our violation case. That permit continues to remain active. Per Florida Building Code, a permit remains active as long as it receives one (1) approved inspection within a 6 month period, and then it is automatically renewed for an additional 6 months. This property had 2 approved inspections in February , which extended the permit for an additional 6 months and they just had another approved inspection the first week of August that extended the permit an additional six months.

Yes, we acknowledge that the contractor at this location knows the law and is using it to his advantage. But there is no action Code Enforcement can take as long as there remains a valid and active building permit at this location.

Best Regards,

Margaret M. (Peggy) Arraiz
Code Compliance Manager
City of Ft. Pierce
Code Enforcement & Animal Control Divisions
772-467-3148
parraiz@city-ftpierce.com

From: Nicholas Mimms/cfp

To: Peggy Arraiz/cfp@cfp

Cc: Robert Bradshaw/cfp@cfp, Linda Hudson/cfp@cfp

Date: 08/21/2015 09:58 AM

Subject: 1635 THUMB POINT DRIVE <Watchdog: Virus checked>

Peggy,

Good Morning!!

Please review the attached information regarding the status of the subject property. Several members of the community have noted in writing that they are unhappy with the condition of the subject property and are requesting the assistance of the City of Fort Pierce. Please investigate this matter and determine if this situation can be classified as a nuisance.

Thank you in advance for your consideration and attention to this matter.

Have a wonderful day!!!

Nick Mimms, P.E.
Deputy City Manager
City of Fort Pierce

P.O. Box 1480
Fort Pierce, Florida 34950
Phone (772) 467-3793

[attachment "Letter to Marc Meyers re 1635 Thumb Point Drive 7-26-15.pdf" deleted by Peggy Arraiz/cfp]

----- Forwarded by Peggy Arraiz/cfp on 05/01/2017 08:45 AM -----

From: Peggy Arraiz/cfp

To: Janice <atmyyoga@gmail.com>

Cc: "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, marc meyers <mmeyers@city-ftpierce.com>, "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>

Date: 10/15/2015 09:36 AM

Subject: Re: 1635 Thumb Point Drive <Watchdog: Virus checked>

FYI - our server does not allow us to open these pictures. Is there another way you can attach them? Perhaps as pdfs?

Margaret M. (Peggy) Arraiz
Code Compliance Manager
City of Ft. Pierce
Code Enforcement & Animal Control Divisions
772-467-3148
parraiz@city-ftpierce.com

From: Janice <atmyyoga@gmail.com>

To: marc meyers <mmeyers@city-ftpierce.com>

Cc: "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "parraiz@city-ftpierce.com" <parraiz@city-ftpierce.com>, "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>

Date: 10/15/2015 09:35 AM

Subject: Re: 1635 Thumb Point Drive <Watchdog: Virus checked>

Here's the pic for 1635. Regrets it did not come out on original email.

Attachments area
Preview attachment IMG_0605.JPG

IMG_0605.JPG
71 KB

On Thu, Oct 15, 2015 at 9:29 AM, Janice <atmyyoga@gmail.com> wrote:
This is what I mean about the City selectively enforcing Code. See below a picture of the EMPTY box that should contain a copy of the building permit and building plans. I am not sure, but perhaps the inspection sign off sheets should also be included.

Janice and Chris Hodge

On Thu, Oct 8, 2015 at 5:17 PM, marc meyers <mmeyers@city-ftpierce.com> wrote:
The permit card placement will be addressed in the morning.

Marc Meyers, CBO,CFM
Building Official
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954
772-467-3187
mmeyers@city-ftpierce.com

From: Janice <atmyyoga@gmail.com>
To: marc meyers <mmeyers@city-ftpierce.com>
Cc: "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "parraiz@city-ftpierce.com" <parraiz@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>
Date: 10/08/2015 04:53 PM
Subject: Re: 1635 Thumb Point Drive <Watchdog: Virus checked>

Mr. Meyers,

Thank you for your reply. As to why you did not receive a copy of the letter and petition addressed to the owner, Mr. Culverhouse , I can only assume it was lost in the mail. The petition and letter was addressed to the owner and copied to the contractor. It is not a surprise that has no effect in spite of the petition signed by other concerned residents of Thumb Point Drive.

It appears to me the city selectively enforces the Florida code to suit either Mr. Culverhouse or Mr. Weaver. I refer to the article below:

[A] 105.7 Placement of permit. The building *permit* or copy shall be kept on the site of the work until the completion of the project.

Clearly there is no building permit posted on site in accordance of the Florida code you attached in your email.

Janice and Chris Hodge

On Wed, Oct 7, 2015 at 10:19 AM, marc meyers <mmeyers@city-ftpierce.com> wrote:
Mr. & Mrs. Hodge,

In response to your email, I have never received your letter and petition of July 26, 2015. It was forwarded to me through an email from the City Manager as well as the Mayor. Additionally, I was away on vacation when this email arrived on September 8, 2015, and just came across it yesterday.

Please find attached a copy of the Florida Building Code Section 105.4.1.3 regarding permits. The contractor scheduled and received an approved inspection on 9/7/15 which, per the Code, extends the permit for 180 days.

I would also like to address your comments, *"The City won't do anything/the City granted another extension/the City continues to interpret the Code in such a narrow way."* As explained in our meeting on June 17, 2015, I'm equally frustrated with the lack of advancement at this address. However, as described in the Florida Building Code, the law is very clear. My hands are tied and I cannot break the law in an effort to push them to complete the project.

With regard your petition, I was under the impression this document would be provided to the owner and contractor, clearly indicating neighborhood dissatisfaction in the hopes this owner would "be a good neighbor" and complete his project.

Again, I understand your frustration, but it has been directed to the wrong party.

Sincerely,

Marc Meyers, CBO,CFM
Building Official
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954
772-467-3187
mmeyers@city-ftpierce.com

From: Janice Hodge <atmyyoga@gmail.com>
To: marc meyers <mmeyers@city-ftpierce.com>
Cc: "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "parraiz@city-ftpierce.com" <parraiz@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>, Chris Hodge <cphodge03@yahoo.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>, "Westbury, Anthony" <anthony.westbury@tcpalm.com>
Date: 09/08/2015 06:54 AM
Subject: 1635 Thumb Point Drive <Watchdog: Virus checked>

Mr. Meyers,

Further to our letter to you dated July 26, 2015 which also included copies of a petition signed by Thumb Point residents, we have not had any response or acknowledgement from your office.

It appears that an extension of 180 days was granted for the building of a home on this site. Clearly, there is no building work in progress and the city is being played once again.

It is not as if the city cannot do anything, the city WON'T do anything. We met with you in your office and it was your recommendation to get a petition of other concerned residents. This was accomplished and apparently of no interest to your office.

The owner and his contractor are only complying with the letter of the code, not its true intent. Surely that is to allow a building to be built, not to facilitate a public nuisance for years on end.

We expect a response as to why the city continues to interpret the code in such a narrow way.

We look forward to your reply.

Janice and Chris Hodge

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----- Forwarded by Peggy Arraiz/cfp on 05/01/2017 08:45 AM -----

From: Peggy Arraiz/cfp

To: "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, marc meyers <mmeyers@city-ftpierce.com>, "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>

Date: 10/15/2015 09:43 AM

Subject: Re: 1635 Thumb Point Drive <Watchdog: Virus checked>

Fwd: Pic <Watchdog: Virus checked>

Janice to: Peggy Arraiz 10/15/2015 09:40 AM

Sent from my iPhone

Begin forwarded message:

From: Janice <atmyyoga@gmail.com>
Date: October 15, 2015 at 9:21:00 AM EDT
To: Janice Hodge <atmyyoga@gmail.com>
Subject: Pic



Sent from my iPhone

Margaret M. (Peggy) Arraiz
Code Compliance Manager
City of Ft. Pierce
Code Enforcement & Animal Control Divisions
772-467-3148
parraiz@city-ftpierce.com

From: Janice <atmyyoga@gmail.com>

To: marc meyers <mmeyers@city-ftpierce.com>

Cc: "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "parraiz@city-ftpierce.com" <parraiz@city-ftpierce.com>, "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>

Date: 10/15/2015 09:35 AM

Subject: Re: 1635 Thumb Point Drive <Watchdog: Virus checked>

Here's the pic for 1635. Regrets it did not come out on original email.

Attachments area
Preview attachment IMG_0605.JPG

IMG_0605.JPG
71 KB

On Thu, Oct 15, 2015 at 9:29 AM, Janice <atmyyoga@gmail.com> wrote:
This is what I mean about the City selectively enforcing Code. See below a picture of the EMPTY box that should contain a copy of the building permit and building plans. I am not sure, but perhaps the inspection sign off sheets should also be included.

Janice and Chris Hodge

On Thu, Oct 8, 2015 at 5:17 PM, marc meyers <mmeyers@city-ftpierce.com> wrote:
The permit card placement will be addressed in the morning.

Marc Meyers, CBO,CFM
Building Official
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954
772-467-3187
mmeyers@city-ftpierce.com

From: Janice <atmyyoga@gmail.com>
To: marc meyers <mmeyers@city-ftpierce.com>
Cc: "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "parraiz@city-ftpierce.com" <parraiz@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>
Date: 10/08/2015 04:53 PM
Subject: Re: 1635 Thumb Point Drive <Watchdog: Virus checked>

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Thank you for your reply. As to why you did not receive a copy of the letter and petition addressed to the owner, Mr. Culverhouse , I can only assume it was lost in the mail. The petition and letter was addressed to the owner and copied to the contractor. It is not a surprise that has no effect in spite of the petition signed by other concerned residents of Thumb Point Drive.

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Janice and Chris Hodge

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Again, I understand your frustration, but it has been directed to the wrong party.

Sincerely,

Marc Meyers, CBO,CFM
Building Official
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954
772-467-3187
mmeyers@city-ftpierce.com

From: Janice Hodge <atmyyoga@gmail.com>

To: marc meyers <mmeyers@city-ftpierce.com>

Cc: "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "parraiz@city-ftpierce.com" <parraiz@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>, Chris Hodge <cphodge03@yahoo.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>, "Westbury, Anthony" <anthony.westbury@tcpalm.com>

Date: 09/08/2015 06:54 AM

Subject: 1635 Thumb Point Drive <Watchdog: Virus checked>

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We expect a response as to why the city continues to interpret the code in such a narrow way.

We look forward to your reply.

Janice and Chris Hodge

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Re: Fw: Documents in City Manager's File re: Brad Culverhouse and/or his property located on Thumbpoint Drive

Jennifer D Robinson to: Linda Cox 05/01/2017 08:39 AM
Cc: Nicholas Mimms

	Date	Subject
Linda Cox	05/01/2017 08:31 AM	Re: Fw: D
Jennifer D Robinson	05/01/2017 08:39 AM	Re:

At least 30 minutes. I also started my email research so my time covers the electronic files and preliminary email research.

Jennifer D. Robinson | Executive Assistant to the City Manager | City of Fort Pierce
Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950
Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Linda Cox Thank you Jennifer. Approximately how long di... 05/01/2017 08:31:20 AM

From: Linda Cox/cfp
To: Jennifer D Robinson/cfp@cfp
Cc: Nicholas Mimms/cfp@cfp
Date: 05/01/2017 08:31 AM
Subject: Re: Fw: Documents in City Manager's File re: Brad Culverhouse and/or his property located on Thumbpoint Drive

Thank you Jennifer. Approximately how long did it take you to assemble this information?

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

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Jennifer D Robinson	Linda, These documents are from the City Ma...	05/01/2017 08:14:34 AM
Linda Cox	Jennifer...I need you to search your records for t...	04/28/2017 09:19:25 AM
Jennifer D Robinson	Thanks, Linda. _____...	04/28/2017 09:17:22 AM
Linda Cox	Thank you. I received this request last night an...	04/28/2017 09:06:57 AM
Jennifer D Robinson	Good morning Nick, I received a phone call fro...	04/28/2017 09:06:15 AM

Fw: Documents in City Manager's File re: Brad Culverhouse and/or his property located on Thumbpoint Drive

Jennifer D Robinson to: Linda Cox 05/01/2017 08:14 AM
Cc: Nicholas Mimms

Follow Up: Normal Priority.

History: This message has been replied to.

	Sender	Sender	Date
	Jennifer D Robinson	Jennifer D Robinson	05/01/2017 08:14 AM
	Linda Cox	Linda Cox	05/01/2017 08:31 AM
	Jennifer D Robinson	Jennifer D Robinson	05/01/2017 08:39 AM

Linda,

These documents are from the City Manager's file.

Copies of my email will follow.

Jennifer

Jennifer D. Robinson | Executive Assistant to the City Manager | City of Fort Pierce
Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950
Website | Facebook | Survey

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----- Forwarded by Jennifer D Robinson/cfp on 05/01/2017 08:06 AM -----

From: Jennifer D Robinson/cfp
To: Nicholas Mimms/cfp@cfp
Date: 04/28/2017 10:16 AM
Subject: Documents in City Manager's File re: Brad Culverhouse and/or his property located on Thumbpoint Drive

Memo from P. Arraiz re- REQUEST TO INITIATE FORECLOSURE 1635 THUMB POINT DRIVE - CULVERHOUSE 3.15.20

Memo from J. Messer re- Request to Initiate Foreclosure 1635 Thumb Point Drive- Culverhouse 4.4.2017.pdf



For Peggy Arraiz - Request to Initiate Foreclosure - 1635 Thumb Point Drive, Culverhouse.pdf



Letter from Chris & Janet Hodge re- 1635 Thumb Point Drive 7-26-15.pdf



Memo to R. Schwerer Re- Release of Partial Lien - 1635 Thumbpoint Drive.docx



Memo from City Manager re- 1635 Thumbpoint Drive.pdf



From City Manager re- 1635 Thumbpoint Drive 6-29-16.pdf



For Asst. City Manager - 1635 Thumb Point Drive.pdf

Jennifer D. Robinson | Executive Assistant to the City Manager | City of Fort Pierce

Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey



"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Linda Cox | Jennifer...I need you to search your records for t... | 04/28/2017 09:19:25 AM

From:	Linda Cox/cfp
To:	Jennifer D Robinson/cfp@cfp
Cc:	Nicholas Mimms/cfp@cfp
Date:	04/28/2017 09:19 AM
Subject:	Re: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Jennifer...I need you to search your records for the City Manager's office as well and produce all emails and correspondence. By the end of today please.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce

City Clerk's Office

Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

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FORT PIERCE
Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Jennifer D Robinson	Thanks, Linda. _____...	04/28/2017 09:17:22 AM
Linda Cox	Thank you. I received this request last night an...	04/28/2017 09:06:57 AM
Jennifer D Robinson	Good morning Nick, I received a phone call fro...	04/28/2017 09:06:15 AM

Fw: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Linda Cox to: parraiz 04/28/2017 12:08 PM

	Sender	Sender	Date
	Linda Cox	Linda Cox	04/28/2017 12:08 PM

Update on the request below.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

----- Forwarded by Linda Cox/cfp on 04/28/2017 12:08 PM -----

From: Rick Reed <rbr0969@gmail.com>
To: Linda Cox <LCox@City-FtPierce.Com>
Cc: nmimms@city-ftpierce.com, jrobinson@city-ftpierce.com
Date: 04/28/2017 10:10 AM
Subject: Re: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Linda,

While we are waiting for "all correspondence and information" let's start with all correspondence and information you and Hudson received concerning Culverhouse and or 1635 Thumb Point Drive. At a recent Department Head meeting you reported that you, Hudson / Commissioners have received numerous correspondence/ complaints concerning the matter. Please promptly provide this information while we wait on the additional requested correspondence and or information.

Also, provide a copy of the Code Enforcement file including all information and correspondence regarding 1635 Thumb Point Drive that has been generated and or received from Peggy Arraiz / City of Fort Pierce Code Enforcement for the last two years.

Rick Reed
772-240-9784
Sent from my iPhone

On Apr 28, 2017, at 9:34 AM, Linda Cox <LCox@City-FtPierce.Com> wrote:

Rick:

I have received your request from last night and again this morning and am processing it. We are searching for all correspondence and documents regarding Brad Culverhouse and 1635 Thumbpoint Drive.

I will let you know when the documents are available.

Linda W. Cox, MBA, CMC| City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website| Facebook| Survey

<mime-attachment.gif>
"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

----- Forwarded by Linda Cox/cfp on 04/28/2017 09:31 AM -----

From: Jennifer D Robinson/cfp
To: Nicholas Mimms/cfp@cfp
Cc: Linda Cox/cfp@cfp
Date: 04/28/2017 09:06 AM
Subject: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Good morning Nick,

I received a phone call from Rick Reed with a public records request. He is requesting copies of any communication to and from the department heads regarding Brad Culverhouse and/or his property located on Thumbpoint Drive.

Thank you,

Jennifer

Jennifer D. Robinson | Executive Assistant to the City Manager | City of Fort Pierce

Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

<mime-attachment.gif>

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

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Thumb Point Public Record Request
Linda Hudson to: lcox 04/28/2017 11:56 AM
Sent by: Linda Cox

	Sender	Sender	Date
	Linda Hudson	Linda Hudson	04/28/2017 11:56 AM

Mayor Linda Hudson
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950
(772) 467-3065
Email: lhudson@city-ftpierce.com
----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From: Linda Hudson <lindahudsonbailey@yahoo.com>
To: Robert Bradshaw <rbradshaw@city-ftpierce.com>, Nicholas Mimms <nmimms@city-ftpierce.com>
Cc: Linda Hudson <lhudson@city-ftpierce.com>
Date: 07/28/2015 12:59 PM
Subject: Code Enforcement Petition, Thumb Point <Watchdog: Virus checked>

I received this correspondence in my personal mail today from some residents on Thumb Point re: 1635 Thumb Point Drive.
I would like to know the status of this issue (apparently there was a meeting with Marc Meyers on June 1).
Thank you.

Linda H. 2015-07-28 Thumb Point Culverhouse.PDF

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From: Nicholas Mimms/cfp
To: marc meyers/cfp@cfp
Cc: Robert Bradshaw <rbradshaw@city-ftpierce.com>, Linda Hudson <lhudson@city-ftpierce.com>, Paul Thomas/cfp@cfp
Date: 07/28/2015 01:43 PM
Subject: Re: Code Enforcement Petition, Thumb Point <Watchdog: Virus checked>

Marc,

Good Afternoon!!

Please review the information below and provide a response as soon as possible.

Thank you!

Nick Mimms, P.E.
Deputy City Manager
City of Fort Pierce
P.O. Box 1480
Fort Pierce, Florida 34950
Phone (772) 467-3793

Linda Hudson	I received this correspondence in my personal m...	07/28/2015 12:59:12 PM

From: Linda Hudson <lindahudsonbailey@yahoo.com>
To: Robert Bradshaw <rbradshaw@city-ftpierce.com>, Nicholas Mimms <nmimms@city-ftpierce.com>
Cc: Linda Hudson <lhudson@city-ftpierce.com>
Date: 07/28/2015 12:59 PM
Subject: Code Enforcement Petition, Thumb Point <Watchdog: Virus checked>

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I would like to know the status of this issue (apparently there was a meeting with Marc Meyers on June 1).
Thank you.

Linda H.

2015-07-28 Thumb Point Culverhouse.PDF

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From: Karen Mike/cfp
To: Robert Bradshaw/cfp@cfp
Cc: Nicholas Mimms/cfp@cfp, Linda Hudson/cfp@cfp, Tom Perona/cfp@cfp, Paul Thomas/cfp@cfp, marc meyers/cfp@cfp
Date: 08/10/2015 12:26 PM
Subject: 1635 Thumb Point Drive <Watchdog: Virus checked>

Mr. Bradshaw,

Attached please find a memo from Marc Meyers in response to the above address.

Memo to Robert Bradshaw, 1635 Thumb Point Drive.pdf

Please let me know if I can be of further assistance, thank you.

Sincerely,

Karen Mike
Executive Assistant, Building Department
City of Fort Pierce
100 North U.S. 1
P.O. Box 1480
Fort Pierce, FL 34954
(772) 467-3188 Phone
(772) 467-3849 Fax
kmike@city-ftpierce.com

THE SUNRISE CITY
FORT PIERCE
Florida

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Linda Hudson/cfp
To:	Karen Mike/cfp@cfp
Cc:	Robert Bradshaw/cfp@cfp, Nicholas Mimms/cfp@cfp, Tom Perona/cfp@cfp, Paul Thomas/cfp@cfp, marc meyers/cfp@cfp
Date:	08/10/2015 01:00 PM
Subject:	Re: 1635 Thumb Point Drive <Watchdog: Virus checked>

So, does Mr. Meyers' letter mean there is nothing further that can be done? I will share with the homeowners who sent me this letter, but it really isn't very satisfactory.

Sent from my iPad
LInda Hudson
Mayor
772-467-3065 office
772-834-4920 cell

On Aug 10, 2015, at 12:26 PM, Karen Mike <KarenMike@city-ftpierce.com> wrote:

> Mr. Bradshaw,
>
> Attached please find a memo from Marc Meyers in response to the above address.
>
> *(See attached file: Memo to Robert Bradshaw, 1635 Thumb Point Drive.pdf)*

Please let me know if I can be of further assistance, thank you.

Sincerely,

Karen Mike
Executive Assistant, Building Department
City of Fort Pierce
100 North U.S. 1
P.O. Box 1480
Fort Pierce, FL 34954
(772) 467-3188 Phone
(772) 467-3849 Fax
kmike@city-ftpierce.com

<Memo to Robert Bradshaw, 1635 Thumb Point Drive.pdf>

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Linda Hudson/cfp
To:	Linda Cox/cfp@cfp
Date:	08/10/2015 01:00 PM
Subject:	Fwd: 1635 Thumb Point Drive <Watchdog: Virus checked>

I would like several copies of the attached letter. Thanks.

Sent from my iPad
LInda Hudson
Mayor
772-467-3065 office
772-834-4920 cell

Begin forwarded message:

From: "Karen Mike" <KarenMike@city-ftpierce.com>
To: "Robert Bradshaw" <RBradshaw@City-FtPierce.Com>
Cc: "Nicholas Mimms" <NMimms@City-FtPierce.Com>, "Linda Hudson" <LHudson@City-FtPierce.Com>, "Tom Perona" <TPerona@City-FtPierce.Com>, "Paul Thomas" <PThomas@City-FtPierce.Com>, "marc meyers" <mmeyers@city-ftpierce.com>
Subject: 1635 Thumb Point Drive <Watchdog: Virus checked>

Mr. Bradshaw,

Attached please find a memo from Marc Meyers in response to the above address.

(See attached file: Memo to Robert Bradshaw, 1635 Thumb Point Drive.pdf)

Please let me know if I can be of further assistance, thank you.

Sincerely,

Karen Mike
Executive Assistant, Building Department
City of Fort Pierce
100 North U.S. 1
P.O. Box 1480
Fort Pierce, FL 34954
(772) 467-3188 Phone
(772) 467-3849 Fax
kmike@city-ftpierce.com

Memo to Robert Bradshaw, 1635 Thumb Point Drive.pdf

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From:	Chris Hodge <cphodge03@yahoo.com>
To:	"lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>
Cc:	Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>
Date:	08/13/2015 01:34 PM
Subject:	1635 Thumb Point Drive <Watchdog: Virus checked>

Dear Linda Hudson

Thank you for letter about 1635 and for your efforts to push for a resolution of this issue.

Please do not hesitate to contact us if you need anymore information to support you.

The frustration of Thumb Point residents about the eye sore at 1635 is worsened as we do not believe the assertions of city management that "there is nothing we can do". It seems to us there are two grounds on which the city could take action to ensure a dwelling is actually built or have the site cleared.

1. Deny any further extensions to the building permit as the actions of the owner and his contractor are clearly against the spirit and intention of the City Codes if not the letter. Their actions are only intended to allow the Contractor to continue to use the site as his storage facility and dumping ground for his business, not to build a dwelling. If the City continues to allow building permits and extensions on this basis the situation will surely continue for many more years.

2. Even if the City continues to issue permits, they should only do so on the condition that the site is cleared of the remaining storage pod and junk from other sites that clearly have nothing to do with the minimal construction that is going on. The City has been very aware of this situation for many years but for whatever reason has continually chosen to turn a blind eye.

We would be grateful if you would keep us appraised on any developments.

Sincerely

THE RESIDENTS OF THUMB POINT DRIVE

C/O Chris Hodge
Home: +1 772 464 8754 Mobile: +1 772 579 8306

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Linda Hudson/cfp
To:	Robert Bradshaw/cfp@cfp, Nicholas Mimms/cfp@cfp
Date:	08/13/2015 05:30 PM
Subject:	Fwd: 1635 Thumb Point Drive <Watchdog: Virus checked>

Sent from my iPad
LInda Hudson
Mayor
772-467-3065 office
772-834-4920 cell

Begin forwarded message:

From: "Chris Hodge" <cphodge03@yahoo.com>
Date: August 13, 2015 at 1:34:18 PM EDT
To: "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>
Cc: "Janice Hodge" <atmyyoga@gmail.com>, "John Wolsiefer" <johnwolsiefersr@yahoo.com>
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----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Nicholas Mimms/cfp
To:	Peggy Arraiz/cfp@cfp
Cc:	Robert Bradshaw/cfp@cfp, Linda Hudson/cfp@cfp
Date:	08/21/2015 09:58 AM
Subject:	1635 THUMB POINT DRIVE <Watchdog: Virus checked>

Peggy,

Good Morning!!

Please review the attached information regarding the status of the subject property. Several members of the community have noted in writing that they are unhappy with the condition of the subject property and are requesting the assistance of the City of Fort Pierce. Please investigate this matter and determine if this situation can be classified as a nuisance.

Thank you in advance for your consideration and attention to this matter.

Have a wonderful day!!!

Nick Mimms, P.E.
Deputy City Manager
City of Fort Pierce
P.O. Box 1480
Fort Pierce, Florida 34950
Phone (772) 467-3793

Letter to Marc Meyers re 1635 Thumb Point Drive 7-26-15.pdf

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Peggy Arraiz/cfp
To:	Nicholas Mimms/cfp@cfp
Cc:	Linda Hudson/cfp@cfp, Robert Bradshaw/cfp@cfp
Date:	08/24/2015 10:19 AM
Subject:	Re: 1635 THUMB POINT DRIVE <Watchdog: Virus checked>

Good morning Mr. Mimms,

Code Enforcement has had several code enforcement cases against this property since 2005. One case from 2005 remains open with a lien in the amount of $453,310.00.

Regarding the current condition of the property, we cited the property for outside storage and nuisance conditions in June 2014. In response, the owner obtained a building permit in July 2014, which put a "hold" on our violation case. That permit continues to remain active. Per Florida Building Code, a permit remains active as long as it receives one (1) approved inspection within a 6 month period, and then it is automatically renewed for an additional 6 months. This property had 2 approved inspections in February , which extended the permit for an additional 6 months and they just had another approved inspection the

first week of August that extended the permit an additional six months.

Yes, we acknowledge that the contractor at this location knows the law and is using it to his advantage. But there is no action Code Enforcement can take as long as there remains a valid and active building permit at this location.

Best Regards,

Margaret M. (Peggy) Arraiz
Code Compliance Manager
City of Ft. Pierce
Code Enforcement & Animal Control Divisions
772-467-3148
parraiz@city-ftpierce.com

Nicholas Mimms	Peggy, Good Morning!!	08/21/2015 09:58:49 AM

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From: Nicholas Mimms/cfp
To: Peggy Arraiz/cfp@cfp
Cc: Linda Hudson/cfp@cfp, Robert Bradshaw/cfp@cfp
Date: 08/24/2015 10:39 AM
Subject: Re: 1635 THUMB POINT DRIVE <Watchdog: Virus checked>

Peggy,

Good Morning!

Thank you for investigating this situation. Have a great day!!!

Nick Mimms, P.E.
Deputy City Manager
City of Fort Pierce
P.O. Box 1480
Fort Pierce, Florida 34950
Phone (772) 467-3793

Peggy Arraiz	Good morning Mr. Mimms, Code Enforcement h...	08/24/2015 10:19:44 AM
Nicholas Mimms	Peggy, Good Morning!!	08/21/2015 09:58:49 AM

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From: Linda Hudson/cfp
To: Nicholas Mimms/cfp@cfp
Date: 08/25/2015 08:00 AM
Subject: Fwd: 1635 Thumb Point Drive <Watchdog: Virus checked>

This correspondence is from the property owner directly across from the offending site. I have read emails from both Marc and Peggy about this situation. I would request that they be asked to put their collective expertise to use and come up with a creative solution to what is clearly a problem, but allowed to continue due to a combination of bureaucratic hurdles. Rest assured,

while I am not advocating violating any laws or ordinances. I am interested in a common sense approach to a neighborhood problem. Thanks. Linda H.

Sent from my iPad
LInda Hudson
Mayor
772-467-3065 office
772-834-4920 cell

Begin forwarded message:

From: "Chris Hodge" <cphodge03@yahoo.com>
Date: August 13, 2015 at 1:34:18 PM EDT
To: "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>
Cc: "Janice Hodge" <atmyyoga@gmail.com>, "John Wolsiefer" <johnwolsiefersr@yahoo.com>
Subject: 1635 Thumb Point Drive <Watchdog: Virus checked>
Reply-To: "Chris Hodge" <cphodge03@yahoo.com>

Dear Linda Hudson

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Please do not hesitate to contact us if you need anymore information to support you.

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1. Deny any further extensions to the building permit as the actions of the owner and his contractor are clearly against the spirit and intention of the City Codes if not the letter. Their actions are only intended to allow the Contractor to continue to use the site as his storage facility and dumping ground for his business, not to build a dwelling. If the City continues to allow building permits and extensions on this basis the situation will surely continue for many more years.

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We would be grateful if you would keep us appraised on any developments.

Sincerely

THE RESIDENTS OF THUMB POINT DRIVE

C/O Chris Hodge
Home: +1 772 464 8754 Mobile: +1 772 579 8306

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From: Nicholas Mimms/cfp
To: Linda Hudson/cfp@cfp
Cc: Robert Bradshaw/cfp@cfp

Date: 08/25/2015 08:22 AM
Subject: Re: Fwd: 1635 Thumb Point Drive <Watchdog: Virus checked>

Mayor,

Good Morning!!

I will reiterate the neighbors concerns to both the Building Official and Code Compliance Manager, and we will continue to monitor this situation.

Have a wonderful day!!!

Nick Mimms, P.E.
Deputy City Manager
City of Fort Pierce
P.O. Box 1480
Fort Pierce, Florida 34950
Phone (772) 467-3793

Linda Hudson	This correspondence is from the property owner...	08/25/2015 08:00:05 AM

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From: Janice Hodge <atmyyoga@gmail.com>
To: marc meyers <mmeyers@city-ftpierce.com>
Cc: "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "parraiz@city-ftpierce.com" <parraiz@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>, Chris Hodge <cphodge03@yahoo.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>, "Westbury, Anthony" <anthony.westbury@tcpalm.com>
Date: 09/08/2015 06:54 AM
Subject: 1635 Thumb Point Drive <Watchdog: Virus checked>

Mr. Meyers,

Further to our letter to you dated July 26, 2015 which also included copies of a petition signed by Thumb Point residents, we have not had any response or acknowledgement from your office.

It appears that an extension of 180 days was granted for the building of a home on this site. Clearly, there is no building work in progress and the city is being played once again.

It is not as if the city cannot do anything, the city WON'T do anything. We met with you in your office and it was your recommendation to get a petition of other concerned residents. This was accomplished and apparently of no interest to your office.

The owner and his contractor are only complying with the letter of the code, not its true intent. Surely that is to allow a building to be built, not to facilitate a public nuisance for years on end.

We expect a response as to why the city continues to interpret the code in such a narrow way.

We look forward to your reply.

Janice and Chris Hodge

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Linda Hudson/cfp
To:	Linda Cox/cfp@cfp
Date:	10/02/2015 07:20 AM
Subject:	1635 Thumb Point Drive

Approximately 2-3 months ago, I received emails from Marc Meyers and Peggy Arraiz (perhaps via Nick Mimms) about 1635 Thumb Point Drive. A neighborhood petition was sent to me about this property. I would appreciate your finding those emails and sending them to me again, so that I can refresh my memory on the specifics about why the City cannot do anything about the neighbors concerns.

Thank you.

Linda Hudson
Mayor, City of Fort Pierce
Sent from my iPad using IBM Verse

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Linda Hudson/cfp
To:	lhudson@city-ftpierce.com
Date:	10/02/2015 08:00 AM
Subject:	Fw: 1635 Thumb Point Drive <Watchdog: Virus checked>
Sent by:	Linda Cox

Mayor Linda Hudson
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950
(772) 467-3065
Email: lhudson@city-ftpierce.com

----- Forwarded by Linda Cox/cfp on 10/02/2015 08:00 AM -----

From:	Janice Hodge <atmyyoga@gmail.com>
To:	marc meyers <mmeyers@city-ftpierce.com>
Cc:	"rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "parraiz@city-ftpierce.com" <parraiz@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>, Chris Hodge <cphodge03@yahoo.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>, "Westbury, Anthony" <anthony.westbury@tcpalm.com>
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From:	Linda Hudson/cfp
To:	lhudson@city-ftpierce.com
Date:	10/02/2015 08:01 AM
Subject:	Fw: 1635 Thumb Point Drive <Watchdog: Virus checked>
Sent by:	Linda Cox

Mayor Linda Hudson

City of Fort Pierce

100 North US 1

Fort Pierce, FL 34950

(772) 467-3065

Email: lhudson@city-ftpierce.com

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From: Janice Hodge <atmyyoga@gmail.com>

To: marc meyers <mmeyers@city-ftpierce.com>

Cc: "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "parraiz@city-ftpierce.com" <parraiz@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>, Chris Hodge <cphodge03@yahoo.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>, "Westbury, Anthony" <anthony.westbury@tcpalm.com>

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Fort Pierce, FL 34950
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From:	Nicholas Mimms/cfp
To:	Linda Hudson/cfp@cfp
Cc:	Robert Bradshaw/cfp@cfp
Date:	08/25/2015 08:22 AM
Subject:	Re: Fwd: 1635 Thumb Point Drive <Watchdog: Virus checked>

Mayor,

Good Morning!!

I will reiterate the neighbors concerns to both the Building Official and Code Compliance Manager, and we will continue to monitor this situation.

Have a wonderful day!!!

Nick Mimms, P.E.
Deputy City Manager
City of Fort Pierce

P.O. Box 1480
Fort Pierce, Florida 34950
Phone (772) 467-3793

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Cc:	Linda Hudson/cfp@cfp, Robert Bradshaw/cfp@cfp
Date:	08/24/2015 10:39 AM
Subject:	Re: 1635 THUMB POINT DRIVE <Watchdog: Virus checked>

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Nick Mimms, P.E.
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Best Regards,

Margaret M. (Peggy) Arraiz
Code Compliance Manager
City of Ft. Pierce
Code Enforcement & Animal Control Divisions
772-467-3148
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Deputy City Manager
City of Fort Pierce
P.O. Box 1480
Fort Pierce, Florida 34950
Phone (772) 467-3793

[attachment "Letter to Marc Meyers re 1635 Thumb Point Drive 7-26-15.pdf" deleted by Peggy Arraiz/cfp]

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Linda Hudson/cfp
To:	lhudson@city-ftpierce.com
Date:	10/02/2015 08:02 AM
Subject:	Fw: 1635 THUMB POINT DRIVE <Watchdog: Virus checked>
Sent by:	Linda Cox

Mayor Linda Hudson
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950
(772) 467-3065
Email: lhudson@city-ftpierce.com
----- Forwarded by Linda Cox/cfp on 10/02/2015 08:02 AM -----

From:	Peggy Arraiz/cfp
To:	Nicholas Mimms/cfp@cfp
Cc:	Linda Hudson/cfp@cfp, Robert Bradshaw/cfp@cfp
Date:	08/24/2015 10:19 AM
Subject:	Re: 1635 THUMB POINT DRIVE <Watchdog: Virus checked>

Good morning Mr. Mimms,

Code Enforcement has had several code enforcement cases against this property since 2005. One case from 2005 remains open with a lien in the amount of $453,310.00.

Regarding the current condition of the property, we cited the property for outside storage and nuisance conditions in June 2014. In response, the owner obtained a building permit in July 2014, which put a "hold" on our violation case. That permit continues to remain active. Per Florida Building Code, a permit remains active as long as it receives one (1) approved inspection within a 6 month period, and then it is automatically renewed for an additional 6 months. This property had 2 approved inspections in February , which extended the permit for an additional 6 months and they just had another approved inspection the first week of August that extended the permit an additional six months.

Yes, we acknowledge that the contractor at this location knows the law and is using it to his advantage. But there is no action Code Enforcement can take as long as there remains a valid and active building permit at this location.

Best Regards,

Margaret M. (Peggy) Arraiz
Code Compliance Manager
City of Ft. Pierce
Code Enforcement & Animal Control Divisions
772-467-3148
parraiz@city-ftpierce.com

Nicholas Mimms	Peggy, Good Morning!!	08/21/2015 09:58:49 AM

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Linda Hudson/cfp
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Cc:	Linda Hudson/cfp@cfp, Robert Bradshaw/cfp@cfp
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Subject:	Re: 1635 THUMB POINT DRIVE <Watchdog: Virus checked>

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From:	Nicholas Mimms/cfp
To:	Peggy Arraiz/cfp@cfp
Cc:	Robert Bradshaw/cfp@cfp, Linda Hudson/cfp@cfp
Date:	08/21/2015 09:58 AM
Subject:	1635 THUMB POINT DRIVE <Watchdog: Virus checked>

Peggy,

Good Morning!!

Please review the attached information regarding the status of the subject property. Several members of the community have noted in writing that they are unhappy with the condition of the subject property and are requesting the assistance of the City of Fort Pierce. Please investigate this matter and determine if this situation can be classified as a nuisance.

Thank you in advance for your consideration and attention to this matter.

Have a wonderful day!!!

Nick Mimms, P.E.
Deputy City Manager
City of Fort Pierce
P.O. Box 1480
Fort Pierce, Florida 34950
Phone (772) 467-3793

[attachment "Letter to Marc Meyers re 1635 Thumb Point Drive 7-26-15.pdf" deleted by Peggy Arraiz/cfp]

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From: Linda Hudson/cfp
To: marc meyers/cfp@cfp
Cc: Robert Bradshaw/cfp@cfp, Nicholas Mimms/cfp@cfp
Date: 10/05/2015 08:24 AM
Subject: 1635 Thumb Point Drive

Can you send me the email that you sent earlier this year, providing the status of the property at 1635 Thumb Point Drive? Is there any change in the status? The contractor is up for change of status appointment to the Planning Board at tonight's meeting.

Linda Hudson
Mayor, City of Fort Pierce
Sent from my iPad using IBM Verse

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From: marc meyers/cfp
To: Linda Hudson/cfp@cfp
Cc: Robert Bradshaw/cfp@cfp, Nicholas Mimms/cfp@cfp
Date: 10/05/2015 12:15 PM
Subject: Re: 1635 Thumb Point Drive <Watchdog: Virus checked>
Sent by: Karen Mike

Mayor Hudson,

In response to your request and as of this morning, the property at 1635 Thumb Point Drive appears to have had no site improvements other than an inspection on 8/7/15. This action will extend their building permit to an additional 180 days.
For your convenience, I have attached a package of documentation from my previous response which is dated 8/10/15.



Memo to Robert Bradshaw, 1635 Thumb Point Drive.pdf

Please let me know if I can be of further assistance, thank you.

Sincerely,
Karen Mike, Executive Assistant

on behalf of

Marc Meyers, CBO,CFM
Building Official
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954
772-467-3187
mmeyers@city-ftpierce.com

Linda Hudson	Can you send me the email that you sent earlier...	10/05/2015 08:24:17 AM

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	marc meyers/cfp
To:	Janice Hodge <atmyyoga@gmail.com>
Cc:	"rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "parraiz@city-ftpierce.com" <parraiz@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>, Chris Hodge <cphodge03@yahoo.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>, "Westbury, Anthony" <anthony.westbury@tcpalm.com>
Date:	10/07/2015 10:19 AM
Subject:	Re: 1635 Thumb Point Drive <Watchdog: Virus checked>
Sent by:	Karen Mike

Mr. & Mrs. Hodge,

In response to your email, I have never received your letter and petition of July 26, 2015. It was forwarded to me through an email from the City Manager as well as the Mayor. Additionally, I was away on vacation when this email arrived on September 8, 2015, and just came across it yesterday.

Please find attached a copy of the Florida Building Code Section 105.4.1.3 regarding permits. The contractor scheduled and received an approved inspection on 9/7/15 which, per the Code, extends the permit for 180 days.

Florida Building Code - Permits.pdf

I would also like to address your comments, *"The City won't do anything/the City granted another extension/the City continues to interpret the Code in such a narrow way."* As explained in our meeting on June 17, 2015, I'm equally frustrated with the lack of advancement at this address. However, as described in the Florida Building Code, the law is very clear. My hands are tied and I cannot break the law in an effort to push them to complete the project.

With regard your petition, I was under the impression this document would be provided to the owner and contractor, clearly indicating neighborhood dissatisfaction in the hopes this owner would "be a good neighbor" and complete his project.

Again, I understand your frustration, but it has been directed to the wrong party.

Sincerely,

Marc Meyers, CBO,CFM
Building Official
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954
772-467-3187
mmeyers@city-ftpierce.com

Janice Hodge	Mr. Meyers, Further to our letter to you dated Jul...	09/08/2015 06:54:23 AM

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Janice <atmyyoga@gmail.com>
To:	marc meyers <mmeyers@city-ftpierce.com>
Cc:	"rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "parraiz@city-ftpierce.com" <parraiz@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>
Date:	10/08/2015 04:53 PM
Subject:	Re: 1635 Thumb Point Drive <Watchdog: Virus checked>

Mr. Meyers,

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It appears to me the city selectively enforces the Florida code to suit either Mr. Culverhouse or Mr. Weaver. I refer to the article below:

[A] 105.7 Placement of permit. The building *permit* or copy shall be kept on the site of the work until the completion of the project.

Clearly there is no building permit posted on site in accordance of the Florida code you attached in your email.

Janice and Chris Hodge

On Wed, Oct 7, 2015 at 10:19 AM, marc meyers <mmeyers@city-ftpierce.com> wrote:

> Mr. & Mrs. Hodge,
>
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City of Fort Pierce
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Fort Pierce, FL 34954
772-467-3187
mmeyers@city-ftpierce.com

From: Janice Hodge <atmyyoga@gmail.com>
To: marc meyers <mmeyers@city-ftpierce.com>
Cc: "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "parraiz@city-ftpierce.com" <parraiz@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>, Chris Hodge <cphodge03@yahoo.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>, "Westbury, Anthony" <anthony.westbury@tcpalm.com>
Date: 09/08/2015 06:54 AM
Subject: 1635 Thumb Point Drive <Watchdog: Virus checked>

Mr. Meyers,

Further to our letter to you dated July 26, 2015 which also included copies of a petition signed by Thumb Point residents, we have not had any response or acknowledgement from your office.

It appears that an extension of 180 days was granted for the building of a home on this site. Clearly, there is no building work in progress and the city is being played once again.

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We expect a response as to why the city continues to interpret the code in such a narrow way.

We look forward to your reply.

Janice and Chris Hodge

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From:	marc meyers/cfp
To:	Janice <atmyyoga@gmail.com>
Cc:	"lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "parraiz@city-ftpierce.com" <parraiz@city-ftpierce.com>, "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>
Date:	10/08/2015 05:17 PM
Subject:	Re: 1635 Thumb Point Drive <Watchdog: Virus checked>

The permit card placement will be addressed in the morning.

Marc Meyers, CBO,CFM
Building Official
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954
772-467-3187
mmeyers@city-ftpierce.com

Janice	Mr. Meyers, Thank you for your reply. As to why...	10/08/2015 04:53:33 PM

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Janice <atmyyoga@gmail.com>
To:	marc meyers <mmeyers@city-ftpierce.com>
Cc:	"lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "parraiz@city-ftpierce.com" <parraiz@city-ftpierce.com>, "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>
Date:	10/15/2015 09:29 AM
Subject:	Re: 1635 Thumb Point Drive <Watchdog: Virus checked>

This is what I mean about the City selectively enforcing Code. See below a picture of the EMPTY box that should contain a copy of the building permit and building plans. I am not sure, but perhaps the inspection sign off sheets should also be included.

Janice and Chris Hodge

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City of Fort Pierce
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Date: 10/08/2015 04:53 PM
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Date: 09/08/2015 06:54 AM

Subject: 1635 Thumb Point Drive <Watchdog: Virus checked>

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To:	marc meyers <mmeyers@city-ftpierce.com>
Cc:	"lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "parraiz@city-ftpierce.com" <parraiz@city-ftpierce.com>, "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>
Date:	10/15/2015 09:35 AM
Subject:	Re: 1635 Thumb Point Drive <Watchdog: Virus checked>

Here's the pic for 1635. Regrets it did not come out on original email.

Attachments area
Preview attachment IMG_0605.JPG

IMG_0605.JPG
71 KB

On Thu, Oct 15, 2015 at 9:29 AM, Janice <atmyyoga@gmail.com> wrote:
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We look forward to your reply.

Janice and Chris Hodge

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This document should only be read by those persons to whom it is addressed and is not intended to be relied upon by any person without subsequent written confirmation of its contents. Accordingly, The City of Fort Pierce disclaims all responsibility and accepts no liability (including in negligence) for the consequences for any person acting, or refraining from acting, on such information prior to the receipt by those persons of subsequent written confirmation.

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Mail is intended for work preparation purposes only. No legal definite promise.

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*** * * * * LEGAL DISCLAIMER (autocreated by iQ.Suite Trailer) * * * * ***

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Peggy Arraiz/cfp
To:	Janice <atmyyoga@gmail.com>
Cc:	"lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, marc meyers <mmeyers@city-ftpierce.com>, "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>
Date:	10/15/2015 09:36 AM
Subject:	Re: 1635 Thumb Point Drive <Watchdog: Virus checked>

FYI - our server does not allow us to open these pictures. Is there another way you can attach them? Perhaps as pdfs?

Margaret M. (Peggy) Arraiz
Code Compliance Manager
City of Ft. Pierce
Code Enforcement & Animal Control Divisions
772-467-3148
parraiz@city-ftpierce.com

Janice	Here's the pic for 1635. Regrets it did not come...	10/15/2015 09:35:27 AM

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Peggy Arraiz/cfp
To:	"lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, marc meyers

<mmeyers@city-ftpierce.com>, "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>
Date: 10/15/2015 09:43 AM
Subject: Re: 1635 Thumb Point Drive <Watchdog: Virus checked>

Fwd: Pic <Watchdog: Virus checked>

Janice to: Peggy Arraiz 10/15/2015 09:40 AM

Sent from my iPhone

Begin forwarded message:

From: Janice <atmyyoga@gmail.com>
Date: October 15, 2015 at 9:21:00 AM EDT
To: Janice Hodge <atmyyoga@gmail.com>
Subject: Pic



Sent from my iPhone

Margaret M. (Peggy) Arraiz
Code Compliance Manager
City of Ft. Pierce
Code Enforcement & Animal Control Divisions
772-467-3148
parraiz@city-ftpierce.com

Janice	Here's the pic for 1635. Regrets it did not come...	10/15/2015 09:35:27 AM

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	marc meyers/cfp
To:	Paul Thomas/cfp@cfp, Kristie Kirstein/cfp@cfp
Cc:	"lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, "rbradshaw@city-ftpierce.com" <rbradshaw@city-ftpierce.com>, "tperona@city-ftpierce.com" <tperona@city-ftpierce.com>
Date:	10/15/2015 05:33 PM

Subject: Re: 1635 Thumb Point Drive <Watchdog: Virus checked>

Paul/Kirstie,

I thought this matter had been addressed last week, with the contractor instructed to have the permit card posted.

I will be out of the office tomorrow dealing with a family matter.

Marc Meyers, CBO,CFM
Building Official
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954
772-467-3187
mmeyers@city-ftpierce.com

Peggy Arraiz	Sent from my iPhone Begin forwarded message:	10/15/2015 09:43:44 AM
Janice	Here's the pic for 1635. Regrets it did not come...	10/15/2015 09:35:27 AM

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From: Jennifer D Robinson/cfp
To: edbecht@bechtlaw.com, in2lawfl@aol.com, lindahudsonbailey@yahoo.com, Linda Hudson/cfp@cfp, Reggie Sessions/cfp@cfp, Rufus Alexander/cfp@cfp, sarah772@bellsouth.net, sessionslawfirm@aol.com, tomperona@gmail.com, Tom Perona/cfp@cfp, Eddie Becht/cfp@cfp
Cc: Nicholas Mimms/cfp@cfp, Linda Cox/cfp@cfp
Date: 04/22/2016 03:23 PM
Subject: From City Manager re: 1635 Thumbpoint Drive

To: The Honorable Mayor and Members of the City Commission

Good afternoon,

Attached is a memorandum from the City Manager with information regarding the building permit status of 1635 Thumbpoint Drive, as requested by Mayor Hudson.

Thank you,

Jennifer



Memo from City Manager re- 1635 Thumbpoint Drive.pdf

Jennifer D. Robinson | Executive Assistant to City Manager | City of Fort Pierce
Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North US Hwy 1, Fort Pierce, FL 34950

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THE SUNRISE CITY
FORT PIERCE
Florida

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Linda Hudson/cfp
To:	"Linda Hudson" <lindahudsonbailey@yahoo.com>
Date:	04/22/2016 03:30 PM
Subject:	Fwd: From City Manager re: 1635 Thumbpoint Drive

Sent from my iPad using IBM Verse

On Apr 22, 2016, 3:23:22 PM, jrobinson@city-ftpierce.com wrote:

From: jrobinson@city-ftpierce.com
To: edbecht@bechtlaw.com, in2lawfl@aol.com, lindahudsonbailey@yahoo.com, LHudson@City-FtPierce.Com, RSessions@City-FtPierce.Com, ralexander@city-ftpierce.com, sarah772@bellsouth.net, sessionslawfirm@aol.com, tomperona@gmail.com, TPerona@City-FtPierce.Com, ebecht@city-ftpierce.com
Cc: NMimms@City-FtPierce.Com, LCox@City-FtPierce.Com
Date: Apr 22, 2016 3:23:22 PM
Subject: From City Manager re: 1635 Thumbpoint Drive

To: The Honorable Mayor and Members of the City Commission

Good afternoon,

Attached is a memorandum from the City Manager with information regarding the building permit status of 1635 Thumbpoint Drive, as requested by Mayor Hudson.

Thank you,

Jennifer

(See attached file: Memo from City Manager re- 1635 Thumbpoint Drive.pdf)

Jennifer D. Robinson | Executive Assistant to City Manager | City of Fort Pierce

Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North US Hwy 1, Fort Pierce, FL 34950

Facebook | Website | Twitter

Memo from City Manager re- 1635 Thumbpoint Drive.pdf

THE SUNRISE CITY FORT PIERCE Florida

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Janice <atmyyoga@gmail.com>
To:	marc meyers <mmeyers@city-ftpierce.com>
Cc:	lhudson@city-ftpierce.com, nmimms@city-ftpierce.com
Date:	06/02/2016 09:58 AM
Subject:	1635 Thumb Point Drive

Mr Meyers,

Further to previous discussions, there seems to be VERY little movement on the building at subject location. It appears that the owner and contractor continue to mislead the city and game the system.

Janice & Chris Hodge
1622 Thumb Point Drive

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Linda Hudson/cfp
To:	"Janice" <atmyyoga@gmail.com>
Cc:	Nicholas Mimms/cfp@cfp, marc meyers/cfp@cfp, Linda Cox/cfp@cfp
Date:	06/02/2016 04:54 PM
Subject:	Re: 1635 Thumb Point Drive

Thanks for the status report. Glad you copied management.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
772-467-3065

On Jun 2, 2016, 9:58:13 AM, atmyyoga@gmail.com wrote:

From: atmyyoga@gmail.com
To: mmeyers@city-ftpierce.com
Cc: lhudson@city-ftpierce.com, nmimms@city-ftpierce.com
Date: Jun 2, 2016 9:58:13 AM
Subject: 1635 Thumb Point Drive

Mr Meyers,
Further to previous discussions, there seems to be VERY little movement on the building at subject location. It appears that the owner and contractor continue to mislead the city and game the system.
Janice & Chris Hodge
1622 Thumb Point Drive

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:55 AM -----

From:	Jennifer D Robinson/cfp
To:	edbecht@bechtlaw.com, in2lawfl@aol.com, lindahudsonbailey@yahoo.com, Linda Hudson/cfp@cfp, Reggie Sessions/cfp@cfp, Rufus Alexander/cfp@cfp, sarah772@bellsouth.net, sessionslawfirm@aol.com, tomperona@gmail.com, Tom Perona/cfp@cfp, Eddie Becht/cfp@cfp
Cc:	Nicholas Mimms/cfp@cfp, Linda Cox/cfp@cfp
Date:	06/30/2016 10:27 AM
Subject:	From City Manager re- 1635 Thumbpoint Drive

To: The Honorable Mayor and Members of the City Commission

Good morning,

Attached is a memorandum from the City Manager regarding the building permit status of 1635 Thumbpoint Drive, as requested by Mayor Hudson.

Thank you,

Jennifer

From City Manager re- 1635 Thumbpoint Drive 6-29-16.pdf

Jennifer D. Robinson | Executive Assistant to City Manager | City of Fort Pierce
Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North US Hwy 1, Fort Pierce, FL 34950

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THE SUNRISE CITY
FORT PIERCE
Florida

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:54 AM -----

From:	Janice <atmyyoga@gmail.com>
To:	marc meyers <mmeyers@city-ftpierce.com>
Cc:	lhudson@city-ftpierce.com, nmimms@city-ftpierce.com
Date:	08/04/2016 10:42 AM
Subject:	1635 Thumb Point Drive

Mr Meyers,

The ongoing discussion regarding subject property. It is difficult for us to be convinced the city is addressing the building of a home on this site. There are seldom any contractors on site except the occasional Sunday evening for an hour or so!

You can see from the picture attached, the contractor continues to bring materials to the property that look as if they are for disposal rather than for construction.

You committed that the city would expect a house by year end (2016!!) to include windows, driveway and landscaping. It is difficult to believe that we are now in August and very little progress has been made. It appears that once again the city is being conned by some other delays.

BTW - you know those building permits that are supposed to be lodged?? Once again, the city turns a blind eye to regulations.

Please advise the current status from your end.

Janice and Chris Hodge
1622 Thumb Point Drive



----- Forwarded by Linda Cox/cfp on 04/28/2017 11:54 AM -----

From:	Linda Hudson/cfp
To:	Linda Cox/cfp@cfp
Cc:	Nicholas Mimms/cfp@cfp
Date:	08/04/2016 02:34 PM
Subject:	Fwd: 1635 Thumb Point Drive

It is really hard not to see her point. I feel her frustration.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
772-467-3065

On Aug 4, 2016, 10:42:34 AM, atmyyoga@gmail.com wrote:

From: atmyyoga@gmail.com
To: mmeyers@city-ftpierce.com
Cc: lhudson@city-ftpierce.com, nmimms@city-ftpierce.com
Date: Aug 4, 2016 10:42:34 AM
Subject: 1635 Thumb Point Drive

Mr Meyers,

The ongoing discussion regarding subject property. It is difficult for us to be convinced the city is addressing the building of a home on this site. There are seldom any contractors on site except the occasional Sunday evening for an hour or so!

You can see from the picture attached, the contractor continues to bring materials to the property that look as if they are for disposal rather than for construction.

You committed that the city would expect a house by year end (2016!!) to include windows, driveway and landscaping. It is difficult to believe that we are now in August and very little progress has been made. It appears that once again the city is being conned by some other delays.

BTW - you know those building permits that are supposed to be lodged?? Once again, the city turns a blind eye to regulations.

Please advise the current status from your end.

Janice and Chris Hodge
1622 Thumb Point Drive



----- Forwarded by Linda Cox/cfp on 04/28/2017 11:54 AM -----

From:	Chris Hodge <cphodge03@yahoo.com>
To:	"lhudson@city-ftpierce.com" <lhudson@city-ftpierce.com>, Marc Meyers <mmeyers@city-ftpierce.com>
Cc:	Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>
Date:	11/08/2016 04:43 PM
Subject:	1635 Thumb Point Drive is an Eyesore and Public Nuisance

Dear Ms. Hudson and Mr. Myers

We are writing to you on behalf of all the neighbors on Thumb Point Drive who are now asking us to organize a public protest about the situation.

Since our meeting at City Hall with Mr. Myers the owner/contractor have built a partial wall. However since then there has been zero activity and the situation has worsened. The site has become even more of an eyesore and public nuisance than it was previously.

There is a lot of debris and loose building materials on the site. There is no doubt that had Hurricane Matthew been as serious as predicted with 120 mph plus winds those materials would have become dangerous flying projectiles putting at risk all the surrounding houses and all those who chose not to evacuate. We were all fortunate that Matthew was a lot less severe than predicted.

Also the site is now being used almost daily for fishing and picnicking sometimes by quite large groups of people. For example this last Sunday a number of cars were driven onto the site for this purpose apparently with the agreement of the contractor. We called the police who asked them to leave. It is not a public beach!

At our last meeting at City Hall you confirmed to us that the owner/contractor were obliged to complete the building and landscaping of a dwelling on the site by the end of 2016. It is highly unlikely that this will occur. Nevertheless we urge you to insist that the owner/contractor comply with this deadline and should they not do so have the site cleared by the city.

We look forward to your response.

Sincerely

Chris and Janice Hodge

Home: 772 464 8754 Mobile: 772 579 8306

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:54 AM -----

From:	Linda Hudson/cfp
To:	"Chris Hodge" <cphodge03@yahoo.com>
Cc:	"Janice Hodge" <atmyyoga@gmail.com>, "John Wolsiefer" <johnwolsiefersr@yahoo.com>, marc meyers/cfp@cfp, Nicholas Mimms/cfp@cfp, Linda Cox/cfp@cfp
Date:	11/08/2016 05:04 PM
Subject:	Re: 1635 Thumb Point Drive is an Eyesore and Public Nuisance

Thank you for this email. I am sharing with management. You will hear from someone soon.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Nov 8, 2016, 4:43:07 PM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: lhudson@city-ftpierce.com, mmeyers@city-ftpierce.com
Cc: atmyyoga@gmail.com, johnwolsiefersr@yahoo.com
Date: Nov 8, 2016 4:43:07 PM
Subject: 1635 Thumb Point Drive is an Eyesore and Public Nuisance

Dear Ms. Hudson and Mr. Myers

We are writing to you on behalf of all the neighbors on Thumb Point Drive who are now asking us to organize

a public protest about the situation.

Since our meeting at City Hall with Mr. Myers the owner/contractor have built a partial wall. However since then there has been zero activity and the situation has worsened. The site has become even more of an eyesore and public nuisance than it was previously.

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Also the site is now being used almost daily for fishing and picnicking sometimes by quite large groups of people. For example this last Sunday a number of cars were driven onto the site for this purpose apparently with the agreement of the contractor. We called the police who asked them to leave. It is not a public beach!

At our last meeting at City Hall you confirmed to us that the owner/contractor were obliged to complete the building and landscaping of a dwelling on the site by the end of 2016. It is highly unlikely that this will occur. Nevertheless we urge you to insist that the owner/contractor comply with this deadline and should they not do so have the site cleared by the city.

We look forward to your response.

Sincerely

Chris and Janice Hodge

Home: 772 464 8754 Mobile: 772 579 8306

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:54 AM -----

From:	Linda Cox/cfp
To:	
Cc:	Karen Murphy/cfp@CFP, Paul Thomas/cfp@cfp, lhudson@city-ftpierce.com, nmimms@city-ftpierce.com
Date:	12/07/2016 09:36 AM
Subject:	Re: 1635 Thumb Point Drive - Update - Culverhouse Property

Can we please follow up to make sure the gate has been re-secured?

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce

City Clerk's Office

Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

From:	Paul Thomas/cfp
To:	Linda Cox/cfp@cfp
Cc:	Paul Thomas/cfp@cfp
Date:	12/07/2016 09:04 AM
Subject:	1635 Thumb Point Drive - Update - Culverhouse Property
Sent by:	Karen Murphy

Good morning Linda,

There was a gate damaged at the Culverhouse project, which was how people were entering the property. I have spoken to Steve Weaver who said he would be re-securing the gate. I am calling in an inspection at that location, and Steve Weaver indicated that work would continue soon.

Kind regards,

Karen Murphy
Executive Assistant

On behalf of:

Paul Thomas, CBO, CFM | Interim Building Official | City of Fort Pierce
Building Department
Phone: 772.467.3188 • Fax: 772.467.3849 • 100 North U.S. 1 Fort Pierce

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:54 AM -----

From:	Karen Murphy/cfp
To:	Linda Cox/cfp@cfp
Cc:	lhudson@city-ftpierce.com, nmimms@city-ftpierce.com, Paul Thomas/cfp@CFP
Date:	12/07/2016 02:01 PM
Subject:	Re: 1635 Thumb Point Drive - Update - Culverhouse Property

Linda:

A few minutes ago, Paul spoke to Steve Weaver who was getting the supplies needed to repair the fence. Mr. Weaver said he would email photos of it today once it was repaired. Paul went to the site at lunchtime and whoever broke into the fence pulled down the whole half of the gate - the broken (pulled down) portion was still chained closed to the rest of the gate.

We will keep you informed of any updates.

Karen

Tell us how we are doing! Customer Service is a Priority for the City of Fort Pierce. Please take a moment to complete our customer service survey by following this link: http://www.cityoffortpierce.com/FormCenter/Building-6/Building-Department-Customer-Service-Fee-73

Karen Murphy | Executive Assistant | City of Fort Pierce
Building Department
Phone: 772.467.3188 • Fax: 772.467.3849 • 100 North U.S. 1 Fort Pierce

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Linda Cox	Can we please follow up to make sure the gate h...	12/07/2016 09:36:52 AM
Paul Thomas	Good morning Linda, There was a gate damage...	12/07/2016 09:04:20 AM

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:54 AM -----

From:	Paul Thomas/cfp
To:	Linda Cox/cfp@cfp
Cc:	lhudson@city-ftpierce.com, nmimms@city-ftpierce.com, Paul Thomas/cfp@CFP
Date:	12/08/2016 09:34 AM
Subject:	Re: 1635 Thumb Point Drive - Update - Culverhouse Property
Sent by:	Karen Murphy

Linda, Steve Weaver called at 9:11 AM this morning and said he has repaired the gate (photo below), called in an inspection for the project, and has done some clean up at the site.



20161208_090111_resized.jpg

Should you need further assistance, please let me know.

Karen Murphy
Executive Assistant

On behalf of:

Paul Thomas, CBO, CFM | Interim Building Official | City of Fort Pierce
Building Department
Phone: 772.467.3188 • Fax: 772.467.3849 • 100 North U.S. 1 Fort Pierce

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

Linda Cox	Can we please follow up to make sure the gate h...	12/07/2016 09:36:52 AM
Paul Thomas	Good morning Linda, There was a gate damage...	12/07/2016 09:04:20 AM

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:54 AM -----

From:	Chris Hodge <cphodge03@yahoo.com>
To:	Linda Hudson <LHudson@City-FtPierce.Com>
Cc:	Nicholas Mimms <NMimms@City-FtPierce.Com>, Linda Cox <LCox@City-FtPierce.Com>, Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>
Date:	03/03/2017 08:15 AM
Subject:	The Lot at 1635 Thumb Point Drive

Dear Linda Hudson and Nick Mimms

As I'm sure you are both aware there has been no progress in finalizing the building on this site. The partial building is more like a Grey Concrete Bunker which is as bad an eyesore as ever and Mr. Weaver continues to use the site for storage of his materials for other projects.

Mr. Culverhouse and Mr Weaver have not met the deadline of December 31st 2016 that they committed to. They continue to game the system as they have done for the last 12 years and it seems the City is content to let them continue to do so.

Please update us on what action the City is taking to rectify the situation.

Sincerely

Chris Hodge
Tel: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Chris Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Tuesday, 6 December 2016, 9:50
Subject: Re: Fishing from the Lot at 1635

I will keep trying. Thank you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 6, 2016, 9:47:36 AM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: LHudson@City-FtPierce.Com
Cc: atmyoga@gmail.com
Date: Dec 6, 2016 9:47:36 AM
Subject: Re: Fishing from the Lot at 1635

Thanks Linda

Yes Paul Thomas has been in touch.

Frankly our discussions with the city have led nowhere.

We now have an ugly partially completed building and zero chance it will be completed and landscaped by December 31st as agreed between the city and the owner. Clearly he and his contractor have no intention of complying and will continue to play the system as they have done for the last 12 years.

Also the city should insist the owner place a "No Trespassing sign" on the site and have it registered with the police. That will certainly reduce the number of people using it as a public park for fishing and picnicking. It should also be

properly secured which is currently not the case.
As we have urged on several occasions the city should have the site completely cleared once the deadline has passed.
Sincerely

Chris Hodge
Home: +1 772 464 8754 Mobile: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Christopher Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Sunday, 4 December 2016, 7:41
Subject: Re: Fishing from the Lot at 1635

Thanks for this information. I will try to get by but my schedule is tight this time of year. I am sharing your concerns with management. It is my understanding that someone from the city, perhaps Paul Thomas, Interim Builidng Department head, should have been in touch with you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 3, 2016, 3:03:03 PM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: lhudson@city-ftpierce.com
Cc:
Date: Dec 3, 2016 3:03:03 PM
Subject: Fishing from the Lot at 1635

Hi Linda
There continue to be groups fishing and picnicking on the vacant lot and the building has not progressed in weeks.
Surely the city can take more aggressive action?
Please come over to 1622 Thumb Point to discuss.
Chris and Janice Hodge
772 579 8306
Sent from my iPhone

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

----- Forwarded by Linda Cox/cfp on 04/28/2017 11:54 AM -----

From:	Linda Hudson/cfp
To:	Linda Cox/cfp@cfp
Date:	03/03/2017 11:09 AM
Subject:	Fw: The Lot at 1635 Thumb Point Drive

Sent from IBM Verse

Chris Hodge --- The Lot at 1635 Thumb Point Drive ---

From:	"Chris Hodge" <cphodge03@yahoo.com>
To:	"Linda Hudson" <LHudson@City-FtPierce.Com>
Cc:	"Nicholas Mimms" <NMimms@City-FtPierce.Com>, "Linda Cox" <LCox@City-FtPierce.Com>, "Janice Hodge" <atmyyoga@gmail.com>, "John Wolsiefer" <johnwolsiefersr@yahoo.com>
Date:	Fri, Mar 3, 2017 8:15 AM
Subject:	The Lot at 1635 Thumb Point Drive

Dear Linda Hudson and Nick Mimms

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Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Tuesday, 6 December 2016, 9:50
Subject: Re: Fishing from the Lot at 1635

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Sent from my iPad using IBM Verse
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Mayor
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772-467-3065

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Cc: atmyoga@gmail.com
Date: Dec 6, 2016 9:47:36 AM
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To:	"Chris Hodge" <cphodge03@yahoo.com>
Cc:	Nicholas Mimms/cfp@cfp, Linda Cox/cfp@cfp
Date:	03/03/2017 11:17 AM
Subject:	Re: The Lot at 1635 Thumb Point Drive

I appreciate your keeping me informed. I am frustrated with this situation, but I don't have to live with it like you do. I know this is important to management also. You will

hear from us.

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Thanks for this information. I will try to get by but my schedule is tight this time of year. I am sharing your concerns with management. It is my understanding that someone from the city, perhaps Paul Thomas, Interim Builidng Department head, should have been in touch with you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 3, 2016, 3:03:03 PM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: lhudson@city-ftpierce.com
Cc:
Date: Dec 3, 2016 3:03:03 PM
Subject: Fishing from the Lot at 1635

Hi Linda

There continue to be groups fishing and picnicking on the vacant lot and the building has not progressed in weeks.
Surely the city can take more aggressive action?
Please come over to 1622 Thumb Point to discuss.
Chris and Janice Hodge
772 579 8306
Sent from my iPhone

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----- Forwarded by Linda Cox/cfp on 04/28/2017 11:54 AM -----

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To:	Linda Cox <LCox@City-FtPierce.Com>
Cc:	Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>, Linda Hudson <LHudson@City-FtPierce.Com>, Nicholas Mimms <NMimms@City-FtPierce.Com>, Paul Thomas <PThomas@City-FtPierce.Com>
Date:	03/31/2017 10:50 AM
Subject:	Re: The Lot at 1635 Thumb Point Drive

Dear Ms Cox
We have received no response from Mr Thomas as we were promised.
Please ask him to tell us what action the city is taking to remedy the situation.
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Sent from my iPhone

On Mar 3, 2017, at 11:33 AM, Linda Cox <LCox@City-FtPierce.Com> wrote:

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Linda W. Cox, MBA, CMC| City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website| Facebook| Survey

THE SUNRISE CITY FORT PIERCE Florida

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Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>, Linda Cox <LCox@City-FtPierce.Com>, Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>
Date: 03/03/2017 08:15 AM
Subject: The Lot at 1635 Thumb Point Drive

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Tel: +1 772 579 8306

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To: Chris Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Tuesday, 6 December 2016, 9:50
Subject: Re: Fishing from the Lot at 1635

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As we have urged on several occasions the city should have the site completely cleared once the deadline has passed.

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Date:	04/03/2017 05:16 PM
Subject:	Fw: The Lot at 1635 Thumb Point Drive

Good afternoon Mr. Hodge:

I'm sorry for the delay in a response. The city has been evaluating all of its options in dealing with this situation. As you will note from Ms. Arraiz email below, the City is taking the necessary steps to obtain permission to initiate a foreclosure action against the owners of 1635 Thumb Point Drive. You may view the agenda item at: http://www.cityoffortpierce.com/223/Agendas-Minutes The meeting date is April 5, 2017; this meeting is open to the public and you are welcome to attend the hearing.

Please let me know if you have additional questions.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce

City Clerk's Office

Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

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----- Forwarded by Linda Cox/cfp on 04/03/2017 05:11 PM -----

From:	Peggy Arraiz/cfp
To:	lcox@city-ftpierce.com
Cc:	Nicholas Mimms/cfp@cfp
Date:	04/03/2017 08:59 AM
Subject:	Fw: The Lot at 1635 Thumb Point Drive

Linda,

The request to foreclose on the lien is being considered by the Special Magistrate this Wednesday. It is available for viewing in Agenda Quick and online with the published agenda.

Margaret M. (Peggy) Arraiz | Code Compliance Manager | City of Fort Pierce
Community Response Divisions
Code Enforcement & Animal Control
Phone: 772.467.3148 • Fax: 772.468.0457 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

----- Forwarded by Peggy Arraiz/cfp on 04/03/2017 08:59 AM -----

From:	Nicholas Mimms/cfp
To:	Linda Cox/cfp@cfp
Cc:	Peggy Arraiz/cfp@cfp
Date:	04/03/2017 08:50 AM
Subject:	Re: Fw: The Lot at 1635 Thumb Point Drive

Linda,

Good Morning!!

1635 Thumbpoint Drive is now being evaluated for additional code enforcement action. Future updates on this process will be provided by Peggy Arraiz.

THANKS!!

Nick Mimms, P.E. | City Manager | City of Fort Pierce
Phone: 772.467.3793 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950
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Re: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Linda Cox to: Rick Reed 04/28/2017 11:11 AM
Cc: jrobinson, nmimms

	Sender	Sender	Date
	Linda Cox	Linda Cox	04/28/2017 09:34 AM
	Rick Reed	Rick Reed	04/28/2017 10:10 AM
	Linda Cox	Linda Cox	04/28/2017 11:11 AM

Thanks. We will work on your request.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

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Rick Reed Linda, While we are waiting for "all corresponde... 04/28/2017 10:10:50 AM

From: Rick Reed <rbr0969@gmail.com>
To: Linda Cox <LCox@City-FtPierce.Com>
Cc: nmimms@city-ftpierce.com, jrobinson@city-ftpierce.com
Date: 04/28/2017 10:10 AM
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Linda,

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Also, provide a copy of the Code Enforcement file including all information and correspondence regarding 1635 Thumb Point Drive that has been generated and or received from Peggy Arraiz /

City of Fort Pierce Code Enforcement for the last two years.

Rick Reed
772-240-9784
Sent from my iPhone

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> Rick:
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<mime-attachment.gif>
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----- Forwarded by Linda Cox/cfp on 04/28/2017 09:31 AM -----

From: Jennifer D Robinson/cfp
To: Nicholas Mimms/cfp@cfp
Cc: Linda Cox/cfp@cfp
Date: 04/28/2017 09:06 AM
Subject: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Good morning Nick,

I received a phone call from Rick Reed with a public records request. He is requesting copies of any communication to and from the department heads regarding Brad Culverhouse and/or his property located on Thumbpoint Drive.

Thank you,

Jennifer

Jennifer D. Robinson | Executive Assistant to the City Manager | City of Fort Pierce

Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950

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Rick Reed to: Linda Cox 04/28/2017 10:10 AM

Cc: nmimms, jrobinson

Follow Up: Normal Priority.

History: This message has been replied to and forwarded.

	Sender	Sender	Date
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Jennifer D Robinson to: Linda Cox 04/28/2017 10:05 AM
Cc: Nicholas Mimms

	Sender	Sender	Date
	Jennifer D Robinson	Jennifer D Robinson	04/28/2017 09:06 AM
	Linda Cox	Linda Cox	04/28/2017 09:06 AM
	Jennifer D Robinson	Jennifer D Robinson	04/28/2017 09:17 AM
	Linda Cox	Linda Cox	04/28/2017 09:19 AM

Okay.

Jennifer D. Robinson | Executive Assistant to the City Manager | City of Fort Pierce
Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950
Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

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Linda Cox Jennifer...I need you to search your records for t... 04/28/2017 09:19:25 AM

From: Linda Cox/cfp
To: Jennifer D Robinson/cfp@cfp
Cc: Nicholas Mimms/cfp@cfp
Date: 04/28/2017 09:19 AM
Subject: Re: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Jennifer...I need you to search your records for the City Manager's office as well and produce all emails and correspondence. By the end of today please.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

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Jennifer D Robinson	Thanks, Linda. _____...	04/28/2017 09:17:22 AM
Linda Cox	Thank you. I received this request last night an...	04/28/2017 09:06:57 AM
Jennifer D Robinson	Good morning Nick, I received a phone call fro...	04/28/2017 09:06:15 AM

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THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

----- Forwarded by Linda Cox/cfp on 04/28/2017 09:31 AM -----

From: Jennifer D Robinson/cfp
To: Nicholas Mimms/cfp@cfp
Cc: Linda Cox/cfp@cfp
Date: 04/28/2017 09:06 AM
Subject: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Good morning Nick,

I received a phone call from Rick Reed with a public records request. He is requesting copies of any communication to and from the department heads regarding Brad Culverhouse and/or his property located on Thumbpoint Drive.

Thank you,

Jennifer

Jennifer D. Robinson | Executive Assistant to the City Manager | City of Fort Pierce

Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

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Re: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Linda Cox to: Jennifer D Robinson 04/28/2017 09:19 AM
Cc: Nicholas Mimms

Follow Up: Normal Priority.

	Sender	Sender	Date
	Jennifer D Robinson	Jennifer D Robinson	04/28/2017 09:06 AM
	Linda Cox	Linda Cox	04/28/2017 09:06 AM
	Jennifer D Robinson	Jennifer D Robinson	04/28/2017 09:17 AM
	Linda Cox	Linda Cox	04/28/2017 09:19 AM

Jennifer...I need you to search your records for the City Manager's office as well and produce all emails and correspondence. By the end of today please.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Jennifer D Robinson Thanks, Linda. _____... 04/28/2017 09:17:22 AM

From: Jennifer D Robinson/cfp
To: Linda Cox/cfp@cfp
Cc: Nicholas Mimms/cfp@cfp
Date: 04/28/2017 09:17 AM
Subject: Re: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Thanks, Linda.

Jennifer D. Robinson | Executive Assistant to the City Manager | City of Fort Pierce
Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950
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THE SUNRISE CITY
FORT PIERCE
Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Linda Cox	Thank you. I received this request last night an...	04/28/2017 09:06:57 AM
Jennifer D Robinson	Good morning Nick, I received a phone call fro...	04/28/2017 09:06:15 AM

Here is my memo for legal review
Peggy Arraiz to: lcox 04/28/2017 09:17 AM

	Sender	Sender	Date
	Peggy Arraiz	Peggy Arraiz	04/28/2017 09:17 AM

Margaret M. (Peggy) Arraiz | Code Compliance Manager | City of Fort Pierce
Community Response Divisions
Code Enforcement & Animal Control
Phone: 772.467.3148 • Fax: 772.468.0457 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

Request for foreclosure - 1625 Thumb Point Drive.docx

THE SUNRISE CITY FORT PIERCE Florida

Re: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Jennifer D Robinson to: Linda Cox 04/28/2017 09:17 AM
Cc: Nicholas Mimms

History: This message has been replied to.

	Sender	Sender	Date
	Jennifer D Robinson	Jennifer D Robinson	04/28/2017 09:06 AM
	Linda Cox	Linda Cox	04/28/2017 09:06 AM
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Thanks, Linda.

Jennifer D. Robinson | Executive Assistant to the City Manager | City of Fort Pierce
Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950
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From: Linda Cox/cfp
To: Jennifer D Robinson/cfp@cfp
Cc: Nicholas Mimms/cfp@cfp
Date: 04/28/2017 09:06 AM
Subject: Re: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Thank you. I received this request last night and am processing it.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Jennifer D Robinson	Good morning Nick, I received a phone call fro...	04/28/2017 09:06:15 AM

Fw: Order on foreclosure
Peggy Arraiz to: lcox 04/28/2017 09:15 AM

	Sender	Sender	Date
	Peggy Arraiz	Peggy Arraiz	04/28/2017 09:15 AM

Margaret M. (Peggy) Arraiz | Code Compliance Manager | City of Fort Pierce
Community Response Divisions
Code Enforcement & Animal Control
Phone: 772.467.3148 • Fax: 772.468.0457 • 100 North U.S. 1 Fort Pierce, FL 34950

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THE SUNRISE CITY FORT PIERCE Florida

----- Forwarded by Peggy Arraiz/cfp on 04/28/2017 09:15 AM -----

From: Peggy Arraiz/cfp
To: Iola Mosley/cfp@CFP
Date: 04/06/2017 04:16 PM
Subject: Order on foreclosure

So this is what I came up with. What do you think?

Margaret M. (Peggy) Arraiz | Code Compliance Manager | City of Fort Pierce
Community Response Divisions
Code Enforcement & Animal Control
Phone: 772.467.3148 • Fax: 772.468.0457 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

CE_SMFC.doc



Fw: Order on foreclosure
Peggy Arraiz to: lcox 04/28/2017 09:14 AM

	Sender	Sender	Date
	Peggy Arraiz	Peggy Arraiz	04/28/2017 09:14 AM

Margaret M. (Peggy) Arraiz | Code Compliance Manager | City of Fort Pierce
Community Response Divisions
Code Enforcement & Animal Control
Phone: 772.467.3148 • Fax: 772.468.0457 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

----- Forwarded by Peggy Arraiz/cfp on 04/28/2017 09:14 AM -----

From: Peggy Arraiz/cfp
To: Iola Mosley/cfp@CFP
Date: 04/10/2017 04:04 PM
Subject: Order on foreclosure

Any chance you have had time to review this order? I need to get this signed and to the City Manager.

Thanks.

Margaret M. (Peggy) Arraiz | Code Compliance Manager | City of Fort Pierce
Community Response Divisions
Code Enforcement & Animal Control
Phone: 772.467.3148 • Fax: 772.468.0457 • 100 North U.S. 1 Fort Pierce, FL 34950

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CE_SMFC.doc

THE SUNRISE CITY FORT PIERCE Florida

Re: Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Linda Cox to: Jennifer D Robinson 04/28/2017 09:06 AM
Cc: Nicholas Mimms

	Sender	Sender	Date
	Jennifer D Robinson	Jennifer D Robinson	04/28/2017 09:06 AM
	Linda Cox	Linda Cox	04/28/2017 09:06 AM
	Jennifer D Robinson	Jennifer D Robinson	04/28/2017 09:17 AM
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Public Records Request - Brad Culverhouse and/or his property located on Thumbpoint Drive

Jennifer D Robinson to: Nicholas Mimms 04/28/2017 09:06 AM
Cc: Linda Cox

Follow Up: Normal Priority.

History: This message has been replied to and forwarded.

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	Linda Cox	Linda Cox	04/28/2017 09:06 AM
	Jennifer D Robinson	Jennifer D Robinson	04/28/2017 09:17 AM
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Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Fw: The Lot at 1635 Thumb Point Drive

Linda Cox to: Christopher Hodge 04/03/2017 05:17 PM

Cc: Janice Hodge, John Wolsiefer, Linda Hudson, Nicholas Mimms, Paul Thomas, parraiz

	Sender	Sender	Date
	Linda Cox	Linda Cox	04/03/2017 05:17 PM

Good afternoon Mr. Hodge:

I'm sorry for the delay in a response. The city has been evaluating all of its options in dealing with this situation. As you will note from Ms. Arraiz email below, the City is taking the necessary steps to obtain permission to initiate a foreclosure action against the owners of 1635 Thumb Point Drive. You may view the agenda item at: http://www.cityoffortpierce.com/223/Agendas-Minutes The meeting date is April 5, 2017; this meeting is open to the public and you are welcome to attend the hearing.

Please let me know if you have additional questions.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

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----- Forwarded by Linda Cox/cfp on 04/03/2017 05:11 PM -----

From: Peggy Arraiz/cfp
To: lcox@city-ftpierce.com
Cc: Nicholas Mimms/cfp@cfp
Date: 04/03/2017 08:59 AM
Subject: Fw: The Lot at 1635 Thumb Point Drive

Linda,

The request to foreclose on the lien is being considered by the Special Magistrate this Wednesday. It is available for viewing in Agenda Quick and online with the published agenda.

Margaret M. (Peggy) Arraiz | Code Compliance Manager | City of Fort Pierce
Community Response Divisions
Code Enforcement & Animal Control
Phone: 772.467.3148 • Fax: 772.468.0457 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

----- Forwarded by Peggy Arraiz/cfp on 04/03/2017 08:59 AM -----

From:	Nicholas Mimms/cfp
To:	Linda Cox/cfp@cfp
Cc:	Peggy Arraiz/cfp@cfp
Date:	04/03/2017 08:50 AM
Subject:	Re: Fw: The Lot at 1635 Thumb Point Drive

Linda,

Good Morning!!

1635 Thumbpoint Drive is now being evaluated for additional code enforcement action. Future updates on this process will be provided by Peggy Arraiz.

THANKS!!

Nick Mimms, P.E. | City Manager | City of Fort Pierce
Phone: 772.467.3793 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950
Website | Facebook | Survey

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

----- Forwarded by Linda Cox/cfp on 03/31/2017 11:52 AM -----

From: Christopher Hodge <cphodge03@yahoo.com>
To: Linda Cox <LCox@City-FtPierce.Com>
Cc: Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>, Linda Hudson <LHudson@City-FtPierce.Com>, Nicholas Mimms <NMimms@City-FtPierce.Com>, Paul Thomas <PThomas@City-FtPierce.Com>
Date: 03/31/2017 10:50 AM
Subject: Re: The Lot at 1635 Thumb Point Drive

Dear Ms Cox

We have received no response from Mr Thomas as we were promised.

Please ask him to tell us what action the city is taking to remedy the situation.

Chris and Janice Hodge

Sent from my iPhone

On Mar 3, 2017, at 11:33 AM, Linda Cox <LCox@City-FtPierce.Com> wrote:

Good morning Mr. Hodge:

I have confirmed with the building department that their building permit is still valid. They had their last inspection on December 28 and must have another inspection within 6 months of that date. As the Mayor indicated, we are frustrated as well with the lack of progress, but because they have an active permit, our hands are truly tied. Mr. Thomas is out of the office today, but I will check in with him on Monday to see if he has any new updates for you.

I will be in touch.

Linda W. Cox, MBA, CMC| City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
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"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

From: Chris Hodge <cphodge03@yahoo.com>

To: Linda Hudson <LHudson@City-FtPierce.Com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>, Linda Cox <LCox@City-FtPierce.Com>, Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>
Date: 03/03/2017 08:15 AM
Subject: The Lot at 1635 Thumb Point Drive

Dear Linda Hudson and Nick Mimms

As I'm sure you are both aware there has been no progress in finalizing the building on this site. The partial building is more like a Grey Concrete Bunker which is as bad an eyesore as ever and Mr. Weaver continues to use the site for storage of his materials for other projects.

Mr. Culverhouse and Mr Weaver have not met the deadline of December 31st 2016 that they committed to. They continue to game the system as they have done for the last 12 years and it seems the City is content to let them continue to do so.

Please update us on what action the City is taking to rectify the situation.

Sincerely

Chris Hodge
Tel: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Chris Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Tuesday, 6 December 2016, 9:50
Subject: Re: Fishing from the Lot at 1635

I will keep trying. Thank you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 6, 2016, 9:47:36 AM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: LHudson@City-FtPierce.Com
Cc: atmyoga@gmail.com
Date: Dec 6, 2016 9:47:36 AM
Subject: Re: Fishing from the Lot at 1635

Thanks Linda

Yes Paul Thomas has been in touch.

Frankly our discussions with the city have led nowhere.

We now have an ugly partially completed building and zero chance it will be completed and landscaped by December 31st as agreed between the city and the owner. Clearly he and his contractor have no intention of complying and will continue to play the system as they have done for the last 12 years.

Also the city should insist the owner place a "No Trespassing sign" on the site and have it registered with the police. That will certainly reduce the number of people using it as a public park for fishing and picnicking. It should also be properly secured which is currently not the case.

As we have urged on several occasions the city should have the site completely cleared once the deadline has passed.

Sincerely

Chris Hodge
Home: +1 772 464 8754 Mobile: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Christopher Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>

Sent: Sunday, 4 December 2016, 7:41
Subject: Re: Fishing from the Lot at 1635

Thanks for this information. I will try to get by but my schedule is tight this time of year. I am sharing your concerns with management. It is my understanding that someone from the city, perhaps Paul Thomas, Interim Builidng Department head, should have been in touch with you.

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Mayor
City of Fort Pierce
772-467-3065

On Dec 3, 2016, 3:03:03 PM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: lhudson@city-ftpierce.com
Cc:
Date: Dec 3, 2016 3:03:03 PM
Subject: Fishing from the Lot at 1635

Hi Linda
There continue to be groups fishing and picnicking on the vacant lot and the building has not progressed in weeks.
Surely the city can take more aggressive action?
Please come over to 1622 Thumb Point to discuss.
Chris and Janice Hodge
772 579 8306
Sent from my iPhone

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

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Cc: Nicholas Mimms

History: This message has been forwarded.

Date	Subject

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THE SUNRISE CITY FORT PIERCE Florida

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THANKS!!

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-----Linda Cox/cfp wrote: -----
To: nmimms@city-ftpierce.com
From: Linda Cox/cfp
Date: 03/31/2017 11:52AM
Subject: Fw: The Lot at 1635 Thumb Point Drive

This is now with City Attorney. How do you want me to handle?

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

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To: lhudson@city-ftpierce.com
Cc:
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Re: Fw: The Lot at 1635 Thumb Point Drive

Nicholas Mimms to: Linda Cox
Cc: Peggy Arraiz
04/03/2017 08:50 AM

	Sender	Sender	Date
	Linda Cox	Linda Cox	03/31/2017 11:52 AM
	Nicholas Mimms	Nicholas Mimms	04/03/2017 08:50 AM

Linda,

Good Morning!!

1635 Thumbpoint Drive is now being evaluated for additional code enforcement action. Future updates on this process will be provided by Peggy Arraiz.

THANKS!!

Nick Mimms, P.E. | City Manager | City of Fort Pierce
Phone: 772.467.3793 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950
Website | Facebook | Survey

THE SUNRISE CITY
FORT PIERCE
Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

-----Linda Cox/cfp wrote: -----
To: nmimms@city-ftpierce.com
From: Linda Cox/cfp
Date: 03/31/2017 11:52AM
Subject: Fw: The Lot at 1635 Thumb Point Drive

This is now with City Attorney. How do you want me to handle?

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
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Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
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Christopher Hodge to: Linda Cox 03/31/2017 10:50 AM

Cc: Janice Hodge, John Wolsiefer, Linda Hudson, Nicholas Mimms, Paul Thomas

History: This message has been forwarded.

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Thumb Point

Linda Cox to: Paul Thomas 03/28/2017 08:34 AM

	Sender	Sender	Date
	Linda Cox	Linda Cox	03/28/2017 08:34 AM

Good morning. Any progress on the Thumb Point issue? Jim is nearing ready to pull the trigger.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

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Re: 1635 THUMBPOINT DRIVE

Jennifer D Robinson to: Nicholas Mimms 03/09/2017 03:59 PM
Cc: Linda Cox, Paul Thomas, Peggy Arraiz

Sender	Sender	Date	Subject

Will do, Mr. Mimms!

Jennifer D. Robinson | Executive Assistant to the City Manager | City of Fort Pierce
Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950
Website | Facebook | Survey

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Nicholas Mimms	Jennifer, Also, please add Linda Cox to this me...	03/09/2017 03:39:04 PM

From: Nicholas Mimms/cfp
To: Jennifer D Robinson/cfp@cfp
Cc: Peggy Arraiz/cfp@cfp, Paul Thomas/cfp@cfp, Linda Cox/cfp@cfp
Date: 03/09/2017 03:39 PM
Subject: Re: 1635 THUMBPOINT DRIVE

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Also, please add Linda Cox to this meeting.

Nick Mimms, P.E. | City Manager | City of Fort Pierce
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-----Nicholas Mimms/cfp wrote: -----
To: Jennifer D Robinson/cfp@cfp
From: Nicholas Mimms/cfp
Date: 03/09/2017 02:38PM
Cc: Peggy Arraiz/cfp@cfp, Paul Thomas/cfp@cfp
Subject: 1635 THUMBPOINT DRIVE

Jennifer,

Good Afternoon!!

Please schedule a meeting with the following participants so that we may discuss code enforcement activities for the subject location...

Nick Mimms
Peggy Arraiz
Paul Thomas

THANKS!!!

Nick Mimms, P.E. | City Manager | City of Fort Pierce

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Nicholas Mimms to: Jennifer D Robinson 03/03/2017 03:56 PM
Cc: Linda Cox

Date Subject

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THANKS!!!

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"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

-----Forwarded by Nicholas Mimms/cfp on 03/03/2017 03:55PM -----
To: "Chris Hodge" <cphodge03@yahoo.com>
From: Linda Hudson/cfp
Date: 03/03/2017 11:17AM
Cc: Nicholas Mimms/cfp@cfp, Linda Cox/cfp@cfp
Subject: Re: The Lot at 1635 Thumb Point Drive

I appreciate your keeping me informed. I am frustrated with this situation, but I don't have to live with it like you do. I know this is important to management also. You will hear from us.

Sent from IBM Verse

Chris Hodge --- The Lot at 1635 Thumb Point Drive ---
From: "Chris Hodge" <cphodge03@yahoo.com>
To: "Linda Hudson" <LHudson@City-FtPierce.Com>
Cc: "Nicholas Mimms" <NMimms@City-FtPierce.Com>, "Linda Cox" <LCox@City-FtPierce.Com>, "Janice

Hodge" <atmyyoga@gmail.com>, "John Wolsiefer" <johnwolsiefersr@yahoo.com>
Date: Fri, Mar 3, 2017 8:15 AM
Subject: The Lot at 1635 Thumb Point Drive

Dear Linda Hudson and Nick Mimms

As I'm sure you are both aware there has been no progress in finalizing the building on this site. The partial building is more like a Grey Concrete Bunker which is as bad an eyesore as ever and Mr. Weaver continues to use the site for storage of his materials for other projects.

Mr. Culverhouse and Mr Weaver have not met the deadline of December 31st 2016 that they committed to. They continue to game the system as they have done for the last 12 years and it seems the City is content to let them continue to do so.

Please update us on what action the City is taking to rectify the situation.

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From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Chris Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Tuesday, 6 December 2016, 9:50
Subject: Re: Fishing from the Lot at 1635

I will keep trying. Thank you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 6, 2016, 9:47:36 AM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
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Cc: atmyoga@gmail.com
Date: Dec 6, 2016 9:47:36 AM
Subject: Re: Fishing from the Lot at 1635

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Re: The Lot at 1635 Thumb Point Drive

Linda Cox to: Chris Hodge 03/03/2017 11:45 AM

Cc: Janice Hodge, John Wolsiefer, Linda Hudson, Nicholas Mimms, Paul Thomas

Sender	Sender	Date	Subject

I'm not prepared to say that at all, but would prefer to wait for Mr. Thomas to return and we can discuss more fully.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

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Chris Hodge	Dear Ms Cox So what you are really saying is th...	03/03/2017 11:43:49 AM

From: Chris Hodge <cphodge03@yahoo.com>
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Cc: Janice Hodge <atmyyoga@gmail.com>, John Wolsiefer <johnwolsiefersr@yahoo.com>, Linda Hudson <LHudson@City-FtPierce.Com>, Nicholas Mimms <NMimms@City-FtPierce.Com>, Paul Thomas <PThomas@City-FtPierce.Com>
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Dear Ms Cox

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Chris Hodge to: Linda Cox 03/03/2017 11:43 AM

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Please respond to Chris Hodge

History: This message has been replied to.

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As we have urged on several occasions the city should have the site completely cleared once the deadline has passed.

Sincerely

Chris Hodge
Home: +1 772 464 8754 Mobile: +1 772 579 8306

From: Linda Hudson <LHudson@City-FtPierce.Com>
To: Christopher Hodge <cphodge03@yahoo.com>
Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Sunday, 4 December 2016, 7:41
Subject: Re: Fishing from the Lot at 1635

Thanks for this information. I will try to get by but my schedule is tight this time of year. I am sharing your concerns with management. It is my understanding that someone from the city,

perhaps Paul Thomas, Interim Builidng Department head, should have been in touch with you.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 3, 2016, 3:03:03 PM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: lhudson@city-ftpierce.com
Cc:
Date: Dec 3, 2016 3:03:03 PM
Subject: Fishing from the Lot at 1635

Hi Linda
There continue to be groups fishing and picnicking on the vacant lot and the building has not progressed in weeks.
Surely the city can take more aggressive action?
Please come over to 1622 Thumb Point to discuss.
Chris and Janice Hodge
772 579 8306
Sent from my iPhone

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Fw: The Lot at 1635 Thumb Point Drive
Linda Hudson to: Linda Cox 03/03/2017 11:09 AM

	Sender	Sender	Date
	Linda Hudson	Linda Hudson	03/03/2017 11:09 AM

Sent from IBM Verse

Chris Hodge --- The Lot at 1635 Thumb Point Drive ---

From: "Chris Hodge" <cphodge03@yahoo.com>
To: "Linda Hudson" <LHudson@City-FtPierce.Com>
Cc: "Nicholas Mimms" <NMimms@City-FtPierce.Com>, "Linda Cox" <LCox@City-FtPierce.Com>, "Janice Hodge" <atmyyoga@gmail.com>, "John Wolsiefer" <johnwolsiefersr@yahoo.com>
Date: Fri, Mar 3, 2017 8:15 AM
Subject: The Lot at 1635 Thumb Point Drive

Dear Linda Hudson and Nick Mimms

As I'm sure you are both aware there has been no progress in finalizing the building on this site. The partial building is more like a Grey Concrete Bunker which is as bad an eyesore as ever and Mr. Weaver continues to use the site for storage of his materials for other projects.

Mr. Culverhouse and Mr Weaver have not met the deadline of December 31st 2016 that they committed to. They continue to game the system as they have done for the last 12 years and it seems the City is content to let them continue to do so.

Please update us on what action the City is taking to rectify the situation.

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Cc: Nicholas Mimms <NMimms@City-FtPierce.Com>; Linda Cox <LCox@City-FtPierce.Com>
Sent: Tuesday, 6 December 2016, 9:50

Subject: Re: Fishing from the Lot at 1635

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Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Dec 6, 2016, 9:47:36 AM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: LHudson@City-FtPierce.Com
Cc: atmyoga@gmail.com
Date: Dec 6, 2016 9:47:36 AM
Subject: Re: Fishing from the Lot at 1635

Thanks Linda

Yes Paul Thomas has been in touch.

Frankly our discussions with the city have led nowhere.

We now have an ugly partially completed building and zero chance it will be completed and landscaped by December 31st as agreed between the city and the owner. Clearly he and his contractor have no intention of complying and will continue to play the system as they have done for the last 12 years.

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The Lot at 1635 Thumb Point Drive
Chris Hodge to: Linda Hudson 03/03/2017 08:15 AM
Cc: Nicholas Mimms, Linda Cox, Janice Hodge, John Wolsiefer
Please respond to Chris Hodge

History: This message has been replied to.

Sender	Sender	Date	Subject

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Re: 1635 THUMBPOINT DRIVE

Nicholas Mimms to: Linda Cox
Cc: Jennifer D Robinson
02/08/2017 02:29 PM

	Sender	Sender	Date
	Nicholas Mimms	Nicholas Mimms	02/08/2017 01:51 PM
	Linda Cox	Linda Cox	02/08/2017 01:55 PM
	Nicholas Mimms	Nicholas Mimms	02/08/2017 02:29 PM

Thank you Linda!!!

Nick Mimms, P.E. | City Manager | City of Fort Pierce
Phone: 772.467.3793 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950
Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

-----Linda Cox/cfp wrote: -----
To: Nicholas Mimms/cfp@cfp
From: Linda Cox/cfp
Date: 02/08/2017 01:55PM
Cc: Jennifer D Robinson/cfp@cfp
Subject: Re: 1635 THUMBPOINT DRIVE

Yes....it is on my list for you

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

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THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Nicholas Mimms---02/08/2017 01:51:00 PM---Linda, Good Afternoon!! Have you received an update regarding the building permit/construction sta

From:	Nicholas Mimms/cfp
To:	Linda Cox/cfp@cfp
Cc:	Jennifer D Robinson/cfp@cfp
Date:	02/08/2017 01:51 PM
Subject:	1635 THUMBPOINT DRIVE

Linda,

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Have you received an update regarding the building permit/construction status for the subject address??

Nick Mimms, P.E. | City Manager | City of Fort Pierce
Phone: 772.467.3793 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce, FL 34950
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Re: 1635 THUMBPOINT DRIVE

Linda Cox to: Nicholas Mimms 02/08/2017 01:55 PM
Cc: Jennifer D Robinson

	Sender	Sender	Date
	Nicholas Mimms	Nicholas Mimms	02/08/2017 01:51 PM
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1635 THUMBPOINT DRIVE

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Cc: Jennifer D Robinson

History: This message has been replied to.

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THumb Point Property
Linda Cox to: Paul Thomas 01/31/2017 03:24 PM

	Sender	Sender	Date
	Linda Cox	Linda Cox	01/31/2017 03:24 PM

When you have a minute, I'd like an update on the Culverhouse property and maybe a quick chat about future direction. Thanks.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

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Re: For Asst. City Manager re- 1635 Thumb Point Drive

Nicholas Mimms to: Linda Cox 01/12/2017 08:03 AM
Cc: Jennifer D Robinson

	Sender	Sender	Date
	Jennifer D Robinson	Jennifer D Robinson	01/11/2017 01:10 PM
	Linda Cox	Linda Cox	01/11/2017 01:20 PM
	Linda Cox	Linda Cox	01/11/2017 01:58 PM
	Nicholas Mimms	Nicholas Mimms	01/12/2017 08:03 AM

Linda,

Good Morning!!

Thank you for handling this matter.

Nick Mimms

Linda Cox --- Re: For Asst. City Manager re- 1635 Thumb Point Drive ---

From: "Linda Cox" <LCox@City-FtPierce.Com>
To: "Jennifer D Robinson" <jrobinson@city-ftpierce.com>
Cc: "Nicholas Mimms" <NMimms@City-FtPierce.Com>
Date: Wed, Jan 11, 2017 1:58 PM
Subject: Re: For Asst. City Manager re- 1635 Thumb Point Drive

I just confirmed with building that the fishing has been dealt with since the date of the email. The debris has been removed and the fishing eliminated. Unless there is new information or a new complaint, I dealt with this complaint back when it was originally received.

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From: Jennifer D Robinson/cfp
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Cc: Nicholas Mimms/cfp@cfp
Date: 01/11/2017 01:10 PM
Subject: For Asst. City Manager re- 1635 Thumb Point Drive

Good afternoon Linda,

Attached is an email regarding 1635 Thumb Point Drive for your review and coordination with the Building Department and Code Enforcement.

Thank you,

Jennifer

[attachment "For Asst. City Manager - 1635 Thumb Point Drive.pdf" deleted by Linda Cox/cfp]

Jennifer D. Robinson | Executive Assistant to the City Manager | City of Fort Pierce
City Manager's Office
Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North U.S. 1 Fort Pierce

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

Re: For Asst. City Manager re- 1635 Thumb Point Drive
Linda Cox to: Jennifer D Robinson 01/11/2017 01:58 PM
Cc: Nicholas Mimms

Date	Subject
Linda Cox	01/11/2017 01:20 PM	Re: For As
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THE SUNRISE CITY
FORT PIERCE
Florida

1635 Thumb Point

Linda Cox to: Paul Thomas 01/11/2017 01:24 PM

	Sender	Sender	Date
	Linda Cox	Linda Cox	01/11/2017 01:24 PM

Hi Paul:

This is an old email that I just received and I'm certain we have discussed this since November. Do you have any updates on the construction status and that of the use of the property for fishing?

For Asst. City Manager - 1635 Thumb Point Drive.pdf

Jennifer D. Robinson | Executive Assistant to the City Manager | City of Fort Pierce
City Manager's Office
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	Nicholas Mimms	Nicholas Mimms	01/12/2017 08:03 AM

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THE SUNRISE CITY FORT PIERCE Florida

Re: 1635 Thumb Point Drive - Update - Culverhouse Property

Paul Thomas to: Linda Cox 12/08/2016 09:34 AM
Sent by: Karen Murphy
Cc: lhudson, nmimms, Paul Thomas

Date	Sender	Subject
Linda Cox	12/07/2016 09:36 AM	Re: 1635
Karen Murphy	12/07/2016 02:01 PM	Re:
Paul Thomas	12/08/2016 09:34 AM	Re:

Linda, Steve Weaver called at 9:11 AM this morning and said he has repaired the gate (photo below), called in an inspection for the project, and has done some clean up at the site.



20161208_090111_resized.jpg

Should you need further assistance, please let me know.

Karen Murphy
Executive Assistant

On behalf of:

Paul Thomas, CBO, CFM | Interim Building Official | City of Fort Pierce
Building Department
Phone: 772.467.3188 • Fax: 772.467.3849 • 100 North U.S. 1 Fort Pierce

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

Linda Cox	Can we please follow up to make sure the gate h...	12/07/2016 09:36:52 AM

From: Linda Cox/cfp
To:

Cc:	Karen Murphy/cfp@CFP, Paul Thomas/cfp@cfp, lhudson@city-ftpierce.com, nmimms@city-ftpierce.com
Date:	12/07/2016 09:36 AM
Subject:	Re: 1635 Thumb Point Drive - Update - Culverhouse Property

Can we please follow up to make sure the gate has been re-secured?

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

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"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Paul Thomas	Good morning Linda, There was a gate damage...	12/07/2016 09:04:20 AM

Re: 1635 Thumb Point Drive - Update - Culverhouse Property

Karen Murphy to: Linda Cox 12/07/2016 02:01 PM
Cc: lhudson, nmimms, Paul Thomas

	Sender	Sender	Date
	Paul Thomas	Paul Thomas	12/07/2016 09:04 AM
	Linda Cox	Linda Cox	12/07/2016 09:36 AM
	Karen Murphy	Karen Murphy	12/07/2016 02:01 PM
	Paul Thomas	Paul Thomas	12/08/2016 09:34 AM

Linda:

A few minutes ago, Paul spoke to Steve Weaver who was getting the supplies needed to repair the fence. Mr. Weaver said he would email photos of it today once it was repaired. Paul went to the site at lunchtime and whoever broke into the fence pulled down the whole half of the gate - the broken (pulled down) portion was still chained closed to the rest of the gate.

We will keep you informed of any updates.

Karen

Tell us how we are doing! Customer Service is a Priority for the City of Fort Pierce. Please take a moment to complete our customer service survey by following this link: http://www.cityoffortpierce.com/FormCenter/Building-6/Building-Department-Customer-Service-Fee-73

Karen Murphy | Executive Assistant | City of Fort Pierce
Building Department
Phone: 772.467.3188 • Fax: 772.467.3849 • 100 North U.S. 1 Fort Pierce

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Linda Cox	Can we please follow up to make sure the gate h...	12/07/2016 09:36:52 AM

From:	Linda Cox/cfp
To:	
Cc:	Karen Murphy/cfp@CFP, Paul Thomas/cfp@cfp, lhudson@city-ftpierce.com, nmimms@city-ftpierce.com
Date:	12/07/2016 09:36 AM
Subject:	Re: 1635 Thumb Point Drive - Update - Culverhouse Property

Can we please follow up to make sure the gate has been re-secured?

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Paul Thomas	Good morning Linda, There was a gate damage...	12/07/2016 09:04:20 AM

Re: 1635 Thumb Point Drive - Update - Culverhouse Property

Linda Cox to: 12/07/2016 09:36 AM
Cc: Karen Murphy, Paul Thomas, lhudson, nmimms

	Sender	Sender	Date
	Paul Thomas	Paul Thomas	12/07/2016 09:04 AM
	Linda Cox	Linda Cox	12/07/2016 09:36 AM
	Karen Murphy	Karen Murphy	12/07/2016 02:01 PM
	Paul Thomas	Paul Thomas	12/08/2016 09:34 AM

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Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
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THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

Paul Thomas — Good morning Linda, There was a gate damage... — 12/07/2016 09:04:20 AM

From: Paul Thomas/cfp
To: Linda Cox/cfp@cfp
Cc: Paul Thomas/cfp@cfp
Date: 12/07/2016 09:04 AM
Subject: 1635 Thumb Point Drive - Update - Culverhouse Property
Sent by: Karen Murphy

Good morning Linda,

There was a gate damaged at the Culverhouse project, which was how people were entering the property. I have spoken to Steve Weaver who said he would be re-securing the gate. I am calling in an inspection at that location, and Steve Weaver indicated that work would continue soon.

Kind regards,

Karen Murphy
Executive Assistant

On behalf of:

Paul Thomas, CBO, CFM | Interim Building Official | City of Fort Pierce
Building Department
Phone: 772.467.3188 • Fax: 772.467.3849 • 100 North U.S. 1 Fort Pierce

Website | Facebook | Survey

THE SUNRISE CITY
FORT PIERCE
Florida

1635 Thumb Point Drive - Update - Culverhouse Property

Paul Thomas to: Linda Cox 12/07/2016 09:04 AM
Sent by: **Karen Murphy**
Cc: Paul Thomas

History: This message has been replied to.

Date	Subject		
Linda Cox	12/07/2016 09:36 AM		Re: 1635
Karen Murphy	12/07/2016 02:01 PM		Re:
Paul Thomas	12/08/2016 09:34 AM		Re:

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Kind regards,

Karen Murphy
Executive Assistant

On behalf of:

Paul Thomas, CBO, CFM | Interim Building Official | City of Fort Pierce
Building Department
Phone: 772.467.3188 • Fax: 772.467.3849 • 100 North U.S. 1 Fort Pierce

Website | Facebook | Survey

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FORT PIERCE
Florida

1635 Thumb Point Drive - Construction Timeline
Paul Thomas to: bradculverhouselaw, realtimefla 11/14/2016 04:35 PM
Sent by: Karen Murphy
Cc: Linda Cox, Paul Thomas

	Sender	Sender	Date
	Paul Thomas	Paul Thomas	11/14/2016 04:35 PM

Good afternoon Mr. Culverhouse and Mr. Weaver:

Please find the attached email we have received regarding your project. Please demonstrate how you intend to meet your construction timeline, also attached.

Hodges Email.November 2016.pdf

2016 Culverhouse Timeline.pdf

Kind regards,

Karen Murphy
Executive Assistant

On behalf of:

Paul Thomas, CBO, CFM | Interim Building Official | City of Fort Pierce
Building Department
Phone: 772.467.3188 • Fax: 772.467.3849 • 100 North U.S. 1 Fort Pierce

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

Re: 1635 Thumb Point Drive is an Eyesore and Public Nuisance

Linda Hudson to: Chris Hodge 11/08/2016 05:04 PM

Cc: "Janice Hodge", "John Wolsiefer", marc meyers, Nicholas Mimms, Linda Cox

Sender	Sender	Date	Subject

Thank you for this email. I am sharing with management. You will hear from someone soon.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
City of Fort Pierce
772-467-3065

On Nov 8, 2016, 4:43:07 PM, cphodge03@yahoo.com wrote:

From: cphodge03@yahoo.com
To: lhudson@city-ftpierce.com, mmeyers@city-ftpierce.com
Cc: atmyyoga@gmail.com, johnwolsiefersr@yahoo.com
Date: Nov 8, 2016 4:43:07 PM
Subject: 1635 Thumb Point Drive is an Eyesore and Public Nuisance

Dear Ms. Hudson and Mr. Myers

We are writing to you on behalf of all the neighbors on Thumb Point Drive who are now asking us to organize a public protest about the situation.

Since our meeting at City Hall with Mr. Myers the owner/contractor have built a partial wall. However since then there has been zero activity and the situation has worsened. The site has become even more of an eyesore and public nuisance than it was previously.

There is a lot of debris and loose building materials on the site. There is no doubt that had Hurricane Matthew been as serious as predicted with 120 mph plus winds those materials would have become dangerous flying projectiles putting at risk all the surrounding houses and all those who chose not to evacuate. We were all fortunate that Matthew was a lot less severe than predicted.

Also the site is now being used almost daily for fishing and picnicking sometimes by quite large groups of people. For example this last Sunday a number of cars were driven onto the site for this purpose apparently with the agreement of the contractor. We called the police who asked them to leave. It is not a public beach!

At our last meeting at City Hall you confirmed to us that the owner/contractor were obliged to complete the building and landscaping of a dwelling on the site by the end of 2016. It is highly unlikely that this will occur. Nevertheless we urge you to insist that the owner/contractor comply with this deadline and should they not

do so have the site cleared by the city.
We look forward to your response.
Sincerely

Chris and Janice Hodge

Home: 772 464 8754 Mobile: 772 579 8306

Fw: 1635 Thumb Point Slab Pour and first lift of block delivery scheduling request

Linda Cox to: nmimms 08/17/2016 08:43 AM

Date	Subject

Update below.

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

----- Forwarded by Linda Cox/cfp on 08/17/2016 08:43 AM -----

From:	marc meyers/cfp
To:	Kristie Kirstein/cfp@cfp, Paul Thomas/cfp@cfp
Cc:	Linda Cox/cfp
Date:	08/17/2016 08:22 AM
Subject:	Fw: 1635 Thumb Point Slab Pour and first lift of block delivery scheduling request
Sent by:	Karen Murphy

Good morning, below is an update on the Culverhouse residence. I am forwarding while Marc is on vacation.

Karen Murphy
Exec. Asst.

On behalf of:

Marc Meyers, CBO,CFM
Building Official
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954

772-467-3187
mmeyers@city-ftpierce.com

----- Forwarded by Karen Murphy/cfp on 08/17/2016 08:15 AM -----

From: realtimefla@aol.com
To: RIrish@cemexusa.com, ccarter146@hotmail.com
Cc: redlineconstruct@att.net, bradculverhouselaw@gmail.com, Mmeyers@city-ftpierce.com
Date: 08/16/2016 04:52 PM
Subject: 1635 Thumb Point Slab Pour and first lift of block delivery scheduling request

Bob:

1635 Thumb Point passed the slab/steel inspection today. We want to schedule the pour as soon as you can schedule us (40 yards plus, 3,000 psi, add corrosion inhibitor, no fiber).

I have copied Chris Carter on this email. When you reply with first available pour date, let's see if Carter is available to place and finish the concrete.

I have also copied Tim at Redline Masonry on this email, and hope you can schedule the first floor block delivery two or three days after the pour date that you can do for us.

Thank you Bob – hoping to hear back from you tomorrow with these two dates. Mr. Culverhouse, the owner of the property, will either pre-pay you for the concrete and the block or pay the day of the pour and the block delivery. That's the plan. Thank you and looking forward to your reply.

Steven M. Weaver Sr.
Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

Fw: 1635 Thumb Point Slab Pour and first lift of block delivery scheduling request

marc meyers to: Kristie Kirstein, Paul Thomas 08/17/2016 08:22 AM
Sent by: Karen Murphy
Cc: Linda Cox

History: This message has been forwarded.

	Sender	Sender	Date
	marc meyers	marc meyers	08/17/2016 08:22 AM

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Exec. Asst.

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Marc Meyers, CBO,CFM
Building Official
City of Fort Pierce
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Fort Pierce, FL 34954
772-467-3187
mmeyers@city-ftpierce.com

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Owner/ President
RealTime Property Development Services Inc.
CGC1505490
Commercial/Waterfront/Investment Properties Specialist
Coldwell Banker Paradise Hoyt C. Murphy Realtors
772-370-0384

1635 Thumbpoint Drive - Correspondence Dated 8.12.16

marc meyers to: bradculverhouselaw 08/12/2016 03:39 PM
Sent by: Karen Murphy
Cc: Nicholas Mimms, Linda Cox, Paul Thomas, realtimefla

Date Subject

Good afternoon Mr. Culverhouse:

Please find attached a letter from Mr. Meyers.

Culverhouse.1635 Thumbpoint Dr. Progress Letter.8.12.16.pdf

Kind regards,

Karen Murphy
Executive Assistant

On behalf of:

Marc Meyers, CBO,CFM
Building Official
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954
772-467-3187
mmeyers@city-ftpierce.com

Re: 1635 Thumb Point Drive
Nicholas Mimms to: Linda Cox 08/08/2016 05:42 PM

	Linda Cox	08/08/2016 05:39 PM	Re: 1635
	Nicholas Mimms	08/08/2016 05:42 PM	Re:

Wow!!!

Pretty efficient!!!

Nicholas Mimms, P.E. | City Manager | City of Fort Pierce
Phone: 772.467.3031 • Fax: 772.489.8042 • P.O. Box 1480, Fort Pierce, FL 34954

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FORT PIERCE
Florida

Linda Cox — Already did Mr. Mimms. At my request, he is calli... — 08/08/2016 05:39:23 PM

From: Linda Cox/cfp
To: Nicholas Mimms/cfp@cfp
Date: 08/08/2016 05:39 PM
Subject: Re: 1635 Thumb Point Drive

Already did Mr. Mimms. At my request, he is calling them and inviting them in to discuss. Ill update you at our meeting tomorrow.

Linda W. Cox, City Clerk
Sent from IBM Verse

Nicholas Mimms --- Fw: 1635 Thumb Point Drive ---

From: "Nicholas Mimms" <NMimms@City-FtPierce.Com>
To: "Linda Cox" <LCox@City-FtPierce.Com>
Cc: "Jennifer D Robinson" <jrobinson@city-ftpierce.com>
Date: Mon, Aug 8, 2016 5:33 PM
Subject: Fw: 1635 Thumb Point Drive

Linda Cox,

Please review this situation with Marc and generate a response to this ongoing situation.

THANKS!!!

Nicholas Mimms, P.E. | City Manager | City of Fort Pierce
Phone: 772.467.3031 • Fax: 772.489.8042 • P.O. Box 1480, Fort Pierce, FL 34954

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FORT PIERCE
Florida

----- Forwarded by Nicholas Mimms/cfp on 08/08/2016 05:32 PM -----

From: Janice <atmyyoga@gmail.com>
To: marc meyers <mmeyers@city-ftpierce.com>
Cc: lhudson@city-ftpierce.com, nmimms@city-ftpierce.com
Date: 08/04/2016 10:42 AM
Subject: 1635 Thumb Point Drive

Mr Meyers,

The ongoing discussion regarding subject property. It is difficult for us to be convinced the city is addressing the building of a home on this site. There are seldom any contractors on site except the occasional Sunday evening for an hour or so!

You can see from the picture attached, the contractor continues to bring materials to the property that look as if they are for disposal rather than for construction.

You committed that the city would expect a house by year end (2016!!) to include windows, driveway and landscaping. It is difficult to believe that we are now in August and very little progress has been made. It appears that once again the city is being conned by some other delays.

BTW - you know those building permits that are supposed to be lodged?? Once again, the city turns a blind eye to regulations.

Please advise the current status from your end.

Janice and Chris Hodge
1622 Thumb Point Drive


LOT
JOB
WARNING

Re: 1635 Thumb Point Drive
Linda Cox to: Nicholas Mimms 08/08/2016 05:39 PM

	Sender	Sender	Date
	Nicholas Mimms	Nicholas Mimms	08/08/2016 05:33 PM
	Linda Cox	Linda Cox	08/08/2016 05:39 PM
	Nicholas Mimms	Nicholas Mimms	08/08/2016 05:42 PM

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Sent from IBM Verse

Nicholas Mimms --- Fw: 1635 Thumb Point Drive ---

From: "Nicholas Mimms" <NMimms@City-FtPierce.Com>
To: "Linda Cox" <LCox@City-FtPierce.Com>
Cc: "Jennifer D Robinson" <jrobinson@city-ftpierce.com>
Date: Mon, Aug 8, 2016 5:33 PM
Subject: Fw: 1635 Thumb Point Drive

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Nicholas Mimms, P.E. | City Manager | City of Fort Pierce
Phone: 772.467.3031 • Fax: 772.489.8042 • P.O. Box 1480, Fort Pierce, FL 34954

Facebook | Website | Twitter

THE SUNRISE CITY
FORT PIERCE
Florida

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To: marc meyers <mmeyers@city-ftpierce.com>
Cc: lhudson@city-ftpierce.com, nmimms@city-ftpierce.com
Date: 08/04/2016 10:42 AM
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Janice and Chris Hodge
1622 Thumb Point Drive


LOT
JOB

Fw: 1635 Thumb Point Drive

Nicholas Mimms to: Linda Cox
Cc: Jennifer D Robinson
08/08/2016 05:33 PM

History: This message has been replied to.

	Sender	Sender	Date
	Nicholas Mimms	Nicholas Mimms	08/08/2016 05:33 PM
	Linda Cox	Linda Cox	08/08/2016 05:39 PM
	Nicholas Mimms	Nicholas Mimms	08/08/2016 05:42 PM

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Nicholas Mimms, P.E. | City Manager | City of Fort Pierce
Phone: 772.467.3031 • Fax: 772.489.8042 • P.O. Box 1480, Fort Pierce, FL 34954

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FORT PIERCE
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Please advise the current status from your end.

Janice and Chris Hodge
1622 Thumb Point Drive



Fw: 1635 Thumb Point Drive
Linda Cox to: mmeyers, Kristie Kirstein, Shaun Coss 08/04/2016 04:09 PM
Cc: nmimms

	Sender	Sender	Date
	Linda Cox	Linda Cox	08/04/2016 04:09 PM

Hi Marc:

Can you please copy me on your response to Mr. and Mrs. Hodge?

Linda W. Cox, MBA, CMC | City Clerk/Assistant City Manager | City of Fort Pierce
City Clerk's Office
Phone: 772.467.3065 • Fax: 772.467.3841 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

----- Forwarded by Linda Cox/cfp on 08/04/2016 04:08 PM -----

From: Linda Hudson/cfp
To: Linda Cox/cfp@cfp
Cc: Nicholas Mimms/cfp@cfp
Date: 08/04/2016 02:34 PM
Subject: Fwd: 1635 Thumb Point Drive

It is really hard not to see her point. I feel her frustration.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
772-467-3065

On Aug 4, 2016, 10:42:34 AM, atmyyoga@gmail.com wrote:

From: atmyyoga@gmail.com

To: mmeyers@city-ftpierce.com
Cc: lhudson@city-ftpierce.com, nmimms@city-ftpierce.com
Date: Aug 4, 2016 10:42:34 AM
Subject: 1635 Thumb Point Drive

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Janice and Chris Hodge
1622 Thumb Point Drive


LOT
JOB

Fwd: 1635 Thumb Point Drive
Linda Hudson to: Linda Cox 08/04/2016 02:34 PM
Cc: Nicholas Mimms

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	Linda Hudson	Linda Hudson	08/04/2016 02:34 PM

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Mayor
772-467-3065

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From: atmyyoga@gmail.com
To: mmeyers@city-ftpierce.com
Cc: lhudson@city-ftpierce.com, nmimms@city-ftpierce.com
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Please advise the current status from your end.

Janice and Chris Hodge
1622 Thumb Point Drive



From City Manager re- 1635 Thumbpoint Drive

Jennifer D Robinson to: edbecht, in2lawfl, lindahudsonbailey, Linda Hudson, Reggie Sessions, Rufus Alexander, sarah772, sessionslawfirm, tomperona, Tom Perona, Eddie 06/30/2016 10:27 AM

Cc: Nicholas Mimms, Linda Cox

Sender	Sender	Date
Jennifer D Robinson	Jennifer D Robinson	06/30/2016 10:27 AM

To: The Honorable Mayor and Members of the City Commission

Good morning,

Attached is a memorandum from the City Manager regarding the building permit status of 1635 Thumbpoint Drive, as requested by Mayor Hudson.

Thank you,

Jennifer

From City Manager re- 1635 Thumbpoint Drive 6-29-16.pdf

Jennifer D. Robinson | Executive Assistant to City Manager | City of Fort Pierce
Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North US Hwy 1, Fort Pierce, FL 34950

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THE SUNRISE CITY FORT PIERCE Florida

Re: Update - Permit 14-607 - Culverhouse - 1635 Thumbpoint Drive

Karen Murphy to: Nicholas Mimms 06/29/2016 04:31 PM
Cc: Jennifer D Robinson, Linda Cox, marc meyers, Paul Thomas

	Sender	Sender	Date
	Karen Murphy	Karen Murphy	06/29/2016 08:39 AM
	Nicholas Mimms	Nicholas Mimms	06/29/2016 11:51 AM
	Karen Murphy	Karen Murphy	06/29/2016 03:54 PM
	Nicholas Mimms	Nicholas Mimms	06/29/2016 04:18 PM

You're most welcome. Everyone have a nice evening. :o)

Tell us how we are doing! Customer Service is a Priority for the City of Fort Pierce. Please take a moment to complete our customer service survey by following this link: http://www.cityoffortpierce.com/FormCenter/Building-6/Building-Department-Customer-Service-Fee-73

Karen Murphy| Executive Assistant | City of Fort Pierce
Phone: 772.467.3188 • Fax: 772.467-3849 • 100 North U.S. 1 Fort Pierce

Facebook | Website | Twitter

THE SUNRISE CITY FORT PIERCE Florida

Nicholas Mimms Thank you Karen!! _____... 06/29/2016 04:18:39 PM

From: Nicholas Mimms/cfp
To: Karen Murphy/cfp@CFP
Cc: Jennifer D Robinson/cfp@cfp, Linda Cox/cfp@cfp, marc meyers/cfp@cfp, Paul Thomas/cfp@cfp
Date: 06/29/2016 04:18 PM
Subject: Re: Update - Permit 14-607 - Culverhouse - 1635 Thumbpoint Drive

Thank you Karen!!

Nicholas Mimms, P.E. | City Manager | City of Fort Pierce

Phone: 772.467.3031 • Fax: 772.489.8042 • P.O. Box 1480, Fort Pierce, FL 34954

Facebook | Website | Twitter

Karen Murphy	Mr. Mimms, please find attached the permit appli...	06/29/2016 03:54:11 PM
Nicholas Mimms	Karen, Good Afternoon!!	06/29/2016 11:51:28 AM
Karen Murphy	Good morning, please find attached an update o...	06/29/2016 08:39:36 AM

Re: Update - Permit 14-607 - Culverhouse - 1635 Thumbpoint Drive

Nicholas Mimms to: Karen Murphy 06/29/2016 04:18 PM
Cc: Jennifer D Robinson, Linda Cox, marc meyers, Paul Thomas

	Sender	Sender	Date
	Karen Murphy	Karen Murphy	06/29/2016 08:39 AM
	Nicholas Mimms	Nicholas Mimms	06/29/2016 11:51 AM
	Karen Murphy	Karen Murphy	06/29/2016 03:54 PM
	Nicholas Mimms	Nicholas Mimms	06/29/2016 04:18 PM

Thank you Karen!!

Nicholas Mimms, P.E. | City Manager | City of Fort Pierce
Phone: 772.467.3031 • Fax: 772.489.8042 • P.O. Box 1480, Fort Pierce, FL 34954

Facebook | Website | Twitter

THE SUNRISE CITY
FORT PIERCE
Florida

Karen Murphy Mr. Mimms, please find attached the permit appli... 06/29/2016 03:54:11 PM

From: Karen Murphy/cfp
To: Nicholas Mimms/cfp@cfp
Cc: Linda Cox/cfp, marc meyers/cfp@cfp, Paul Thomas/cfp@cfp, Jennifer D Robinson/cfp@cfp
Date: 06/29/2016 03:54 PM
Subject: Re: Update - Permit 14-607 - Culverhouse - 1635 Thumbpoint Drive

Mr. Mimms, please find attached the permit application for 14-607, Building Permit, Hold Harmless/Indemnity Form, and Inspection Report.

If I may be of further assistance, please let me know.

Have a great evening!
Karen

14-607 Permit App.insp.rpt 6.29.16.pdf

Tell us how we are doing! Customer Service is a Priority for the City of Fort Pierce. Please take a moment to complete our customer service survey by following this link:

http://www.cityoffortpierce.com/FormCenter/Building-6/Building-Department-Customer-Service-Fee-73

Karen Murphy| Executive Assistant | City of Fort Pierce
Phone: 772.467.3188 • Fax: 772.467-3849 • 100 North U.S. 1 Fort Pierce

Facebook | Website | Twitter

THE SUNRISE CITY FORT PIERCE Florida

Nicholas Mimms	Karen, Good Afternoon!!	06/29/2016 11:51:28 AM
Karen Murphy	Good morning, please find attached an update o...	06/29/2016 08:39:36 AM

Re: Update - Permit 14-607 - Culverhouse - 1635 Thumbpoint Drive

Karen Murphy to: Nicholas Mimms 06/29/2016 03:54 PM
Cc: Linda Cox, marc meyers, Paul Thomas, Jennifer D Robinson

	Sender	Sender	Date
	Karen Murphy	Karen Murphy	06/29/2016 08:39 AM
	Nicholas Mimms	Nicholas Mimms	06/29/2016 11:51 AM
	Karen Murphy	Karen Murphy	06/29/2016 03:54 PM
	Nicholas Mimms	Nicholas Mimms	06/29/2016 04:18 PM

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Karen

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THE SUNRISE CITY FORT PIERCE Florida

Nicholas Mimms Karen, Good Afternoon!! 06/29/2016 11:51:28 AM

From: Nicholas Mimms/cfp

To:	Karen Murphy/cfp@CFP
Cc:	Linda Cox/cfp@cfp, marc meyers/cfp@cfp, Paul Thomas/cfp@cfp, Jennifer D Robinson/cfp@cfp
Date:	06/29/2016 11:51 AM
Subject:	Re: Update - Culverhouse - 1635 Thumbpoint Drive

Karen,

Good Afternoon!!

Thank you for this update. Please send a copy of the current building permit so that can accompany my memorandum to the City Commission.

Nicholas Mimms, P.E. | City Manager | City of Fort Pierce
Phone: 772.467.3031 • Fax: 772.489.8042 • P.O. Box 1480, Fort Pierce, FL 34954

Facebook | Website | Twitter

THE SUNRISE CITY
FORT PIERCE
Florida

Karen Murphy	Good morning, please find attached an update o...	06/29/2016 08:39:36 AM

Re: Update - Culverhouse - 1635 Thumbpoint Drive

Nicholas Mimms to: Karen Murphy 06/29/2016 11:51 AM
Cc: Linda Cox, marc meyers, Paul Thomas, Jennifer D Robinson

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Phone: 772.467.3031 • Fax: 772.489.8042 • P.O. Box 1480, Fort Pierce, FL 34954

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THE SUNRISE CITY FORT PIERCE Florida

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From: Karen Murphy/cfp
To: Nicholas Mimms/cfp@cfp
Cc: Linda Cox/cfp, Paul Thomas/cfp@cfp, marc meyers/cfp@cfp
Date: 06/29/2016 08:39 AM
Subject: Update - Culverhouse - 1635 Thumbpoint Drive

Good morning, please find attached an update on the residence at 1635 Thumbpoint Drive. This will also be updated via Task Tracker.

Have a great day,
Karen

Memo to Nick Mimms - Culverhouse Task Tracker Update 6.29.16.signed.tiff

Tell us how we are doing! Customer Service is a Priority for the City of Fort Pierce. Please take a moment to complete our customer service survey by following this link: http://www.cityoffortpierce.com/FormCenter/Building-6/Building-Department-Customer-Service-Fee-73

Karen Murphy| Executive Assistant | City of Fort Pierce
Phone: 772.467.3188 • Fax: 772.467-3849 • 100 North U.S. 1 Fort Pierce

Facebook | Website | Twitter



Update - Culverhouse - 1635 Thumbpoint Drive

Karen Murphy to: Nicholas Mimms 06/29/2016 08:39 AM
Cc: Linda Cox, Paul Thomas, marc meyers

	Sender	Sender	Date
	Karen Murphy	Karen Murphy	06/29/2016 08:39 AM
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Have a great day,
Karen

Memo to Nick Mimms - Culverhouse Task Tracker Update 6.29.16.signed.tiff

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Karen Murphy| Executive Assistant | City of Fort Pierce
Phone: 772.467.3188 • Fax: 772.467-3849 • 100 North U.S. 1 Fort Pierce

Facebook | Website | Twitter

THE SUNRISE CITY
FORT PIERCE
Florida

Re: 1635 Thumb Point Drive
Linda Hudson to: Janice 06/02/2016 04:54 PM
Cc: Nicholas Mimms, marc meyers, Linda Cox

Sender	Sender	Date	Subject

Thanks for the status report. Glad you copied management.

Sent from my iPad using IBM Verse
Linda Hudson
Mayor
772-467-3065

On Jun 2, 2016, 9:58:13 AM, atmyyoga@gmail.com wrote:

From: atmyyoga@gmail.com
To: mmeyers@city-ftpierce.com
Cc: lhudson@city-ftpierce.com, nmimms@city-ftpierce.com
Date: Jun 2, 2016 9:58:13 AM
Subject: 1635 Thumb Point Drive

Mr Meyers,
Further to previous discussions, there seems to be VERY little movement on the building at subject location. It appears that the owner and contractor continue to mislead the city and game the system.
Janice & Chris Hodge
1622 Thumb Point Drive

From City Manager re: 1635 Thumbpoint Drive

Jennifer D Robinson to: edbecht, in2lawfl, lindahudsonbailey, Linda Hudson, Reggie Sessions, Rufus Alexander, sarah772, sessionslawfirm, tomperona, Tom Perona, Eddie

04/22/2016 03:23 PM

Cc: Nicholas Mimms, Linda Cox

Date
Subject

To: The Honorable Mayor and Members of the City Commission

Good afternoon,

Attached is a memorandum from the City Manager with information regarding the building permit status of 1635 Thumbpoint Drive, as requested by Mayor Hudson.

Thank you,

Jennifer

Memo from City Manager re- 1635 Thumbpoint Drive.pdf

Jennifer D. Robinson | Executive Assistant to City Manager | City of Fort Pierce
Phone: 772.467.3032 • Fax: 772.489.8042 • 100 North US Hwy 1, Fort Pierce, FL 34950

Facebook | Website | Twitter

THE SUNRISE CITY FORT PIERCE Florida

1635 Thumb Point Drive <Watchdog: Virus checked>
Linda Hudson to: Linda Cox 10/02/2015 07:20 AM

	Sender	Sender	Date
	Linda Hudson	Linda Hudson	10/02/2015 07:20 AM

Approximately 2-3 months ago, I received emails from Marc Meyers and Peggy Arraiz (perhaps via Nick Mimms) about 1635 Thumb Point Drive. A neighborhood petition was sent to me about this property. I would appreciate your finding those emails and sending them to me again, so that I can refresh my memory on the specifics about why the City cannot do anything about the neighbors concerns.

Thank you.

Linda Hudson
Mayor, City of Fort Pierce
Sent from my iPad using IBM Verse

Fwd: 1635 Thumb Point Drive <Watchdog: Virus checked>
Linda Hudson to: Linda Cox 08/10/2015 01:00 PM

Sender	Sender	Date	Subject

I would like several copies of the attached letter. Thanks.

Sent from my iPad
LInda Hudson
Mayor
772-467-3065 office
772-834-4920 cell

Begin forwarded message:

> **From:** "Karen Mike" <KarenMike@city-ftpierce.com>
> **To:** "Robert Bradshaw" <RBradshaw@City-FtPierce.Com>
> **Cc:** "Nicholas Mimms" <NMimms@City-FtPierce.Com>, "Linda Hudson" <LHudson@City-FtPierce.Com>, "Tom Perona" <TPerona@City-FtPierce.Com>, "Paul Thomas" <PThomas@City-FtPierce.Com>, "marc meyers" <mmeyers@city-ftpierce.com>
> **Subject: 1635 Thumb Point Drive <Watchdog: Virus checked>**
>
> Mr. Bradshaw,
>
> Attached please find a memo from Marc Meyers in response to the above address.
>
> *(See attached file: Memo to Robert Bradshaw, 1635 Thumb Point Drive.pdf)*
>
> Please let me know if I can be of further assistance, thank you.
>
> Sincerely,
>
> Karen Mike
> Executive Assistant, Building Department
> City of Fort Pierce

100 North U.S. 1
P.O. Box 1480
Fort Pierce, FL 34954
(772) 467-3188 Phone
(772) 467-3849 Fax
kmike@city-ftpierce.com



Memo to Robert Bradshaw, 1635 Thumb Point Drive.pdf

Re: John B. Culverhouse, Sr..; Chapter 11 <Watchdog: Virus checked>

Peggy Arraiz to: Karen emerson 01/06/2015 02:20 PM

Cc: Christine Famularo, Colleen Greer, Elizabeth Woodruff, fpcmdean, Gelencia Carter, Gloria J Johnson, Jack Andrews, Jeanette F Conlon, Jennifer D Robinson, Johnna Morris, Kathy Darton, Kori

Date	Subject
Linda Whalen	01/06/2015 10:40 AM	Re: John
Peggy Arraiz	01/06/2015 02:20 PM	Re: John

Karen,

I am running into the problem that all of our paperwork is in the name of John B Culverhouse. It does not have a Sr. or Jr. attached. Is there any other paperwork that can more clearly identify Mr. Culverhouse? I want to assume that this is related to the property on Thumb Point but I could really use some clarification.

Thanks.

Margaret M. (Peggy) Arraiz
Code Compliance Manager
City of Ft. Pierce
Code Enforcement & Animal Control Divisions
772-467-3148
parraiz@city-ftpierce.com

Karen emerson | Brad Culverhouse has filed for Chapter 11 Bankr... | 01/06/2015 10:12:50 AM

From: Karen emerson/cfp
To: Gloria J Johnson/cfp@cfp, Marjorie B Gaskin/cfp@cfp, Tony Barnes/cfp@cfp, Peggy Arraiz/cfp@cfp, marc meyers/cfp@cfp, Nicholas Mimms/cfp@cfp, Jack Andrews/cfp@cfp, Mike Reals/cfp@cfp, Rebecca Grohall/cfp@cfp, Linda Cox/cfp@cfp, Gelencia Carter/cfp@cfp,
Cc: Johnna Morris/cfp@cfp, Sheritta Johnson/cfp@cfp, Jeanette F Conlon/cfp@cfp, Kristie Kirstein/cfp@cfp, LoWanna Porter/cfp@cfp, Christine Famularo/cfp@cfp, Jennifer D Robinson/cfp@cfp, Robert Bradshaw/cfp@cfp, Mechelle Arbuzow/cfp@cfp, Kori Benton/cfp@cfp, Elizabeth Woodruff/cfp@cfp, Colleen Greer/cfp@cfp, fpcmdean/cfp@cfp, Patricia A Danise/cfp@cfp, Linda Whalen/cfp@cfp, Kathy Darton/cfp@cfp
Date: 01/06/2015 10:12 AM
Subject: John B. Culverhouse, Sr..; Chapter 11 <Watchdog: Virus checked>

Brad Culverhouse has filed for Chapter 11 Bankruptcy. Please advise as to what his obligations are to the City and current amounts owed. Thanks.

[attachment "Culverhouse Bankruptcy.pdf" deleted by Peggy Arraiz/cfp]

Karen Emerson, Esquire
Assistant City Attorney
City of Fort Pierce, Florida

(772)-467-3039
fax: (772)-466-5492

Re: John B. Culverhouse, Sr..; Chapter 11 <Watchdog: Virus checked>

Linda Whalen to: Karen emerson 01/06/2015 10:40 AM
Cc: Christine Famularo, Colleen Greer, Elizabeth Woodruff, fpcmdean, Gelencia Carter, Gloria J Johnson, Jack Andrews, Jeanette F Conlon, Jennifer D Robinson, Johnna Morris, Kathy Darton, Kori

	Sender	Sender	Date
	Karen emerson	Karen emerson	01/06/2015 10:12 AM
	Linda Whalen	Linda Whalen	01/06/2015 10:40 AM
	Peggy Arraiz	Peggy Arraiz	01/06/2015 02:20 PM

Hi Karen

The FPRA does not have any grants with him or the St. Lucie Historical Society.

Linda Whalen
Project Administrator Federal Programs
City of Fort Pierce
100 North US 1
P.O. Box 1480
Fort Pierce, Florida 34954-1490
Phone (772) 467-3168 (NEW)
Fax (772) 466-5808
email: lwhalen@city-ftpierce.com

Karen emerson Brad Culverhouse has filed for Chapter 11 Bankr... 01/06/2015 10:12:49 AM

From: Karen emerson/cfp
To: Gloria J Johnson/cfp@cfp, Marjorie B Gaskin/cfp@cfp, Tony Barnes/cfp@cfp, Peggy Arraiz/cfp@cfp, marc meyers/cfp@cfp, Nicholas Mimms/cfp@cfp, Jack Andrews/cfp@cfp, Mike Reals/cfp@cfp, Rebecca Grohall/cfp@cfp, Linda Cox/cfp@cfp, Gelencia Carter/cfp@cfp,
Cc: Johnna Morris/cfp@cfp, Sheritta Johnson/cfp@cfp, Jeanette F Conlon/cfp@cfp, Kristie Kirstein/cfp@cfp, LoWanna Porter/cfp@cfp, Christine Famularo/cfp@cfp, Jennifer D Robinson/cfp@cfp, Robert Bradshaw/cfp@cfp, Mechelle Arbuzow/cfp@cfp, Kori Benton/cfp@cfp, Elizabeth Woodruff/cfp@cfp, Colleen Greer/cfp@cfp, fpcmdean/cfp@cfp, Patricia A Danise/cfp@cfp, Linda Whalen/cfp@cfp, Kathy Darton/cfp@cfp
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Karen Emerson, Esquire
Assistant City Attorney
City of Fort Pierce, Florida
(772)-467-3039

fax: (772)-466-5492

John B. Culverhouse, Sr..; Chapter 11 <Watchdog: Virus checked>

Karen emerson to: Gloria J Johnson, Marjorie B Gaskin, Tony Barnes, Peggy Arraiz, marc meyers, Nicholas Mimms, Jack Andrews, Mike Reals, Rebecca Johnna Morris, Sheritta Johnson, Jeanette F Conlon, Kristie Kirstein, LoWanna Porter, Christine Famularo, Jennifer D Robinson, Robert Bradshaw, Mechelle Arbuzow, Kori Benton, Elizabeth Woodruff, 01/06/2015 10:12 AM

Cc:

	Sender	Sender	Date
	Karen emerson	Karen emerson	01/06/2015 10:12 AM
	Linda Whalen	Linda Whalen	01/06/2015 10:40 AM
	Peggy Arraiz	Peggy Arraiz	01/06/2015 02:20 PM

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Culverhouse Bankruptcy.pdf

Karen Emerson, Esquire
Assistant City Attorney
City of Fort Pierce, Florida
(772)-467-3039
fax: (772)-466-5492

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

RECEIVED
TIME
MAR 07 2018
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

TO : **Nicholas Mimms, City Manager**

FROM : **Peggy Arraiz, Code Compliance Manager**

SUBJECT : **1635 Thumb Point Drive**

DATE : **February 28, 2018**

As requested, below is a summary of the events that have taken place at 1635 Thumb Point Drive.

Background – 2004 to 2007

- The residence at this location was severely damaged by the twin hurricanes of 2004.
- May 2005 – the property was cited due to the unsafe condition of the building, a damaged fence and stagnant water in the pool.
- June 2005 – the Building Official John Alcorn initiated action to demolish the building, which was appealed by Mr. & Mrs. Culverhouse.
- The appeal was scheduled for August 30, 2005.
    - M/M Culverhouse requested continuation to September 27, 2005 – granted.
    - M/M Culverhouse requested continuation to October 25, 2005 – granted.
    - M/M Culverhouse requested continuation to November 29, 2005 – granted.
    - M/M Culverhouse requested continuation in December 2005 – granted.
    - M/M Culverhouse requested continuation to February 2006 – granted.
    - M/M Culverhouse requested continuation to June 2006.
- March 2007 - Due to no action to the property, the matter was scheduled before the Special Magistrate on April 11, 2007.
- Property was found in violation, given 120 days to apply for a permit. Failure would result in a $250.00 per day fine.
- Fines started on October 26, 2007 and a Lien was recorded on November 20, 2007.

Actions – 2009 to 2014

- March 2009 – a new condemnation order was signed by Building Official Marc Meyers due to no action taken by the owner.
- April 2009 – a permit application was submitted to rehabilitate the structure.
- December 2009 – the permit expired without the work being completed.
- June 2010 – another permit application was submitted to rehabilitate the structure.
- At the request of M/M Culverhouse, a lien reduction hearing was scheduled for September 8, 2010.
    - M/M Culverhouse requested continuation to November 10, 2010 – granted.
    - M/M Culverhouse requested continuation to January 12, 2011.
    - M/M Culverhouse requested continuation – granted (no reduction hearing ever heard)

- August 2011 – the permit expired without the work being completed.
- July 2013 – multiple complaints from neighbors that the shell of a building was being used for storage, but no action taken because our code only addresses outside storage.
- October 2013 – demolition permit application submitted.
    - January 2014 – contractor requested a thirty (30) day extension to the permit – granted.
    - February 2014 – contactor requested an additional extension to the permit – granted.
- December 2013 – multiple complaints from neighbors about the outside storage at the property, but due to an active demolition permit, no action could be taken.
- February 2014 – The structure that was damaged in 2004 was demolished.
- March 2014 – application to rebuild a single family residence was submitted and approved in August 2014.
- June 2014 – multiple complaints from neighbors received due to the condition of the property but no action could be taken due to an active building permit.
- July 2015 – A petition signed by forty-five (45) of the neighboring property owners was submitted to the City requesting the City take action to compel the owners to bring the property into compliance.

Current status – 2016 to present

- January 2016, Staff received a request to issue a partial release of properties previously owned by M/M Culverhouse located in St. Lucie County from the spreading lien attached to 1635 Thumb Point Drive.
    - Staff and the Special Magistrate both recommended approval of the request to the City Commission with the stipulation that the lien would remain against 1635 Thumb Point Drive.
    - The City Commission also approved the request with payment of $5,000.00 and that the lien would remain in affect against 1635 Thumb Point Drive.
    - The City Attorney finalized an agreement to release all liens from 1635 Thumb Point Drive as part of the settlement of $5,000.00.
- February 2016 – Mr. Culverhouse and Mr. Steve Weaver submitted an action plan outlining steps to be taken with specific deadlines. Building Official Marc Meyers agreed with the submitted action plan with the stipulation that failure to comply with the timeframe would result in the revocation of the permit, the condemnation of the structure and the demolition of all the structural elements. Per this timeline, house would be completed by Fall 2016.
- April 2016 – Mr. Culverhouse was notified that they had not fulfilled their agreement but granted a one week extension to bring up to date.
- March 2017 – due to the owner's failure to comply with the stipulated timeline and no action being taken, staff recommended the City foreclose upon the lien. At this time, we learned of the agreement to fully release all liens from the property.
- December 2017 – the permit from 2014 was set to expire without the work being completed.
    - A 30 day extension was requested on December 8, 2017 – granted.
    - A 30 day extension was requested on January 16, 2018 – granted.

  - January 25, 2018 – received an approved inspection for a tie beam.
  - Permit continued to July 2018.
- January 2018 – at the direction of the City Manager, the property was posted as a nuisance and a new condemnation was initiated under the newly adopted Rules of Procedure for Condemnation and Demolition, which provide for the condemnation of a structure due to its adverse impact on the neighborhood.
  - Mr. Culverhouse appealed the Declaration of Nuisance and the appeal was scheduled for March 21, 2018.
  - Mr. Culverhouse requested an extension – granted.
  - New appeal date is scheduled for April 18, 2018. This agreed upon date has been documented in a signed stipulation, approved by the Special Magistrate and recorded with the Clerk of Court of St. Lucie County.

Summary

- 2004 – house damaged by hurricanes
- 2007 – found in violation by the Special Magistrate
- 2014 – house demolished
- 2014 – permit to rebuild approved
- 2016 – owner submits timeline to complete construction
- 2018 – property declared a nuisance and condemnation of building initiated

THE SUNRISE CITY
FORT PIERCE
CITY MANAGER'S OFFICE Florida

TO : The Honorable Mayor and Members of the City Commission

FROM : Nicholas C. Mimms, P.E., City Manager NCM

RE : 1635 Thumb Point Drive

DATE : January 22, 2018

City of Fort Pierce staff has been advised of a continuing situation that has caused great consternation for our community. The prolonged status of the construction activity, or lack thereof, at 1635 Thumb Point Drive has become a source of multiple complaints from the affected neighbors that are enduring this unfortunate situation. In an effort to remedy this matter, the City of Fort Pierce is evaluating this issue from two separate aspects being administered by two separate departments.

Building Department

The subject parcel has had an active building permit for several years with minimal activity. A record of inspections performed by the Building Department since 2009 has been provided for your review as well as a copy of a recent conditional extension approval. This recent extension allows for the responsible contractor to have an additional 30 days with the exception that no further extensions shall be granted without justifiable cause, as per Florida Building Code (FBC) Section 105.3.2. A copy of this FBC provision is provided for your information. If adequate progress has not been made within this 30 day timeframe, then the existing building permit will be revoked.

Code Enforcement

The code enforcement arm of the City of Fort Pierce has also been tasked with identifying a remedy for this situation, and City staff has successfully determined a methodology for resolution. According to the recently adopted Rules of Procedure for Condemnation & Demolition of Structures, Item 4 of Condemnation Procedures states: "If the structure is to be condemned due to its adverse impact on the neighborhood and businesses or any other condition that is not provided for in the International Property Maintenance Code Section 108 as adopted by the City Commission, the procedures outlined in Section III – Condemnation/Declaration of Nuisance shall be followed." In addition, the related Section III – Condemnation/Declaration of Nuisance notes: "Such conditions include, but are not limited to, abandonment, repetitive calls to FPPD for illegal activities and/or complaints from local residents and businesses." This being the case, the current status of the subject parcel qualify it for condemnation, and the Code Enforcement Department has initiated a Notice to the Owner of the subject property declaring the property as a nuisance. A copy of the Rules of Procedure and Notice to the Owner are attached for your review. The owner has the opportunity to correct this deficiency within 10 days of receipt of the notice. In the event that the owner fails to remove the nuisance, then a recommendation for condemnation and possible demolition will be presented to the City Commission in late February 2018.

This multi-faceted approach is anticipated to resolve this matter, and City Staff will continue to monitor this situation in an effort to reduce the inconveniences experienced. Please contact this office if you have any questions.

NCM:jdr

Attachments

c: City Attorney
City Clerk

FOGLIA CONTRACTING CORPORATION d.b.a
Foglia Custom Homes
1705 19th Place Suite F-2 Vero Beach FL 32960
JF33067@aol.com (954)444-6125
STATE LICENSE # CGC 038434

RECEIVED
JAN 10 2018
Building Department

1/9/2018

14607

City of Ft. Pierce Building Department
Ft. Pierce Building Department
Attn: Mr. Paul Thomas

Re: Property as listed below
Mr. John B. Culverhouse Sr.
1635 Thumb Point Drive
Ft Pierce, FL 34949

Re: Property located at
1635 Thumb Point Drive
Ft Pierce, FL 34949

Mr. Thomas
With regard to the aforementioned project the owner, Mr Culverhouse, is finalizing his negotiations with his insurance carrier. The property suffered damage from Hurricane Irma and we have been unable to make the repairs to the property during the claim adjustment period. We anticipate being able to make the required repairs in the very near future at which time we will obtain all of required city inspections. We are formally requesting a 30 day extension at this time.

Thank you for your help in this matter.

Signed

Joseph M. Foglia
President
Foglia Contracting Corp.

AE
1/10/18

Approved with Exception that No further Extension will be granted without Justifiable Cause. Per FBC 105.3.2

not be more than the actual labor and administrative costs incurred for plans review and inspections to ensure compliance with the code.

105.3.1.2 No permit may be issued for any building construction, erection, alteration, modification, repair, or addition unless the applicant for such permit provides to the enforcing agency which issues the permit any of the following documents which apply to the construction for which the permit is to be issued and which shall be prepared by or under the direction of an engineer registered under Chapter 471, *Florida Statutes*:

1. Plumbing documents for any new building or addition which requires a plumbing system with more than 250 fixture units or which costs more than $125,000.
2. Fire sprinkler documents for any new building or addition which includes a fire sprinkler system which contains 50 or more sprinkler heads. Personnel as authorized by chapter 633 *Florida Statutes*, may design a fire sprinkler system of 49 or fewer heads and may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation, addition or deletion of not more than 49 heads, notwithstanding the size of the existing fire sprinkler system.
3. Heating, ventilation, and air-conditioning documents for any new building or addition which requires more than a 15-ton-per-system capacity which is designed to accommodate 100 or more persons or for which the system costs more than $125,000. This paragraph does not include any document for the replacement or repair of an existing system in which the work does not require altering a structural part of the building or for work on a residential one-, two-, three-, or four-family structure.

   An air-conditioning system may be designed by an installing air-conditioning contractor certified under Chapter 489, *Florida Statutes*, to serve any building or addition which is designed to accommodate fewer than 100 persons and requires an air-conditioning system with a value of $125,000 or less; and when a 15-ton-per system or less is designed for a singular space of a building and each 15-ton system or less has an independent duct system. Systems not complying with the above require design documents that are to be sealed by a professional engineer.

   Example 1: When a space has two 10-ton systems with each having an independent duct system, the contractor may design these two systems since each unit (system) is less than 15 tons.

   Example 2: Consider a small single-story office building which consists of six individual offices where each office has a single three-ton package air conditioning heat pump. The six heat pumps are connected to a single water cooling tower. The cost of the entire heating, ventilation and air-conditioning work is $47,000 and the office building accommodates fewer than 100 persons. Because the six mechanical units are connected to a common water tower, this is considered to be an 18-ton system.

   Note: It was further clarified by the Commission that the limiting criteria of 100 persons and $125,000 apply to the building occupancy load and the cost for the total air-conditioning system of the building.
4. Any specialized mechanical, electrical, or plumbing document for any new building or addition which includes a medical gas, oxygen, steam, vacuum, toxic air filtration, halon, or fire detection and alarm system which costs more than $5,000.
5. Electrical documents. See *Florida Statutes* 471.003(2)(h).

   Documents requiring an engineer seal by this part shall not be valid unless a professional engineer who possesses a valid certificate of registration has signed, dated, and stamped such document as provided in Section 471.025, *Florida Statutes*.
6. All public swimming pools and public bathing places defined by and regulated under Chapter 514, *Florida Statutes*.

[A] 105.3.2 Time limitation of application. An application for a *permit* for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a *permit* has been issued; except that the *building official* is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

105.3.3 An enforcing authority may not issue a building permit for any building construction, erection, alteration, modification, repair or addition unless the permit either includes on its face or there is attached to the permit the following statement: "NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies."

105.3.4 A building permit for a single-family residential dwelling must be issued within 30 working days of application therefor unless unusual circumstances require a longer time for processing the application or unless the permit application fails to satisfy the *Florida Building Code* or the enforcing agency's laws or ordinances.

105.3.5 Identification of minimum premium policy. Except as otherwise provided in Chapter 440, *Florida Statutes*, Workers' Compensation, every employer shall,

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

TO: **Paul Thomas, Building Official**

FROM: **Shaun Coss, Building Department Coordinator**

RE: **1635 Thumb Point Drive- Inspection History**

DATE: **1/18/2018**

Per your request, attached are the inspection reports for the renovation permit from 2009, Permit 9-632. That permit was replaced by permit 10-1195 to include an addition. That permit expired and the structure was demolished under permit 13-3149. The inspection report for the current permit for reconstruction, 14-607 is also attached.

Inspection Results Key:
AP- Approved
AE- Approved with Exception
CA- Cancelled
DA- Disapproved
DP- Disapproved with Penalty

RECEIVED
TIME
JAN 18 2018
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

Prepared 1/18/18,10:40:38 Application Inquiry-(BPN200I001) Page 1
Program HTDFTAL Screen detail for Program: BP BPN200I, Inspection history
User ID SHAUN Application 09-00000632

Property Information

Address:	1635 THUMB POINT DR FT PIERCE, FL 34949
Location ID:	1689
Owner name:	CULVERHOUSE, JOHN B
TAX ID #:	2401-605-0030-000/3
Alternate ID description:	
Zoning:	NA UNKNOWN
Subdivision:	

Application Information

Application desc:	REHAB SINGLE FAMILY RESIDENCE
Application status:	APPROVED
Status Date:	5/14/2009
Application type:	RESIDENTIAL, REPAIRS & ALT NO CO
Application date:	4/27/2009
Tenant name/number:	J. BRAD CULVERHOUSE
Valuation:	120000
Square footage:	4362
Public building:	NO
Reviewed by:	MM Z-MARC MEYERS
Pin number:	790624
Entered by:	SKELLER

Contractor Information

Contractor Name:	OWNER
Contractor Number:	10-00005100
Type:	OWNER BUILDER
Status:	ACTIVE

Contractor Requirements	Doc Number	Exp Date
LIABILITY INSURANCE	NOT REQUIRED	12/31/2012
STATE LICENSE - CN	NOT REQUIRED	12/31/2012
WORKMAN'S COMP INSURANCE	NOT REQUIRED	12/31/2012

Outstanding Inspections

Type	Insp ID	Schedule Date	Confirmation Number	Permit Description	Pmt Seq	Min	Max

No outstanding inspections exist

Work Description

Code	Description	Quantity

CO Information

Str/seq	CO Issue Date	Status	Description

Str/Seq	Permit/Seq Confirmation Nbr	Inspection type	Insp Seq	Inspector	Schedule date	Results	Results date
000 000 BLDG 02	2006898	BLDG, DRYWALL	0001	IA	7/02/2009	AP	7/02/2009

Prepared 1/18/18,10:40:51 Application Inquiry-(BPN200I001) Page 1
Program HTDFTAL Screen detail for Program: BP BPN200I, Inspection history
User ID SHAUN Application 10-00001195

Property Information

Address:	1635 THUMB POINT DR FT PIERCE, FL 34949
Location ID:	1689
Owner name:	CULVERHOUSE, JOHN B
TAX ID #:	2401-605-0030-000/3
Alternate ID description:	
Zoning:	NA UNKNOWN
Subdivision:	

Application Information

Application desc:	RENOVATION AND ADDITION
Application status:	APPROVED
Status Date:	6/16/2010
Application type:	RESIDENTIAL, ADDITIONS
Application date:	6/01/2010
Tenant name/number:	BRAD CULVERHOUSE
Valuation:	150000
Square footage:	301
Public building:	NO
Reviewed by:	MM Z-MARC MEYERS
Pin number:	962055
Entered by:	SKELLER

Contractor Information

Contractor Name:	OWNER
Contractor Number:	11-00005100
Type:	OWNER BUILDER
Status:	ACTIVE

Contractor Requirements	Doc Number	Exp Date
LIABILITY INSURANCE	NOT REQUIRED	9/30/2020
STATE LICENSE - CN	NOT REQUIRED	9/30/2020
WORKMAN'S COMP INSURANCE	NOT REQUIRED	9/30/2020

Outstanding Inspections

Type	Insp ID	Schedule Date	Confirmation Number	Permit Description	Pmt Seq	Min	Max

No outstanding inspections exist

Work Description

Code	Description	Quantity

CO Information

Str/seq	CO Issue Date	Status	Description

Str/Seq	Permit/Seq Confirmation Nbr	Inspection type	Insp Seq	Inspector	Schedule date	Results	Results date
000	000 ELR 00 2114791	ELEC, UNDERGROUND ELECTRICAL	0001	DH	1/14/2011	AP	2/02/2011
000	000 ELR 00	ELEC, POWER ON	0001	DH	1/14/2011	AP	1/14/2011

Prepared 1/18/18,10:41:14 Application Inquiry-(BPN200I001) Page 1
Program HTDFTAL Screen detail for Program: BP BPN200I, Inspection history
User ID SHAUN Application 13-00003149

Property Information

Address:	1635 THUMB POINT DR FT PIERCE, FL 34949
Location ID:	1689
Owner name:	CULVERHOUSE, JOHN B
TAX ID #:	2401-605-0030-000/3
Alternate ID description:	
Zoning:	NA UNKNOWN
Subdivision:	

Application Information

Application desc:	demo of a single family residence
Application status:	CLOSED
Status Date:	1/18/2018
Application type:	DEMOLITIONS
Application date:	10/23/2013
Tenant name/number:	JOHN CULVERHOUSE
Valuation:	7000
Square footage:	0
Public building:	NO
Reviewed by:	BL BUILDING
Pin number:	842884
Entered by:	KIM

Contractor Information

Contractor Name:	REALTIME PROPERTY & DEVELOPMEN
Contractor Number:	18-00019010
Type:	GENERAL CONTRACTOR (
Status:	ACTIVE

Contractor Requirements	Doc Number	Exp Date
LIABILITY INSURANCE	04GL000957094	7/22/2018
STATE LICENSE - CN	CGC1505490	8/31/2018
WORKMAN'S COMP INSURANCE	EXEMPT	7/14/2019

Outstanding Inspections

Type	Insp ID	Schedule Date	Confirmation Number	Permit Description	Pmt Seq	Min	Max

No outstanding inspections exist

Work Description

Code	Description	Quantity

CO Information

Str/seq	CO Issue Date	Status	Description

Str/Seq	Permit/Seq Confirmation Nbr	Inspection type	Insp Seq	Inspector	Schedule date	Results	Results date
000 000 D1	01 2765709	BLDG, DEMOLITION FINAL	0001	GFA	2/02/2016	AP	2/02/2016

Prepared 1/18/18,10:41:23 Application Inquiry-(BPN200I001) Page 1
Program HTDFTAL Screen detail for Program: BP BPN200I, Inspection history
User ID SHAUN Application 14-00000607

Property Information

Address:	1635 THUMB POINT DR FT PIERCE, FL 34949
Location ID:	1689
Owner name:	CULVERHOUSE, JOHN B
TAX ID #:	2401-605-0030-000/3
Alternate ID description:	
Zoning:	NA UNKNOWN
Subdivision:	

Application Information

Application desc:	EXISTING STEMWALL / RE-CONSTRUCT SINGLE FAMILY
Application status:	APPROVED
Status Date:	8/22/2014
Application type:	RESIDENTIAL, SINGLE FAMILY DWELLING
Application date:	3/06/2014
Tenant name/number:	BRAD CULVERHOUSE
Valuation:	411484
Square footage:	6530
Public building:	NO
Reviewed by:	MM Z-MARC MEYERS
Pin number:	164008
Entered by:	SKELLER

Contractor Information

Contractor Name:	FOGLIA CONTRACTING CORP
Contractor Number:	18-00027647
Type:	GENERAL CONTRACTOR (
Status:	ACTIVE

Contractor Requirements	Doc Number	Exp Date
LIABILITY INSURANCE	GLP001624909	10/20/2018
STATE LICENSE - CN	CGC038434	8/31/2018
WORKMAN'S COMP INSURANCE	WCV002778808	10/20/2018

Outstanding Inspections

Type	Insp ID	Schedule Date	Confirmation Number	Permit Description	Pmt Seq	Min	Max

No outstanding inspections exist

Work Description

Code	Description	Quantity

CO Information

Str/seq	CO Issue Date	Status	Description

Str/Seq	Permit/Seq Confirmation Nbr	Inspection type	Insp Seq	Inspector	Schedule date	Results	Results date
000 000	BLDG 01 2762318	BLDG, TIE BEAM	0001	C2G	1/12/2018	CA	1/12/2018
000 000	BLDG 01	BLDG, STEM WALL	0001	KG	2/13/2015	AE	2/13/2015

Str/Seq Permit/Seq Confirmation Nbr	Inspection type	Insp Seq	Inspector	Schedule date	Results	Results date
	(Continued)					
2481120						
000 000 BLDG 01	BLDG, SLAB	0001	KG	8/16/2016	AE	8/16/2016
2621589						
000 000 BLDG 01	BLDG, FOOTING/STEEL	0001	GFA	8/07/2015	AP	8/07/2015
2520383						
000 000 BLDG 01	BLDG, FOOTING/STEEL	0002	GFA	2/02/2016	DP	2/02/2016
2565398						
000 000 BLDG 01	BLDG, FOOTING/STEEL	0003	KG	3/03/2016	AE	3/04/2016
2576812						
000 000 BLDG 01	BLDG, FILL COMPACTION	0001	C2G	6/23/2016	AP	6/23/2016
2622074						
000 000 BLDG 01	BLDG, FORM BOARD SURVEY	0001	GFA	6/06/2016	AP	6/06/2016
2604866						
000 000 BLDG 01	BLDG, REBAR	0001	KG	12/28/2016	AE	12/28/2016
2654470						
000 000 BLDG 01	BLDG, STEEL	0001	KG	12/12/2016	CA	12/12/2016
2650349						
000 000 BLDG 01	BLDG, FILL CELL	0001	KG	6/13/2017	AE	6/14/2017
2699882						
000 000 BLDG 01	BLDG, ELEVATION CERTIFICATE-UN	0001	KK	6/02/2016	AE	6/02/2016
2604098						
000 000 BLDG 01	BLDG, WIRE LATH	0001	KG	2/13/2015	CA	2/13/2015
2481111						
000 000 ELR 00	ELEC, TEMPORARY POLE	0001	KG	3/02/2016	AP	3/03/2016
2576213						
000 000 PLR 00	PLBG, ROUGH IN	0001	GFA	5/09/2016	AP	5/09/2016
2597532						

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

Rules of Procedure for Condemnation & Demolition of Structures

Effective 11/20/2017

These procedures are established to regulate the condemnation of structures or systems and the subsequent rehabilitation or demolition of such structures or systems.

Condemnation Procedures

1. The Code Compliance Manager will review all requests for condemnation and make a final determination of action to be taken based upon the following:
    a. The recommendation from the Building Inspector.
    b. Complaints from citizens, the Fort Pierce Police Department and/or other agencies.
    c. Compliance with the City of Fort Pierce Charter Section 14 (9) that allows for the removal of any building or structure that constitutes a menace to business, health, or safety, or any building or structure that constitutes a fire hazard or which is unsightly or does not conform in architecture to adjacent or surrounding buildings which are hereby designated and declared to be a nuisance;
2. If the structure is to be condemned but can be repaired and does not require demolition, the procedures outlined in Section I – Condemnation with Rehabilitation shall be followed.
3. If the structure is to be condemned and must be removed by demolition, the procedures outlined in Section II – Condemnation with Demolition shall be followed.
4. If the structure is to be condemned due to its adverse impact on the neighborhood and businesses or any other condition that is not provided for in the International Property Maintenance Code Section 108 as adopted by the City Commission, the procedures outlined in Section III – Condemnation / Declaration of Nuisance shall be followed.
5. When, in the opinion of the Building Official or Code Official, there is imminent danger of failure or collapse of a building or structure that endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the Building Official or Code Official shall take whatever steps are necessary, up to and including demolition of the structure, to preserve the life, health and safety of the community. When such action is taken, the procedures for demolition outlined in Section II shall commence as soon as reasonably possible after the fact.

SECTION I – CONDEMNATION WITH REHABILITION

This Section is intended to address properties that have been declared unsafe by the Code Official but are not in such a state of disrepair as to require the demolition or removal of the structure. This section may be supplemented by nuisance abatement action provided for in Chapter 16 of the City's Code of Ordinances to properly secure such structure until the repairs have been completed.

These procedures may be suspended with the issuance of a valid building permit that will abate the violations or a Stipulation of Remediation that clearly outlines the steps required to remedy the violations and a timeline for compliance. The stipulation must be signed by both the interested party and a city representative and be notarized. Failure to comply with the conditions of the building permit or the stipulation will result in the procedures for condemnation automatically resuming.

1. Property is inspected by the Building Department.
    a. A Property Maintenance Inspection Report (PMIR) is completed to include a recommended action to be taken based upon the International Property Maintenance Code Section 108 as adopted by the City Commission on January 3, 2017.
    b. Date stamped color photographs of the property conditions are taken and attached to the PMIR.
    c. A Property Card is printed from the Property Appraiser's website.
    d. File is forwarded to the Code Compliance Manager.
2. Notice of Violation and Affidavit of Unsafe Building is created.
    a. The Notice of Violation must clearly identify the steps required to remedy all identified violations.
    b. The notice must include a statement providing the owner(s) with their right to appeal the decision to the Construction Board of Adjustments and Appeals.
3. The Affidavit of Unsafe Building with the attached Notice of Violation is recorded with the St. Lucie County Clerk of Courts.
4. A copy of the recorded affidavit and notice is to be sent to all interested parties including the registered owner of title (from the Property Appraiser's card), any Registered Agent listed with the Division of Corporations, any heirs of estates listed with the St Lucie County Clerk of Court., any tenants and any additional names / addresses as may be provided.
5. All notices are to be sent certified mail, return receipt requested.
6. If the signed green card is not received within 10 business days, is returned unclaimed or unsigned, the notice shall be sent regular mail with an Affidavit of Mailing signed and placed in the file.
7. Property is to be posted with the appropriate Notice of Condemnation. This may include an order for the structure to be vacated until such repairs have been completed.
8. An Affidavit of Posting shall be signed and placed in the file along with a copy of the posting.
9. Follow up inspections are to be conducted at least bi-annually to determine if additional action is needed.
10. If no action has been initiated after a period of twenty-four (24) months, the Code Compliance Manager may either forward the property to the Legal Department to initiate foreclosure proceedings or forward the matter to the City Commission for demolition.

SECTION II – CONDEMNATION WITH DEMOLITION

This Section is intended to address properties that have been declared unsafe by the Code Official but are in such a state of disrepair as to require the demolition or removal of the structure.

These procedures may be suspended with the issuance of a valid building permit that will abate the violations or a Stipulation of Remediation that clearly outlines the steps required to remedy the violations and a timeline for compliance. The stipulation must be signed by both the interested party and a city representative and be notarized. Failure to comply with the conditions of the building permit or the stipulation will result in the procedures for demolition automatically resuming.

1. A Notice of Violation is created.
    a. The notice must clearly state that the building has been declared unsafe and must be demolished.
    b. A time to comply shall be established, determined by the severity of the condition, not to exceed 60 days.
    c. The notice is to be sent to all interested parties including the registered owner of title (from the Property Appraiser's card), any Registered Agent listed with the Division of Corporations, any heirs of estates listed with the St Lucie County Clerk of Court., any tenants and any additional names / addresses as may be provided.
    d. All notices must be sent certified mail, with return receipt requested.
2. An Affidavit of Unsafe Building with the attached Notice of Violation is recorded with the St. Lucie County Clerk of Courts.
3. A Resolution is prepared for approval by the City Commission to establish a date of hearing.
    a. The Resolution will be placed on the next available Commission agenda.
    b. The Resolution may include multiple addresses that are being scheduled to be heard.
    c. No evidence will be submitted or presented in support of this Resolution as it is only announcing a hearing date at which time such evidence shall be submitted and reviewed.
    d. Following the adoption of the Resolution establishing the hearing date, a Notice of Hearing shall be mailed by registered or certified mail a certified copy of said resolution to all parties at least ten (10) days prior to the date of said hearing by the city clerk of the City of Fort Pierce. Notice issued under this section shall advise the property owner and potential parties in interest of their right to be heard on the demolition or to show cause why the demolition should not take place.
4. A Resolution to Declare a Nuisance / Condemn & Demolish a structure is prepared for approval by the City Commission. Only a single property may be addressed per Resolution to Condemn and Demolish and in lieu of a specific date, shall state that demolition shall comply with the Rules of Procedure as adopted by the City Commission. Evidence to support the Resolution shall be presented and shall include, but is not limited to, the following:
    a. A copy of the Notice of Violation and certified mail return receipt.
    b. A copy of the recorded Affidavit of Unsafe Building.
    c. A current copy of the property card from the Property Appraiser's website indicating the current owner of the property and if the property is homesteaded.

d. Confirmation from the FPUA as to the current status of utilities.

e. Property Status Statement indicating:

i. If the property is occupied.

ii. If there was any prior attempts for rehabilitation under Section I of these rules.

iii. If there is any additional code enforcement action upon the property.

iv. If the property is historic and requires a Certificate of Appropriateness prior to demolition.

f. Color photographs clearly depicting the current condition of the property.

g. A copy of the Property Maintenance Inspection Report, completed by the Building Inspector.

h. Any reports from the FPPD or citizen complaints regarding the property.

5. If the City Commission finds cause to support the Resolution, staff shall commence the demolition procedures listed below no sooner than fifteen (15) days following adoption of the Resolution to allow the owner or other interested party the time to appeal the Commission's decision.

6. Any person, firm or corporation having any lien on, or interest in the property ordered condemned or removed, shall have the right to appeal, however, such appeal shall not operate as a stay of demolition until appeal bond has been filed with the clerk of the circuit court for St. Lucie County, Florida. The amount of which bond shall be set by the judge of the circuit court of St. Lucie County, Florida in an amount sufficient to cover all costs, attorney's fees and expenses of the City of Fort Pierce, reasonably incurred by the said city in protecting the public from dangers and damages arising from an incident to the building or structure involved in the said appeal. Provided, however, writ of error shall be issued out within three (3) days (Sundays excluded) and made returnable within fifteen (15) days from the date of said resolution.

DEMOLITION PROCEDURES

7. An Affidavit of Homestead Exemption Status is signed and placed in the file with a current Property Card from the Property Appraiser's and a copy of the Tax Card and tax record attached.

8. The historic status of the property is determined and an Affidavit of Historic Structure Status is completed.

a. If the structure is within a designated historic district or has otherwise been declared historic, the request is forwarded to the Historic Preservation Officer for the matter to be placed before the Historic Preservation Board to obtain a Certificate of Appropriateness to have the structure demolished.

b. If the structure is not historic, the Affidavit of Historic Structure Status is signed and placed in the file

9. A title search is to be conducted to determine if there are any additional interested parties that have not been notified. In the event that there are parties in interests, no demolition shall take place until the parties have had an opportunity to be heard but no later than fifteen (15) days following notice of interest.

10. A Final Notice of Demolition is sent regular mail to all interested parties identified in the title search providing for 15 days to contact the Code Enforcement office and initiate appropriate action to address the condition(s) that created the declared nuisance.

11. If all the above steps have been completed, there are no active permits to address the violations and no active Stipulation for Remediation, the matter will be forwarded to an approved City vendor.

a. The vendor will apply for a demolition permit with the Building Department.
b. The vendor will submit an estimate of costs to the Code Enforcement Department for approval.
c. Upon approval by the Code Enforcement Department and issuance of the demolition permit, the structure shall be demolished and the site properly graded and sodded.
d. A lien is placed upon the property in accordance with the City Charter.

SECTION III – CONDEMNATION – DECLARATION OF NUISANCE

This Section is intended to address properties that do not match the criteria to be declared unsafe by the International Property Maintenance Code, but due to their condition constitutes a menace to the business, health, or safety of the community and abatement by demolition is necessary to remedy this nuisance. Such conditions include, but are not limited to, abandonment, repetitive calls to FPPD for illegal activities and/or complaints from local residents and businesses.

These procedures may be suspended with the issuance of a valid building permit that will abate the violations or a Stipulation of Remediation that clearly outlines the steps required to remedy the violations and a timeline for compliance. The stipulation must be signed by both the interested party and a city representative and be notarized. Failure to comply with the conditions of the building permit or the stipulation will result in the procedures for demolition automatically resuming.

1. Based upon a written request from the City Manager or the Fort Pierce Police Department or repetitive complaints received by the Code Enforcement Office identifying conditions that constitute a nuisance, a Notice of Violation is created complying with Chapter 16 of the Code of Ordinances to declare the property a nuisance and is sent to all interested parties including the registered owner of title (from the Property Appraiser's card), any Registered Agent listed with the Division of Corporations, any heirs of estates listed with the St Lucie County Clerk of Court., any tenants and any additional names / addresses as may be provided..
2. The property is posted in compliance with Chapter 16 of the Code of Ordinances advising all interested parties that the property is being declared a nuisance and an Affidavit of Posting is placed in the file.
3. A Resolution is prepared for approval by the City Commission to establish a date of hearing.
    a. The Resolution will be placed on the next available Commission agenda.
    b. The Resolution may include multiple addresses that are being scheduled to be heard.
    c. No evidence will be submitted or presented in support of this Resolution as it is only announcing a hearing date at which time such evidence shall be submitted and reviewed.
    d. Following adoption of the Resolution establishing a hearing date, a Notice of Hearing shall be mailed by registered or certified mail a certified copy of said resolution to all parties at least ten (10) days prior to the date of said hearing by the city clerk of the City of Fort Pierce. Notice issued under this section shall advise the property owner and potential parties in interest of their right to be heard on the demolition or to show cause why the demolition should not take place.
4. A Resolution to Declare a Nuisance / Condemn & Demolish a structure is prepared for approval by the City Commission. Only a single property may be addressed per Resolution to Declare a Nuisance and Demolish and in lieu of a specific date, shall state that demolition shall comply with the Rules of Procedure as adopted by the City Commission. Evidence to support the Resolution shall be presented and shall include, but is not limited to, the following:
    a. A copy of the Notice of Violation and certified mail return receipt.
    b. A copy of the Affidavit of Posting.
    c. A current copy of the property card from the Property Appraiser's website indicating the current owner of the property and if the property is homesteaded.

d. Confirmation from the FPUA as to the current status of utilities.

e. Property Status Statement indicating:

i. If the property is occupied.

ii. If there was any prior attempts for rehabilitation under Section I of these rules.

iii. If there is any additional code enforcement action upon the property.

iv. If the property is historic and requires a Certificate of Appropriateness prior to demolition.

f. Color photographs clearly depicting the current condition of the property.

g. A copy of the written request and all related reports from the FPPD.

h. Any citizen complaints regarding the property.

5. If the City Commission finds cause to support the Resolution, staff shall commence the demolition procedures listed below no sooner than fifteen (15) days following adoption of the Resolution to allow the owner or other interested party the time to appeal the Commission's decision.

6. Any person, firm or corporation having any lien on, or interest in the property ordered condemned or removed, shall have the right to appeal, however, such appeal shall not operate as a stay of demolition until appeal bond has been filed with the clerk of the circuit court for St. Lucie County, Florida. The amount of which bond shall be set by the judge of the circuit court of St. Lucie County, Florida in an amount sufficient to cover all costs, attorney's fees and expenses of the City of Fort Pierce, reasonably incurred by the said city in protecting the public from dangers and damages arising from an incident to the building or structure involved in the said appeal. Provided, however, writ of error shall be issued out within three (3) days (Sundays excluded) and made returnable within fifteen (15) days from the date of said resolution.

DEMOLITION PROCEDURE

7. An Affidavit of Homestead Exemption Status is signed and placed in the file with a current Property Card from the Property Appraiser's and a copy of the Tax Card and tax record attached.

8. The historic status of the property is determined and an Affidavit of Historic Structure Status is completed.

a. If the structure is within a designated historic district or has otherwise been declared historic, the request is forwarded to the Historic Preservation Officer for the matter to be placed before the Historic Preservation Board to obtain a Certificate of Appropriateness to have the structure demolished.

b. If the structure is not historic, the Affidavit of Historic Structure Status is signed and placed in the file

9. A title search is to be conducted to determine if there are any additional interested parties that have not been notified. In the event that there are parties in interests, no demolition shall take place until the parties have had an opportunity to be heard but no later than fifteen (15) days following the notice of interest.

10. A Final Notice of Demolition is sent regular mail to all interested parties identified in the title search providing for 15 days to contact the Code Enforcement office and initiate appropriate action to address the condition(s) that created the declared nuisance.

11. If all the above steps have been completed, there are no active permits to address the violations and no active Stipulation for Remediation, the matter will be forwarded to an approved City vendor.

a. The vendor will apply for a demolition permit with the Building Department.
b. The vendor will submit an estimate of costs to the Code Enforcement Department for approval.
c. Upon approval by the Code Enforcement Department and issuance of the demolition permit, the structure shall be demolished and the site properly graded and sodded.
d. A lien is placed upon the property in accordance with the City Charter.

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

January 16, 2018

Re: Case # 18-00000139

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

Property address: 1635 THUMB POINT DR
Tax ID #: 2401-605-0030-000/3

AMENDED NOTICE

NOTICE TO THE OWNER AND ALL PERSONS INTERESTED

PURSUANT TO THE CITY OF FORT PIERCE CODE OF ORDINANCES, AN INSPECTION WAS MADE AT THE PROPERTY LISTED ABOVE. CONDITIONS WERE FOUND THAT VIOLATE THE FOLLOWING ORDINANCES AND PRESENT A THREAT TO THE LIFE, HEALTH AND SAFETY OF RESIDENTS IN THE AREA AND HAS BEEN DECLARED A NUISANCE.

Sec. 16-46. - 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.

C0075954

Atención: Documento importante con respecto a sus derechos y responsabilidades. Si usted no comprende ingles consiga traducción inmediatamente.
Atansyon: Dokuman sa impòtan an rapò avek droi è responsablitè ou. Si ou pa kompran anglè relé nou ou bien chèché ou moun póu nou espliké sa tou suit.

(9) Any trash, litter, debris, garbage, bottles, paper, plastic, metals, cans, rags, offal, 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:

(1) Junk, consisting of unsightly, worn-out or discarded material of little or no residual value including scrap metal, scrap lumber, wastepaper products, discarded building materials or other debris, the accumulation of which has an adverse effect upon neighborhood or city property values, health, safety or general welfare.

(6) Any building or structure, or part thereof, which is in a dilapidated, unsanitary or unsafe condition, or which constitutes a fire hazard.

(7) Any building, structure, lot, place or location where any activity in violation of law is conducted, performed, maintained or allowed.

PURSUANT TO THE CITY OF FORT PIERCE CHARTER, ARTICLE II, SECTION 14 (9), BUILDINGS THAT HAVE BEEN DECLARED A NUISANCE MAY BE CONDEMNED BY THE CITY COMMISSION, WHO SHALL HAVE THE POWER TO HAVE THE NUISANCE REMOVED OR ABATED.

Please correct this nuisance condition within **10 days** from receipt of this letter or request a hearing pursuant to section 2-245 of the Fort Pierce Code of Ordinances. Failure to either remove the nuisance or to request a hearing will be deemed a waiver of the right to a hearing and a contractor hired by the city will enter the property and correct the said violation. A bill for services rendered will be filed as a lien against the property. In addition, a $100.00 administrative charge will be added for any nuisance the City causes to be abated.

Your cooperation in this matter is greatly appreciated. If you are unable to meet this request for any reason, please contact me directly. Our office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m. A complete version of the Code of Ordinances can be accessed at www.cityoffortpierce.com or www.municode.com.

Sincerely,

Margaret M Arraiz
Code Compliance Manager
P – 772-467-3270
EM: parraiz@city-ftpierce.com

CONDEMNED

NOTICE TO VACATE
BY THE CITY OF FORT PIERCE

THIS BUILDING HAS BEEN DECLARED UNSAFE AND ITS USE OR OCCUPANCY HAS BEEN PROHIBITED

THIS NOTICE SHALL REMAIN POSTED UNTIL THE REQUIRED REPAIRS ARE MADE OR DEMOLITION IS COMPLETED

IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM, CORPORATION OR THEIR AGENT TO REMOVE SUCH NOTICE WITHOUT THE WRITTEN PERMISSION OF THE CODE OFFICIAL EXCEPT FOR THE PURPOSE OF MAKING THE REQUIRED REPAIRS OR OF DEMOLITION

OWNER: JOHN B CULVERHOUSE SR
JOHN B CULVERHOUSE JR

ADDRESS: 1635 THUMB POINT DR

CODE OFFICIAL: [signature]

DATE POSTED: 1/17/18

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: NICHOLAS MIMMS, CITY MANAGER

THROUGH: James Messer, Esq., City Attorney

FROM: Iola T Mosley, Esq., Assistant City Attorney

RE: Request to Initiate Foreclosure
1635 Thumb Point Drive- Culverhouse

DATE: March 27, 2017

Pursuant to your request, this office has reviewed the subject file. In my opinion, the Department has a reasonable legal basis to proceed with a foreclosure based on the fines accrued between October 2007 and April 2009, as well as the option to pursue a money judgement on the accrued amount.

The Department will need to obtain the authorization of the City Commission in order for this office to file the lawsuit.

RECEIVED
TIME
APR 04 2017
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

RECEIVED
TIME
MAR 14 2017
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

RECEIVED
MAR 15 2017
By

COPY
CITY ATTORNEY USE ONLY

Date Received:	3/15/17
Assigned To:	IM
File:	
Due Date:	3/25/17
Hours:	

REQUEST FOR LEGAL SERVICES

TO: CITY ATTORNEY

SUBMITTED BY: PEGGY ARRAIZ, CODE COMPLIANCE MANAGER

CITY MANAGER AUTHORIZATION: NICHOLAS C. MIMMS, P.E., CITY MANAGER

RE: REQUEST TO INITIATE FORECLOSURE
1635 THUMB POINT DRIVE - CULVERHOUSE

DATE: MARCH 14, 2017

Service Required: (please circle or underline)

Review Documents | **Draft Document** | **Written Opinion Requested**

Attend Meetings | **Advise** | **Other:** _____

Upon review and/or "Approval as to Form and Correctness," the Department submitting the RLS is responsible for placement of any related item on a Commission or Board Agenda.

1. **Brief statement of the nature of the request or problem:** There is a property located at 1635 Thumb Point Drive that has had code enforcement violations existing since 2004. Due to the owner not taking affirmative action to remove or rebuild the house at this location during the past 12 years, staff is recommending that the City initiate foreclosure proceedings against the owner.

2. **Discussion of the implications and the possible impact if not apparent from preceding information:** The property will continue to present a nuisance condition to the surrounding area.

3. **Time considerations and their significance:** This matter has been ongoing for 12 years – code enforcement initiated their case in 2005.

4. **Are City funds required? If so, list approvals obtained for expenditure of funds:** Maybe?

5. **Factual background:**

   - Address: 1626 Thumb Point Drive, Fort Pierce, FL 34949 AKA PID # 2401-605-0030-000/3
   - Lien filed in the names of John B & Susan Culverhouse. Current owners are John B Culverhouse Sr and John B. Culverhouse Jr.

- Over the past 12 years, a permit to rebuild would be obtained but expire due to no work being done and then a new permit would be obtained and that permit would expire due to no work being done.
- Currently there is an active permit that was obtained in 2014. The permit has remained active by the builder obtaining a single inspection every six months, which per the FL Building Code automatically extends the life of the permit an additional six months.
- There has not been any substantial improvement made to the property to remedy the nuisance conditions present.

6. **List and/or attach all related documents and known authorities (e.g., statute, ordinance, resolution, administrative code, legal case, RFP, bidder's response, contract, lease, letter, memorandum, prior legal opinion, deed, etc.):**

- Property Tax card dated 3/14/2017 showing that the property is not a homesteaded property.
- FL State Statute 162.09(3) – allows for foreclosure of lien after remaining unpaid for 3 months
- Ordinance Number 2-247 – allows for foreclosure of lien after remaining unpaid for 1 year
- Notice of Violation for unsafe building dated 5/5/2005.
- Notice of Violation hearing for 4/11/2007 with related minutes.
- Order Determining Violation dated 4/17/2007.
- Affidavit of Non-Compliance dated 10/26/2007.
- Massey Letter dated 10/26/2007.
- Order Assessing Fine and Imposing Lien recorded in Book 2910 Page 27 on 11/30/2007.
- Notice of Lien letter dated 12/7/2007.
- Affidavit of Compliance dated 4/27/2009.
- Affidavit of Non-Compliance dated 1/4/2010.
- Follow up Massey Notice dated 4/22/2010.
- Affidavit of Compliance dated 6/1/2010.
- Affidavit of Non-Compliance dated 8/2/2011.
- Affidavit of Compliance dated 8/22/2014.
- Case summary and fines due.

CITY ATTORNEY USE ONLY			
Routed for Review	**Date**	**Response Deadline**	**Response**

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 1635 THUMB POINT DR	Parcel ID: 2401-605-0030-000-3	Account #: 15212	Sec/Town/Range: 01/35S/40E
Map ID: 24/01E	Zoning: R1	Use Type: 0000	Jurisdiction: Fort Pierce

Ownership

John B Culverhouse Sr
John B Culverhouse Jr

1635 Thumb Point DR
Fort Pierce, FL 34949

Legal Description

THUMB POINT BLK 1 LOT 30 (OR 258-845; 3848-1748)

Current Values

Just/Market:	$482,300	Assessed:	$482,300
Exemptions:	$500	Taxable:	$481,800

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	$482,300	$482,300	$500	$481,800
2015	$407,200	$287,840	$50,000	$237,840
2014	$404,200	$285,556	$50,000	$235,556

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-22-2016	3848 / 1748	0311	QC	Culverhouse John B	$100
09-01-1976	0258 / 0845	XX00	CV		$125,000

Primary Building Information

Finished Area of this building: 0 SF
Gross Area of this building: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: 2014
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.33
Land Size (SF):	14,560
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
RES POOL AVG	1	578	1977
CONC DOCK	1	320	1977
POOL DK-AVG	1	590	1977
SEAWALL CONC	1	110	1999
CHAINLINK 4'	1	225	2006

This information is believed to be correct at this time but it is subject to change and is not warranted.
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162.09 Administrative fines; costs of repair; liens.—

(1) An enforcement board, upon notification by the code inspector that an order of the enforcement board has not been complied with by the set time or upon finding that a repeat violation has been committed, may order the violator to pay a fine in an amount specified in this section for each day the violation continues past the date set by the enforcement board for compliance or, in the case of a repeat violation, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the code inspector. In addition, if the violation is a violation described in s. 162.06(4), the enforcement board shall notify the local governing body, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with the fine imposed pursuant to this section. Making such repairs does not create a continuing obligation on the part of the local governing body to make further repairs or to maintain the property and does not create any liability against the local governing body for any damages to the property if such repairs were completed in good faith. If a finding of a violation or a repeat violation has been made as provided in this part, a hearing shall not be necessary for issuance of the order imposing the fine. If, after due notice and hearing, a code enforcement board finds a violation to be irreparable or irreversible in nature, it may order the violator to pay a fine as specified in paragraph (2)(a).

(2)(a) A fine imposed pursuant to this section shall not exceed $250 per day for a first violation and shall not exceed $500 per day for a repeat violation, and, in addition, may include all costs of repairs pursuant to subsection (1). However, if a code enforcement board finds the violation to be irreparable or irreversible in nature, it may impose a fine not to exceed $5,000 per violation.

(b) In determining the amount of the fine, if any, the enforcement board shall consider the following factors:

1. The gravity of the violation;
2. Any actions taken by the violator to correct the violation; and
3. Any previous violations committed by the violator.

(c) An enforcement board may reduce a fine imposed pursuant to this section.

(d) A county or a municipality having a population equal to or greater than 50,000 may adopt, by a vote of at least a majority plus one of the entire governing body of the county or municipality, an ordinance that gives code enforcement boards or special magistrates, or both, authority to impose fines in excess of the limits set forth in paragraph (a). Such fines shall not exceed $1,000 per day per violation for a first violation, $5,000 per day per violation for a repeat violation, and up to $15,000 per violation if the code enforcement board or special magistrate finds the violation to be irreparable or irreversible in nature. In addition to such fines, a code enforcement board or special magistrate may impose additional fines to cover all costs incurred by the local government in enforcing its codes and all costs of repairs pursuant to subsection (1). Any ordinance imposing such fines shall include criteria to be considered by the code enforcement board or special magistrate in determining the amount of the fines, including, but not limited to, those factors set forth in paragraph (b).

(3) A certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. Upon petition to the circuit court, such order shall be enforceable in the same manner as a court judgment by the sheriffs of this state, including execution and levy against the personal property of the violator, but such order shall not be deemed to be a court judgment except for enforcement purposes. A fine imposed pursuant to this part shall continue to accrue until the violator comes into compliance or until judgment is rendered in a suit filed pursuant to this section, whichever occurs first. A lien arising from a fine imposed pursuant to this section runs in favor of the local governing body, and the local governing body may execute a satisfaction or release of lien entered pursuant to this section. After 3 months from the filing of any such lien which remains unpaid, the enforcement board may authorize the local governing body attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest. No lien created pursuant to the provisions of this part may be foreclosed on real property which is a homestead under s. 4, Art. X of the State Constitution. The money judgment provisions of this section shall not apply to real property or personal property which is covered under s. 4(a), Art. X of the State Constitution.

History.—s. 1, ch. 80-300; s. 8, ch. 82-37; s. 2, ch. 85-150; s. 8, ch. 86-201; s. 2, ch. 87-391; s. 8, ch. 89-268; s. 4, ch. 94-291; s. 1, ch. 95-297; s. 5, ch. 99-360; s. 1, ch. 2000-125; s. 65, ch. 2004-11.

Note.—Former s. 166.059.

Sec. 2-247. - Administrative fines; liens.

The enforcement board, upon notification by the code inspector that a previous order of the enforcement board has not been complied with by the set time, may order the violator to pay a fine not to exceed two hundred fifty dollars ($250.00) for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists or, if the violator does not own the land, upon any other real or personal property owned by the violator and may be enforced in the same manner as a court judgment by the sheriffs of this state, including levy against the personal property, but shall not be deemed otherwise to be a judgment of a court except for enforcement purposes. After one year from the filing of any such lien which remains unpaid, the enforcement board may authorize the city attorney to foreclose on the lien.

(Code 1960, § 2-28; Ord. No. H-241, 12-6-82)

State Law reference— Similar provisions, F.S. § 162.09.

CITY OF FORT PIERCE
Florida

BUILDING & COMMUNITY RESPONSE DEPARTMENT
P.O. BOX 1480, FORT PIERCE, FLORIDA 34954
772-460-2200; FAX: 772-467-9836

5/05/05 **Tax ID#: 240160500300003** **Case #: CDEF2005-1201**

John B and Susan D Culverhouse
1635 Thumb Point Dr
Fort Pierce, FL 34949-3570

ADDRESS: 1635 THUMB POINT DR

The above building or structure has been found unsafe per City Ordinances, Florida Building Code (FBC) s.3401.6 and the Standard Unsafe Building Abatement Code s.101.6. The following required actions must be taken:

- ☐ Evidence of extensive exterior and interior damage suggests substantial renovation is required to prevent further deterioration. (30 days to initiate)
- ☐ Fences must be repaired or replaced to provide a locked barrier around the pool. (15 days)
- ☐ Stagnant water must be treated to prevent the growth of algae or breeding of mosquitoes. (15 days)

If the building(s) is to be repaired, drawings prepared by a Florida licensed engineer or architect addressing the deficiencies will be required with the building permit application unless otherwise approved by the Building Official.

If the above required actions are not started and completed by the time specified, the building or structure will be ordered vacated and posted to prevent further occupancy until work is completed and the final inspection has been approved. The repair/rehabilitation of the building or structure must fully comply with all local ordinances and the currently adopted Florida Building Code (FBC). **If no action has been taken by the legal owner to come into compliance within the time specified, the City may initiate condemnation proceedings in accordance with codes, with all costs incurred charged against the owner of record.**

Any person having any legal interest in the property may appeal this notice by the Building Official to the Board of Adjustments and Appeals (CBAA); such appeal shall be in writing in the form specified in the Rules of Procedure of the CBAA and shall be filed with the Building Official within 30 calendar days from the date of the notice with a $200 fee. Failure to appeal in the time specified will constitute a waiver of all rights to an administrative hearing.

If you have any questions regarding this notice, please contact the Building Department (772) 460-2200, Ext. 214.

John Alcorn, Director
Division of Building and Community Response

CITY OF FORT PIERCE
Florida

DEPARTMENT OF BUILDING AND CODE ENFORCEMENT
P. O. BOX 1480 • FORT PIERCE, FLORIDA 34954
TEL. (772) 460-2200 • FAX (772) ~~461-6772~~ 468-0457

CERTIFIED MAIL

December 7, 2007

John B. & Susan Culverhouse
1625 Thumb Point Drive
Ft. Pierce, FL 34949

CEB Case No.: 7-62

RE: 1635 Thumb Point Drive

Dear Property Owner(s):

Since you have not complied with the Special Magistrate's/Code Enforcement Board's Order in a timely manner, the penalty of $ 10,500 has accrued and continues to accrue at $250 per day until the property comes into compliance.

Attached please find a copy of the Order Assessing Fine and Imposing Lien on the above referenced property which has been recorded in the public records of St. Lucie County, Florida. If there is no compliance and/or the outstanding penalty is not paid within three (3) months of the date of recording, this lien may be subject to foreclosure proceedings and the property sold to enforce the penalty.

If you have any questions regarding what needs to be done to bring the property into compliance, please contact Officer Bob Dusanek at (772) 460-2200 extension 278.

Sincerely,

Lois Caudill

Lois Caudill
Executive Assistant

/lc

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

Book: 2910

Page: 27

Case No: 05-00001201

1635 THUMB POINT DR
PROPERTY ADDRESS

IN THE MATTER OF:

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOW in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 27th day of April, 2009.

STOP
Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 21st day of April, 2010.

Karen C. Bruno
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

KAREN C. BRUNO
MY COMMISSION # DD 849692
EXPIRES: January 7, 2013
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3466579 04/23/2010 at 01:20 PM
OR BOOK 3190 PAGE 1429 - 1429 Doc Type: AFF
RECORDING: $10.00

File Name: C0034897

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

Book: 2910

Page: 27

Case No: 05-00001201

1635 THUMB POINT DR
PROPERTY ADDRESS

IN THE MATTER OF:

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 4th day of January, 2010.

Start
Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 22nd day of April, 2010.

Karen C. Bruno
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

KAREN C. BRUNO
MY COMMISSION # DD 849692
EXPIRES: January 7, 2013
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3466578 04/23/2010 at 01:20 PM
OR BOOK 3190 PAGE 1428 - 1428 Doc Type: AFF
RECORDING: $10.00

File Name: C0034898

City of Fort Pierce, Florida
Building and Code Enforcement
P.O. Box 1480
Fort Pierce, Florida 34954
TEL #: (772) 460-2200
FAX #: (772) 468-0457

April 22, 2010

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

Property address: 1635 THUMB POINT DR

Dear Property Owner(s):

This correspondence is to inform you that the property referenced above continues to be in violation of the Code Enforcement Board Order (copy attached) and the City Code of Ordinance, Section(s) 103.2 SBCCI Housing Code and the fine of $250.00 a day continues to accrue.

If you would like to contest this fine or disagree with the findings of the noncompliance, then **you must respond in writing, stating a detailed reason as to why you disagree.** This correspondence must be mailed to our office within **twenty (20) days** from the date of this letter. If we should receive a response from you, then your case will be scheduled before the Code Enforcement Board for a hearing. **If we should not hear from you within the twenty (20) days, a lien will be entered on the property.**

If you should have any questions, please contact our office at (772) 460-2200, ext. 284.

Sincerely,

Karen Bruno

Karen Bruno
Secretary to the Code Enforcement Board

File Name: C0034944

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

Book: 2910

Page: 27

Case No: 05-00001201

1635 THUMB POINT DR
PROPERTY ADDRESS

IN THE MATTER OF:

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOW in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 1st day of June, 2010.

Stop
Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 10th day of June, 2010.

Karen C. Bruno
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

KAREN C. BRUNO
MY COMMISSION # DD 849692
EXPIRES: January 7, 2013
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3486356 06/21/2010 at 11:20 AM
OR BOOK 3206 PAGE 2056 - 2056 Doc Type: ORD
RECORDING: $10.00

File Name: C0035621

AFFIDAVIT OF NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3710866 06/05/2012 at 02:41 PM
OR BOOK 3396 PAGE 1666 - 1666 Doc Type: AFF
RECORDING: $10.00

Book: 2910

Page: 27

Case No: 05-00001201

IN THE MATTER OF:

1635 THUMB POINT DR
PROPERTY ADDRESS

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 2nd day of August, 2011.

Restart Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 22nd day of May, 2012.

Colleen Greer
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

COLLEEN GREER
MY COMMISSION # DD823583
EXPIRES: November 13, 2012
1-800-3-NOTARY Fl. Notary Discount Assoc, Co.

File Name: C0043457

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4055129 OR BOOK 3731 PAGE 1203, Recorded 04/02/2015 at 10:13 AM

AFFIDAVIT OF COMPLIANCE
SPECIAL MAGISTRATE
FORT PIERCE, FLORIDA

Book: 2910

Page: 27

Case No: 05-00001201

IN THE MATTER OF:

1635 THUMB POINT DR
PROPERTY ADDRESS

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Isaac Saucedo, have personally examined the property described in the Special Magistrate's order dated April 11, 2007, in the above mentioned case, and find that said property is NOW in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 22 day of August, 2014.

Isaac Saucedo, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Isaac Saucedo, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 30th day of March, 2015.

Colleen Greer
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

COLLEEN GREER
MY COMMISSION # EE 216024
EXPIRES: November 13, 2016
Bonded Thru Budget Notary Services

File Name: C0058961

PREPARED 3/14/17, 15:22:39 CASE HISTORY REPORT PAGE 1
PROGRAM CE200L CASE NUMBER 05-00001201
CITY OF FT PIERCE BLDG & CODE DIVISION

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

NARRATIVE:		
	SUBAC Letter sent 5/6/05	5/05/05
	Time Stamp: 04/27/2007 02:47 PM BOBD ----------	4/27/07
	I added correct tax id #, owner, changed case type and	4/27/07
	inspector. Please refer to ptwin cases for more	4/27/07
	information. Owners have settled with insurance company and	4/27/07
	are anxious to get back home.	4/27/07
	Time Stamp: 06/26/2007 03:54 PM BOBD ----------	6/26/07
	I passed by today and no changes have been made, roof	6/26/07
	missing and interior has been demolished.	6/26/07
	Time Stamp: 09/25/2007 10:34 AM BOBD ----------	6/26/07
	This narrative concerns 1569 Thumb Point Dr not 1635.	6/26/07
	Time Stamp: 09/24/2007 02:27 PM BOBD ----------	9/24/07
	John Foster is still working with owner and contractor to	9/24/07
	rebuild structure.	9/24/07
	Time Stamp: 10/23/2007 02:59 PM BOBD ----------	10/23/07
	Brad Culverhouse announced last night at Historic	10/23/07
	Preservation Board meeting that he has retained Chairman	10/23/07
	John Foster as the person to design the rebuilding of his	10/23/07
	structure and mr. Foster agreed. I spoke with Mr. foster	10/23/07
	last week and he said he would send a fax stating the above	10/23/07
	and plans should be submitted in thirty (30) days.	10/23/07
	Time Stamp: 12/04/2007 11:43 AM BOBD ----------	12/04/07
	No changed, check with the building department.	12/04/07
	Time Stamp: 01/03/2008 08:10 AM BOBD ----------	1/03/08
	P e-mail from Kristie John Foster has meet with Marc about	1/03/08
	concerns that building and planning may have, no plans have	1/03/08
	been submitted at this time.	1/03/08
	Time Stamp: 02/04/2008 12:58 PM BOBD ----------	2/04/08
	I changed inspector to Melody and set inspection for 2-20.	2/04/08
	same - Time Stamp: 02/27/2008 08:49 AM MELODY	2/27/08
	----------	2/27/08
	same Time Stamp: 03/17/2008 10:02 AM MELODY	3/17/08
	----------	3/17/08
	4/11/08 same Time Stamp: 04/11/2008 11:17 AM MELODY	4/11/08
	----------	4/11/08
	same Time Stamp: 05/06/2008 04:16 PM MELODY	5/06/08
	----------	5/06/08
	same Time Stamp: 06/04/2008 04:10 PM MELODY	6/04/08
	----------	6/04/08
	same Time Stamp: 07/02/2008 04:21 PM MELODY	7/02/08
	----------	7/02/08
	same Time Stamp: 08/04/2008 04:22 PM MELODY	8/04/08
	----------	8/04/08
	inspection 9/4/08 same Time Stamp: 09/08/2008 04:27 PM	9/08/08
	MELODY ----------	9/08/08
	same Time Stamp: 10/05/2008 02:55 PM MELODY	10/05/08

CASE TYPE / TAX ID # / ADDRESS	DATE ESTABLISHED / INSPECTOR	STATUS / TENANT NAME	STATUS DATE / TENANT NBR
CODE ENFORCEMENT VIOLATION 2401-605-0030-000/3 1635 THUMB POINT DR FT PIERCE FL 34949	5/05/05 Isaac Saucedo	FINES/LIENS RUNNING	8/10/15

NARRATIVE:	
----------	10/05/08
November 4, 2008 3:18:31 PM melody.	11/04/08
same	11/04/08
December 4, 2008 3:31:28 PM melody.	12/04/08
same	12/04/08
January 9, 2009 10:28:14 AM melody.	1/09/09
same	1/09/09
February 3, 2009 3:13:20 PM melody.	2/03/09
same	2/03/09
March 2, 2009 4:29:01 PM melody.	3/02/09
same	3/02/09
April 9, 2009 10:06:27 AM melody.	4/09/09
same	4/09/09
May 20, 2009 10:47:39 AM melody.	5/20/09
same condition - steve weaver advises he is working with mr	5/20/09
culverhouse to restore house	5/20/09
June 16, 2009 3:15:35 PM melody.	6/16/09
contractor steve weaver has dumpster on site - work may be	6/16/09
starting on this property?	6/16/09
July 9, 2009 4:30:59 PM melody.	7/09/09
same condition	7/09/09
July 9, 2009 4:32:06 PM melody.	7/09/09
same condition	7/09/09
August 12, 2009 4:37:43 PM melody.	8/12/09
same condition	8/12/09
September 4, 2009 11:14:02 AM melody.	9/04/09
no action taken on house - transfer to shaun	9/04/09
October 12, 2009 4:09:38 PM shaun.	10/12/09
SAME	10/12/09
January 21, 2010 4:19:27 PM shaun.	1/21/10
HAS DUMPSTER STORAGE UNIT AND PORTA POTTY THERE, PERMIT IS	1/21/10
STILL ACTIVE. WILL CONTINUE TO MONITOR	1/21/10
April 20, 2010 1:17:43 PM shaun.	4/20/10
SAME AS LAST TIME	4/20/10
April 21, 2010 10:26:06 AM shaun.	4/21/10
PER PEGGY I AM DOING A AFF OF COMPLIANCE TO STOP THE FINES	4/21/10
ON 4-27-2009 SINCE HE COMPLIED WITH THE ORDER BY APPLYING	4/21/10
FOR A PERMIT, AND THEN RE-STARTING THE FINES ON 1-4-10 WHEN	4/21/10
THE PERMIT EXPIRED.	4/21/10
June 9, 2010 4:05:43 PM shaun.	6/09/10
PERMIT WAS APPLIED FOR AGAIN ON 6-1-2010, SO STOPPING FINES	6/09/10
AGAIN.	6/09/10
September 7, 2010 3:35:58 PM shaun.	9/07/10
PERMIT 10-1195 WAS ISSUED IN JUNE. WORK HAS STARTED ON THE	9/07/10
PROPERTY. PEGGY IS GOING TO RECOMMEND NOT REDUCING THE FINE	9/07/10
AT THIS TIME AND RECOMMENDING TO WAIT UNTIL THE PROPERTY IS	9/07/10

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

NARRATIVE:		
	BROUGHT INTO COMPLIANCE.	9/07/10
	November 10, 2010 4:08:48 PM shaun.	11/10/10
	WAS SUPPOSE TO GO IN FRONT OF THE CEB TODAY FOR REDUCTION	11/10/10
	REQUEST BUT CULVERHOUSE REQUESTED A CONTINUANCE, SHOULD GO	11/10/10
	IN JAN.	11/10/10
	January 10, 2011 4:01:08 PM shaun.	1/10/11
	HOUSE IS IN THE PROCESS OF DEMO, WAS SUPPOSE TO GO TO THE	1/10/11
	CEB FOR A REQUEST TO REDUCE/RESCIND LIEN ON WED BUT PEGGY	1/10/11
	HAS GRANTED THE REQUEST FOR THE EXTENSION.	1/10/11
	April 13, 2011 8:56:42 AM shaun.	4/13/11
	WORK IN PROGRESS	4/13/11
	October 18, 2011 4:06:29 PM shaun.	10/18/11
	DOESN'T LOOK LIKE ANYTHING HAS REALLY BEEN DONE IN A WHILE,	10/18/11
	NOWHERE NEAR COMPLETION.	10/18/11
	April 25, 2012 9:20:04 AM shaun.	4/25/12
	STATUS QUO, FINE CONTINUES TO ACCRUE	4/25/12
	May 21, 2012 1:15:41 PM peggy.	5/21/12
	Permit #10-1195 expired 8/1/2011 and no new permits have	5/21/12
	been applied for or obtained. Fines restarted again on	5/21/12
	8/2/2011. Will send a new letter.	5/21/12
	November 27, 2012 4:44:11 PM shaun.	11/27/12
	SAME, NO ADDITIONAL PERMITS HAVE BEEN APPLIED FOR.	11/27/12
	May 28, 2013 4:40:36 PM shaun.	5/28/13
	SAME.	5/28/13
	December 4, 2013 10:59:37 AM shaun.	12/04/13
	EVERYTHING IS THE SAME, FINES WILL CONTINUE TO ACCRUE.	12/04/13
	January 27, 2014 9:45:44 AM shaun.	1/27/14
	TRANSFERRING THIS CASE TO ISAAC SINCE THIS IS HIS NEW AREA.	1/27/14
	January 29, 2014 1:08:40 PM shaun.	1/29/14
	house is in the process of being torn down, fines will	1/29/14
	continue	1/29/14
	February 24, 2014 10:59:45 AM isaucedo.	2/24/14
	SETTING FURTURE INSPECTION, CHECK WITH BUILDING TO SEE IF	2/24/14
	DEMOLITION PERMIT HAS BEEN RENEWED..	2/24/14
	March 12, 2014 3:57:41 PM isaucedo.	3/12/14
	PROPERTY LOOK THE SAME FINES WILL CONTINUE TO RUN	3/12/14
	April 14, 2014 11:33:53 AM isaucedo.	4/14/14
	CONTINUES TO LOOK THE SAME	4/14/14
	May 7, 2014 3:24:54 PM isaucedo.	5/07/14
	CONTINUES TO LOOK THE SAMES. FINES WILL CONTINUE	5/07/14
	June 25, 2014 1:36:17 PM isaucedo.	6/25/14
	continue to look the same. fines will continue to run. will	6/25/14
	set up a new inspection a month from today due to their is	6/25/14
	another open case on this property	6/25/14
	July 25, 2014 11:07:26 AM ISAUCEDO.	7/25/14
	CONTINUES TO LOOK THE SAME, FINES WILL CONTINUE TO RUN.	7/25/14

CASE TYPE / TAX ID # / ADDRESS	DATE ESTABLISHED / INSPECTOR	STATUS / TENANT NAME	STATUS DATE / TENANT NBR
CODE ENFORCEMENT VIOLATION 2401-605-0030-000/3 1635 THUMB POINT DR FT PIERCE FL 34949	5/05/05 Isaac Saucedo	FINES/LIENS RUNNING	8/10/15

NARRATIVE:

September 4, 2014 1:33:31 PM isaucedo.	9/04/14
PROPERTY CONTINUES TO LOOK THE SAME AND FINES WILL CONTINUE	9/04/14
TO RUN.	9/04/14
October 28, 2014 4:42:41 PM isaucedo.	10/28/14
Continues to look the same	10/28/14
December 23, 2014 10:56:05 AM isaucedo.	12/23/14
property continues to look the same, fines will continue to	12/23/14
run and will set a new inspection date.	12/23/14
February 23, 2015 2:23:48 PM isaucedo.	2/23/15
Same, fines will continue to run.	2/23/15
March 26, 2015 3:41:37 PM isaucedo.	3/26/15
case has been complied	3/26/15
February 10, 2016 4:25:15 PM peggy.	2/10/16
Request for a partial lien reduction went before CEB for	2/10/16
approval. Lot is in SLC and was sold in 2012 and resold in	2/10/16
2015. The current owner found the cloud on the title, which	2/10/16
was missed by the title company. They are offering $5000 to	2/10/16
have two agricultural parcels released from the lien on this	2/10/16
property. The CEB accepted the offer with the understanding	2/10/16
that by releasing these parcels, the lien still remains in	2/10/16
affect on the Thumb Point property. Matter being forwarded	2/10/16
to the City Commission for final approval.	2/10/16
March 22, 2016 11:21:37 AM colleen.	3/22/16
City Commission approved the partial release of lien	3/22/16
contingent upon receiving a check for $5,000.	3/22/16
	3/22/16
Check was received today and remitted to the Finance Dept.	3/22/16
Papers were prepared to obtain the partial release of lien.	3/22/16
April 28, 2016 2:32:40 PM colleen.	4/28/16
Partial release of lien was recorded on 4/27/16	4/28/16
book 3862 page 379 Mailed to Mr. Fee and Mr. Culverhouse on	4/28/16
4/28/16	4/28/16
Lien and fines are still attached by Culverhouse.	4/28/16
June 8, 2016 10:34:46 AM peggy.	6/08/16
Spoke with Dennis Murphy and Tom Kiernan of Culpepper and	6/08/16
Terppening. 772-464-3537 / EM dmurphy@ct-eng.com or	6/08/16
tkiernan@ct-eng.com.	6/08/16
	6/08/16
Gentleman said that Mr. C is pursuing cleaning up the	6/08/16
property, replatting and resolving the code violation. Title	6/08/16
is being transferred to the son via quit claim deed. (copy	6/08/16
placed in file). Actively under construction at this time.	6/08/16

NOTICE NAMES: JOHN B & SUSAN CULVERHOUSE OWNER

HISTORY:

SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
6/13/05	Initial Inspection	COMPLETED	6/13/05		

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

6/13/05	Initial Inspection	COMPLETED	6/13/05	
	RSLT TEXT: 6/13/05 No change send letter teliing condemnation is procee ding.			6/13/05 6/13/05
6/28/05	Follow-up Inspection	COMPLETED	6/28/05	
	RSLT TEXT: 6/28/05 No change, check in 7 days.			6/28/05
7/05/05	Follow-up Inspection	COMPLETED	7/05/05	
	RSLT TEXT: 7/5/05 No change.			7/05/05
7/18/05	Follow-up Inspection	COMPLETED	7/18/05	
	RSLT TEXT: 7/18/05 No change and we have not heard from the title searc h yet, check in 21 days.			7/18/05 7/18/05
8/08/05	Follow-up Inspection	COMPLETED	8/08/05	
	RSLT TEXT: 8/8/05 No change.			8/08/05
9/06/05	Follow-up Inspection	COMPLETED	9/06/05	
	RSLT TEXT: 9/6/05 No change!			9/06/05
9/12/05	Follow-up Inspection	COMPLETED	9/12/05	
	RSLT TEXT: 9/12/05 No change!			9/12/05
10/10/05	Follow-up Inspection	COMPLETED	10/10/05	
	RSLT TEXT: 10/10/05 This has been appealed and rescheduled for the end of this months meeting.			10/10/05 10/10/05
11/02/05	Follow-up Inspection	COMPLETED	11/02/05	
12/22/05	Follow-up Inspection	COMPLETED	12/22/05	
	RSLT TEXT: 12/22/05 They are still fighting with ins.			12/22/05
3/03/06	Follow-up Inspection	COMPLETED	3/03/06	
	RSLT TEXT: 3/6/06 Continued by the Construction Adjustment & Appeals Bo ard for 30 days.			3/03/06 3/03/06
6/27/06	Follow-up Inspection	COMPLETED	6/27/06	
	RSLT TEXT: 6/27/06 I spoke with owner recently and he is suing the insu rance company.			6/27/06 6/27/06
12/06/06	Follow-up Inspection	COMPLETED	12/06/06	
	RSLT TEXT: 12/6/06 I have not spoken to the owner recently, check on 1/ 12/07.			12/06/06 12/06/06
1/22/07	Follow-up Inspection	COMPLETED	1/22/07	
	RSLT TEXT: 1/22/2007 No change in tis property schedule for S.M. or C.E .B.			1/22/07 1/22/07
3/02/07	Follow-up Inspection	COMPLETED	3/02/07	

CASE TYPE / TAX ID # / ADDRESS	DATE ESTABLISHED / INSPECTOR	STATUS / TENANT NAME	STATUS DATE / TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

3/02/07	Follow-up Inspection	COMPLETED	3/02/07		
	RSLT TEXT: 3/2/07 No change property scheduled for 3/14/07 hearing.				3/02/07
3/07/07	Follow-up Inspection	COMPLETED	3/07/07		
	RSLT TEXT: 3/7/07 There has not been any changes with this property and				3/07/07
	I did not get paperwork back to Barbara in a timely manner				3/07/07
	therefore; I have scheduled this case for the April 11, 2007				3/07/07
	C.E.B. hearing.				3/07/07
5/25/07	Follow-up Inspection	COMPLETED	5/29/07	Bob Dusanek	
6/26/07	Follow-up Inspection	COMPLETED	6/26/07	Bob Dusanek	
7/26/07	Follow-up Inspection	COMPLETED	8/20/07	Bob Dusanek	
9/20/07	Follow-up Inspection	COMPLETED	9/24/07	Bob Dusanek	
10/20/07	Follow-up Inspection	COMPLETED	10/23/07	Bob Dusanek	
4/11/07	CODE ENFORCEMENT BOARD	COMPLETED	4/11/07		
	NARRATIVE: 120 days to apply for permit, $250 per day fine would start				10/26/07
	if an application has not been made for a permit, and the				10/26/07
	respondent would be found in violation				10/26/07
10/26/07	FINES RUNNING	COMPLETED	10/26/07		
	NARRATIVE: fine of $250 a day begins				10/26/07
10/26/07	WAITING FOR FINES TO BE PAID	COMPLETED	10/26/07		
	NARRATIVE: waiting for fines to be paid				10/26/07
12/04/07	Follow-up Inspection	COMPLETED	12/04/07	Bob Dusanek	
1/04/08	Follow-up Inspection	COMPLETED	1/03/08	Bob Dusanek	
12/06/07	LIEN	OPEN			
	LIEN INFO: 000000762 3138478				0/00/00
2/20/08	Follow-up Inspection	COMPLETED	2/18/08	Melody Sanderson	
3/17/08	Follow-up Inspection	COMPLETED	3/17/08	Melody Sanderson	
4/14/08	Follow-up Inspection	COMPLETED	4/11/08	Melody Sanderson	
5/05/08	Follow-up Inspection	COMPLETED	5/05/08	Melody Sanderson	
6/02/08	Follow-up Inspection	COMPLETED	6/03/08	Melody Sanderson	
7/02/08	Follow-up Inspection	COMPLETED	7/02/08	Melody Sanderson	
9/02/08	Follow-up Inspection	COMPLETED	9/04/08	Melody Sanderson	
10/06/08	Follow-up Inspection	COMPLETED	10/05/08	Melody Sanderson	
11/03/08	Follow-up Inspection	COMPLETED	11/04/08	Melody Sanderson	
12/01/08	Follow-up Inspection	COMPLETED	12/04/08	Melody Sanderson	
1/05/09	Follow-up Inspection	COMPLETED	1/09/09	Melody Sanderson	
2/02/09	Follow-up Inspection	COMPLETED	2/03/09	Melody Sanderson	
3/02/09	Follow-up Inspection	COMPLETED	3/02/09	Melody Sanderson	
4/06/09	Follow-up Inspection	COMPLETED	4/09/09	Melody Sanderson	
5/04/09	Follow-up Inspection	COMPLETED	5/20/09	Melody Sanderson	
6/15/09	Follow-up Inspection	COMPLETED	6/16/09	Melody Sanderson	
7/06/09	Follow-up Inspection	COMPLETED	7/09/09	Melody Sanderson	
8/10/09	Follow-up Inspection	COMPLETED	8/12/09	Melody Sanderson	
9/14/09	Follow-up Inspection	COMPLETED	9/04/09	Melody Sanderson	

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

HISTORY: SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
10/12/09	Follow-up Inspection	COMPLETED	10/12/09	Shaun Coss	.10
1/18/10	Follow-up Inspection	COMPLETED	1/21/10	Shaun Coss	.10
4/19/10	Follow-up Inspection	COMPLETED	4/19/10	Shaun Coss	.10
4/21/10	CEB AFFIDAVIT OF NONCOMPLIANCE	ISSUED	4/21/10		

Respond to: Date: 0/00/00
Send to: PROPERTY OWNER
Mail tracking #:
Name/address: JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949
Telephone:
Fax:
EMail:

4/21/10	CEB AFFIDAVIT OF NONCOMPLIANCE	ISSUED	4/21/10		

Respond to: Date: 0/00/00
Send to: PROPERTY OWNER
Mail tracking #:
Name/address: JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949
Telephone:
Fax:
EMail:

4/22/10	CEB MASSEY IN VIOLATION STILL	ISSUED	4/22/10		

Respond to: Date: 0/00/00
Send to: PROPERTY OWNER
Mail tracking #:
Name/address: JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949
Telephone:
Fax:
EMail:

7/19/10	Follow-up Inspection	COMPLETED	6/09/10	Shaun Coss	.10
6/09/10	CEB AFFIDAVIT OF NONCOMPLIANCE	ISSUED	6/09/10		

Respond to: Date: 0/00/00
Send to: PROPERTY OWNER
Mail tracking #:
Name/address: JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949
Telephone:
Fax:
EMail:

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID # / ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
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2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

HISTORY: SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
6/10/10	CEB LIEN REDUCTION HEARING	ISSUED	6/10/10		
Respond to:		Date: 0/00/00			
Send to:	PROPERTY OWNER				
Mail tracking #:					
Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:					
Fax:					
EMail:					
9/07/10	Follow-up Inspection	COMPLETED	9/07/10	Shaun Coss	.10
11/08/10	CEB CONTINUED RESCHEDULED	ISSUED	11/08/10		
Respond to:		Date: 0/00/00			
Send to:	PROPERTY OWNER				
Mail tracking #:					
Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:					
Fax:					
EMail:					
1/10/11	Follow-up Inspection	COMPLETED	1/10/11	Shaun Coss	.10
4/11/11	Follow-up Inspection	COMPLETED	4/13/11	Shaun Coss	.10
10/17/11	Follow-up Inspection	COMPLETED	10/18/11	Shaun Coss	
4/23/12	Follow-up Inspection	COMPLETED	4/25/12	Shaun Coss	
5/22/12	CEB AFFIDAVIT OF NONCOMPLIANCE	ISSUED	5/22/12		
Respond to:		Date: 0/00/00			
Send to:	PROPERTY OWNER				
Mail tracking #:					
Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:					
Fax:					
EMail:					
5/22/12	CEB SUBJECT TO FORECLOSURE LTR	ISSUED	5/22/12		
Respond to:		Date: 0/00/00			
Send to:	PROPERTY OWNER				
Mail tracking #:					
Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:					
Fax:					

PREPARED 3/14/17, 15:22:39 CASE HISTORY REPORT PAGE 9
PROGRAM CE200L CASE NUMBER 05-00001201
CITY OF FT PIERCE BLDG & CODE DIVISION

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

EMail:

11/26/12	Follow-up Inspection	COMPLETED	11/27/12	Shaun Coss
5/27/13	Follow-up Inspection	COMPLETED	5/28/13	Shaun Coss
12/02/13	Follow-up Inspection	COMPLETED	12/04/13	Shaun Coss
6/09/14	Follow-up Inspection	COMPLETED	1/29/14	Isaac Saucedo
5/07/14	Follow-up Inspection	COMPLETED	5/07/14	Isaac Saucedo
6/25/14	Follow-up Inspection	COMPLETED	6/25/14	Isaac Saucedo
7/25/14	Follow-up Inspection	COMPLETED	7/25/14	Isaac Saucedo
9/03/14	Follow-up Inspection	COMPLETED	9/03/14	Isaac Saucedo
10/29/14	Follow-up Inspection	COMPLETED	10/28/14	Isaac Saucedo
12/23/14	Follow-up Inspection	COMPLETED	12/23/14	Isaac Saucedo
2/25/15	Follow-up Inspection	COMPLETED	2/23/15	Isaac Saucedo
3/26/15	SM AFFIDAVIT OF COMPLIANCE	ISSUED	3/26/15	

Respond to: Date: 0/00/00
Send to: PROPERTY OWNER
Mail tracking #:
Name/address: JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949
Telephone:
Fax:
EMail:

3/26/15	CLOSE CASE	COMPLETED	3/26/15

TOTAL TIME: .70

VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	RESOLVED
	8/20/07	PROPERTY MAINTENANCE	1	PM	COMPLIED	3/26/15

LOCATION:
(2) AS PER THE CITY ORDINANCE, EVERY BUILDING SHALL BE KEPT IN A REASONABLY CLEAN AND SANITARY CONDITION FREE FROM RODENTS, INSECTS AND VERMINS
(3) AS PER THE CITY ORDINANCE, ALL ROOFS EXTERIOR WALLS, DOORS, WINDOWS AND CHIMNEYS SHALL BE SO MAINTAINED AS TO KEEP WATER FROM ENTERING THE BUILDING.
(4) AS PER THE CITY ORDINANCE, THE EXTERIOR OF STRUCTURE NEEDS TO BE PAINTED. WOOD/TRIM/WALLS/FASCIA IS/ARE CHIPPED, PEELING, WEATHERED, STAINED, FADED.
(7) AS PER THE CITY ORDINANCE, STEPS, WALKS, DRIVEWAYS AND SIMILAR PAVED AREAS OF ANY PREMISES SHALL BE MAINTAINED IN A REASONABLY CLEAN AND SANITARY CONDITION, FREE FROM ANY HOLES, SUBSTANTIAL CRACKING OR HAZARD.

NARRATIVE:	08/20/2007 01:36 PM BOBD ----------	8/20/07
	Added violation, talked to John, they received money around	8/20/07
	7/24/07; Larry Kosoy has been retainrd as contractor and	8/20/07
	plans are being worked on. I suggested to John that Larry	8/20/07
	submitt a letter to Building Department on the progress, he	8/20/07
	said he would have Larry do that.	8/20/07

PREPARED 3/14/17, 15:22:39 CASE HISTORY REPORT PAGE 10
PROGRAM CE200L CASE NUMBER 05-00001201
CITY OF FT PIERCE BLDG & CODE DIVISION

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

FINES:

DESCRIPTION	CHARGE	PAID	BILLED	LIEN AMT	LIEN PAID
CODE ENFORCE BD FINES - 1	137250.00	.00	.00	.00	.00
CODE ENFORCE BD FINES - 2	37000.00	.00	.00	.00	.00
CODE ENFORCE BD FINES - 3	279000.00	.00	.00	.00	.00
RECORD AFF OF NON-COMP	20.00	.00	.00	.00	.00
RECORD ACK. OF COMPLIANCE	30.00	.00	.00	.00	.00
RECORD OF LIEN	10.00	.00	.00	.00	.00

Property Information

Address:	1635 THUMB POINT DR FT PIERCE, FL 34949
Location ID:	1689
TAX ID #:	2401-605-0030-000/3
Alternate ID description:	
Zoning:	NA UNKNOWN
Subdivision:	

Case General Information

Case status:	FL FINES/LIENS RUNNING
Status date:	8/10/2015
Case type:	CE CODE ENFORCEMENT VIOLATION
Reported date:	5/05/2005
Origination:	IP INSPECTION
Default inspector:	IS Isaac Saucedo
Credit balance:	.00

Owner Information

Owner name:	JOHN B & SUSAN CULVERHOUSE
Address:	1635 THUMB POINT DR
City:	FT PIERCE, FL 34949
Phone:	0
Notice:	Y
Flip:	

Violations

Type	Status	Location	Quantity	Date Established	Date Resolved
PROPERTY MAINTENANCE	CM		1	8/20/2007	3/26/2015

Case Data

Description	Data

Active Inspections

Type	Insp ID	Schedule Date

No scheduled inspections exist

Type	Description	Transaction	Amount Due	Amount Billed	Starting date	Ending date	Daily fee	Lien amount	Lien paid
CF	CODE ENFORCE BD FINES - 1	137250.00	137250.00	.00	10/26/2007	4/27/2009	250.00	.00	.00
C2	CODE ENFORCE BD FINES - 2	37000.00	37000.00	.00	1/04/2010	6/01/2010	250.00	.00	.00
C3	CODE ENFORCE BD FINES - 3	279000.00	279000.00	.00	8/02/2011	8/22/2014	250.00	.00	.00
N1	RECORD AFF OF NON-COMP	20.00	20.00	.00	3/26/2015		.00	.00	.00
RC	RECORD ACK. OF COMPLIANCE	30.00	30.00	.00	4/23/2010		.00	.00	.00
RL	RECORD OF LIEN	10.00	10.00	.00	3/26/2015		.00	.00	.00

Type Description	Transaction	Amount Due	Amount Billed	Starting date	Ending date	Daily fee	Lien amount	Lien paid
(Continued)								
								.00
	453310.00	453310.00	.00				.00	
								.00

CODE ENFORCEMENT BOARD
CITY OF FORT PIERCE, FLORIDA

CEB CASE # 7-62

RE: Violation of Section(s) 103.2 SBCCI Housing Code Description: Visible Building Code Violations

Violator: John B & Susan D Culverhouse
1635 Thumb Point Dr.
Fort Pierce, Fl. 34949-3570

LEGAL DESCRIPTION: 1635 Thumb Point Dr.
THUMB POINT BLK 1 LOT 30 (OR 258-845)

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Code Enforcement Board pursuant to Florida Statutes 162.07 on 4-11-07, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that John B & Susan D. Culverhouse failed to _____ in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 120** days hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of $250 **.

This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property, and subsequent purchasers, successors in interest or assigns. If this Order is not complied with timely, then there shall be issued an Order pursuant to Florida Statutes 162.09 imposing the fine provided for herein.

The violator is responsible for notifying the Code Enforcement Division promptly at (772) 460-2200, extension 278, when the violation is corrected.

DONE AND ORDERED this 17 day of April, 2007.

MISTY MINTON, VICE-CHAIRMAN
CODE ENFORCEMENT BOARD

I CERTIFY THAT THE ABOVE ORDER WAS MAILED TO THE RESPONDENT ON THIS 17 DAY OF April, 2007.

Barbara Dennis

** 120 days to apply for permit
** $250.00 per day fine would start if an application has not been made for a permit, and the respondent would be found in violation.

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

CEB Case No. 7-62

Case No. 5-1201

IN THE MATTER OF:

John B. & Susan Culverhouse

1635 Thumb Point Dr.
PROPERTY ADDRESS

I, _____, have personally examined the property described in the Code Enforcement Board order dated _____, in the above mentioned case, and find that said property is **NOW** in compliance with Section(s) _____ of the Code of the City of Fort Pierce, Florida, as of the _____ day of _____, 20____

I, Bob Dusanek, have personally examined the property described in the Code Enforcement Board order dated 4/11/2007, in the above mentioned case, and find that said property is **NOT** in compliance with Section(s) 103.2 of the Code of the City of Fort Pierce, Florida as of the 26 day of October, 2007

Bob Dusanek

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Bob Dusanek (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 26 day of October, 2007

MY COMMISSION EXPIRES:

Lois Caudill
My Commission DD342030
Expires September 20, 2008

Lois Caudill
NOTARY PUBLIC - STATE OF FLORIDA

CITY OF FORT PIERCE
Florida

DEPARTMENT OF BUILDING AND CODE ENFORCEMENT
P. O. BOX 1480 • FORT PIERCE, FLORIDA 34954
TEL. (772) 460-2200 • FAX (772) ~~461-6772~~ 468-0457

REGULAR MAIL

October 26, 2007

John B. & Susan Culverhouse
1635 Thumb Point Drive
Ft. Pierce, FL 34949

RE: 1635 Thumb Point Drive

Dear Property Owner(s):

This correspondence is to inform you that the property referenced above continues to be in violation of the Special Master or Code Enforcement Board Order (copy attached) and the City Code of Ordinance, Section(s) 103.2 SBCCI Housing Code and the fine of $250 a day continues to accrue.

If you would like to contest this fine or disagree with the findings of the noncompliance, then **you must respond in writing stating a detailed reason as to why you disagree**. This correspondence should be mailed to our office within **twenty (20) days** from receipt of this letter. If we should receive a response from you, then your case will be scheduled before the Special Master or the Code Enforcement Board for a Massey hearing. **If we should not hear from you within the twenty (20) days, a lien will be entered on the property.**

If you should have any questions, please contact our office at **(772) 460-2200, extension 213.**

Sincerely,

Lois Caudill

Lois Caudill
Executive Assistant

/lc

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO : Peggy Arraiz, Code Compliance Manager

THROUGH : Nicholas C. Mimms, P.E., City Manager

FROM : James M. Messer, City Attorney

RE : Resolution Review

DATE : May 15, 2018

The Office of the City Attorney was requested to review the attached memorandum setting demolition hearing for the Property Owner of 1635 Thumbpoint Drive.

Following a review of the Resolution, it appears to conform to the standard format as previously approved. There are currently no additional additions, deletions or corrections needed prior to execution as to form and correctness.

If you have any further questions or concerns you may contact Attorney Iola Mosley.

cc: Peggy Arraiz, Code Compliance Manager

RECEIVED
TIME
MAY 16 2018
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

RECEIVED
TIME
MAY 3 2018
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

CITY ATTORNEY USE ONLY	
Date Received:	05/10/18
Assigned To:	~~[illegible]~~ TM
File:	
Due Date:	05/18/18
Hours:	

RECEIVED
MAY 10 2018
By

REQUEST FOR LEGAL SERVICES

TO: CITY ATTORNEY

SUBMITTED BY: PEGGY ARRAIZ, CODE COMPLIANCE MANAGER

CITY MANAGER AUTHORIZATION: NICHOLAS C. MIMMS, P.E., CITY MANAGER NCM

RE: RESOLUTION REVIEW

DATE: MAY 10, 2018

Service Required: (please circle or underline)

Review Documents	**Draft Document**	**Written Opinion Requested**
Attend Meetings	**Advise**	**Other:** _____

Upon review and/or "Approval as to Form and Correctness," the Department submitting the RLS is responsible for placement of any related item on a Commission or Board Agenda.

1. **Brief statement of the nature of the request or problem:** Review the attached Resolution to establish a condemnation hearing for 1636 Thumb Point Drive (Culverhouse) before the City Commission. Because this demolition is under the nuisance guidelines, I have deleted any reference to Unsafe Buildings and the International Property Maintenance Code. I also had to re-type to fit the correct format, so a spelling check would be greatly appreciated also.

2. **Time considerations and their significance:** On June 4, 2018 agenda.

3. **Are City funds required? If so, list approvals obtained for expenditure of funds:** N/A

4. **List and/or attach all related documents and known authorities (e.g., statute, ordinance, resolution, administrative code, legal case, RFP, bidder's response, contract, lease, letter, memorandum, prior legal opinion, deed, etc.):**

   - Proposed Resolution for review

CITY ATTORNEY USE ONLY			
Routed for Review	**Date**	**Response Deadline**	**Response**

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; ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the building or structure located at 1635 THUMB POINT DR has been declared a nuisance in accordance with Chapter 16-49 of the City Code of Ordinances; 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

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 _____ day of _____, 20____.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda Cox, City Clerk

(SEAL)

Approved as to Form
And Correctness:

_____
James M. Messer, Esq.
City Attorney

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

RECEIVED
TIME
MAR 07 2018
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

TO : **Nicholas Mimms, City Manager**

FROM : **Peggy Arraiz, Code Compliance Manager**

SUBJECT : **1635 Thumb Point Drive**

DATE : **February 28, 2018**

As requested, below is a summary of the events that have taken place at 1635 Thumb Point Drive.

Background – 2004 to 2007

- The residence at this location was severely damaged by the twin hurricanes of 2004.
- May 2005 – the property was cited due to the unsafe condition of the building, a damaged fence and stagnant water in the pool.
- June 2005 – the Building Official John Alcorn initiated action to demolish the building, which was appealed by Mr. & Mrs. Culverhouse.
- The appeal was scheduled for August 30, 2005.
    - M/M Culverhouse requested continuation to September 27, 2005 – granted.
    - M/M Culverhouse requested continuation to October 25, 2005 – granted.
    - M/M Culverhouse requested continuation to November 29, 2005 – granted.
    - M/M Culverhouse requested continuation in December 2005 – granted.
    - M/M Culverhouse requested continuation to February 2006 – granted.
    - M/M Culverhouse requested continuation to June 2006.
- March 2007 - Due to no action to the property, the matter was scheduled before the Special Magistrate on April 11, 2007.
- Property was found in violation, given 120 days to apply for a permit. Failure would result in a $250.00 per day fine.
- Fines started on October 26, 2007 and a Lien was recorded on November 20, 2007.

Actions – 2009 to 2014

- March 2009 – a new condemnation order was signed by Building Official Marc Meyers due to no action taken by the owner.
- April 2009 – a permit application was submitted to rehabilitate the structure.
- December 2009 – the permit expired without the work being completed.
- June 2010 – another permit application was submitted to rehabilitate the structure.
- At the request of M/M Culverhouse, a lien reduction hearing was scheduled for September 8, 2010.
    - M/M Culverhouse requested continuation to November 10, 2010 – granted.
    - M/M Culverhouse requested continuation to January 12, 2011.
    - M/M Culverhouse requested continuation – granted (no reduction hearing ever heard)

- August 2011 – the permit expired without the work being completed.
- July 2013 – multiple complaints from neighbors that the shell of a building was being used for storage, but no action taken because our code only addresses outside storage.
- October 2013 – demolition permit application submitted.
    - January 2014 – contractor requested a thirty (30) day extension to the permit – granted.
    - February 2014 – contactor requested an additional extension to the permit – granted.
- December 2013 – multiple complaints from neighbors about the outside storage at the property, but due to an active demolition permit, no action could be taken.
- February 2014 – The structure that was damaged in 2004 was demolished.
- March 2014 – application to rebuild a single family residence was submitted and approved in August 2014.
- June 2014 – multiple complaints from neighbors received due to the condition of the property but no action could be taken due to an active building permit.
- July 2015 – A petition signed by forty-five (45) of the neighboring property owners was submitted to the City requesting the City take action to compel the owners to bring the property into compliance.

Current status – 2016 to present

- January 2016, Staff received a request to issue a partial release of properties previously owned by M/M Culverhouse located in St. Lucie County from the spreading lien attached to 1635 Thumb Point Drive.
    - Staff and the Special Magistrate both recommended approval of the request to the City Commission with the stipulation that the lien would remain against 1635 Thumb Point Drive.
    - The City Commission also approved the request with payment of $5,000.00 and that the lien would remain in affect against 1635 Thumb Point Drive.
    - The City Attorney finalized an agreement to release all liens from 1635 Thumb Point Drive as part of the settlement of $5,000.00.
- February 2016 – Mr. Culverhouse and Mr. Steve Weaver submitted an action plan outlining steps to be taken with specific deadlines. Building Official Marc Meyers agreed with the submitted action plan with the stipulation that failure to comply with the timeframe would result in the revocation of the permit, the condemnation of the structure and the demolition of all the structural elements. Per this timeline, house would be completed by Fall 2016.
- April 2016 – Mr. Culverhouse was notified that they had not fulfilled their agreement but granted a one week extension to bring up to date.
- March 2017 – due to the owner's failure to comply with the stipulated timeline and no action being taken, staff recommended the City foreclose upon the lien. At this time, we learned of the agreement to fully release all liens from the property.
- December 2017 – the permit from 2014 was set to expire without the work being completed.
    - A 30 day extension was requested on December 8, 2017 – granted.
    - A 30 day extension was requested on January 16, 2018 – granted.

  - January 25, 2018 – received an approved inspection for a tie beam.
  - Permit continued to July 2018.
- January 2018 – at the direction of the City Manager, the property was posted as a nuisance and a new condemnation was initiated under the newly adopted Rules of Procedure for Condemnation and Demolition, which provide for the condemnation of a structure due to its adverse impact on the neighborhood.
  - Mr. Culverhouse appealed the Declaration of Nuisance and the appeal was scheduled for March 21, 2018.
  - Mr. Culverhouse requested an extension – granted.
  - New appeal date is scheduled for April 18, 2018. This agreed upon date has been documented in a signed stipulation, approved by the Special Magistrate and recorded with the Clerk of Court of St. Lucie County.

Summary

- 2004 – house damaged by hurricanes
- 2007 – found in violation by the Special Magistrate
- 2014 – house demolished
- 2014 – permit to rebuild approved
- 2016 – owner submits timeline to complete construction
- 2018 – property declared a nuisance and condemnation of building initiated

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

RECEIVED
TIME
MAR 14 2017
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

CITY ATTORNEY USE ONLY

Date Received:	
Assigned To:	
File:	
Due Date:	
Hours:	

REQUEST FOR LEGAL SERVICES

TO: CITY ATTORNEY

SUBMITTED BY: PEGGY ARRAIZ, CODE COMPLIANCE MANAGER

CITY MANAGER AUTHORIZATION: NICHOLAS C. MIMMS, P.E., CITY MANAGER

RE: REQUEST TO INITIATE FORECLOSURE
1635 THUMB POINT DRIVE - CULVERHOUSE

DATE: MARCH 14, 2017

Service Required: (please circle or underline)

Review Documents **Draft Document** **Written Opinion Requested**

Attend Meetings **Advise** **Other:** _____

Upon review and/or "Approval as to Form and Correctness," the Department submitting the RLS is responsible for placement of any related item on a Commission or Board Agenda.

1. **Brief statement of the nature of the request or problem:** There is a property located at 1635 Thumb Point Drive that has had code enforcement violations existing since 2004. Due to the owner not taking affirmative action to remove or rebuild the house at this location during the past 12 years, staff is recommending that the City initiate foreclosure proceedings against the owner.

2. **Discussion of the implications and the possible impact if not apparent from preceding information:** The property will continue to present a nuisance condition to the surrounding area.

3. **Time considerations and their significance:** This matter has been ongoing for 12 years – code enforcement initiated their case in 2005.

4. **Are City funds required? If so, list approvals obtained for expenditure of funds:** Maybe?

5. **Factual background:**

   - Address: 1626 Thumb Point Drive, Fort Pierce, FL 34949 AKA PID # 2401-605-0030-000/3
   - Lien filed in the names of John B & Susan Culverhouse. Current owners are John B Culverhouse Sr and John B. Culverhouse Jr.

- Over the past 12 years, a permit to rebuild would be obtained but expire due to no work being done and then a new permit would be obtained and that permit would expire due to no work being done.
- Currently there is an active permit that was obtained in 2014. The permit has remained active by the builder obtaining a single inspection every six months, which per the FL Building Code automatically extends the life of the permit an additional six months.
- There has not been any substantial improvement made to the property to remedy the nuisance conditions present.

6. List and/or attach all related documents and known authorities (e.g., statute, ordinance, resolution, administrative code, legal case, RFP, bidder's response, contract, lease, letter, memorandum, prior legal opinion, deed, etc.):

- Property Tax card dated 3/14/2017 showing that the property is not a homesteaded property.
- FL State Statute 162.09(3) – allows for foreclosure of lien after remaining unpaid for 3 months
- Ordinance Number 2-247 – allows for foreclosure of lien after remaining unpaid for 1 year
- Notice of Violation for unsafe building dated 5/5/2005.
- Notice of Violation hearing for 4/11/2007 with related minutes.
- Order Determining Violation dated 4/17/2007.
- Affidavit of Non-Compliance dated 10/26/2007.
- Massey Letter dated 10/26/2007.
- Order Assessing Fine and Imposing Lien recorded in Book 2910 Page 27 on 11/30/2007.
- Notice of Lien letter dated 12/7/2007.
- Affidavit of Compliance dated 4/27/2009.
- Affidavit of Non-Compliance dated 1/4/2010.
- Follow up Massey Notice dated 4/22/2010.
- Affidavit of Compliance dated 6/1/2010.
- Affidavit of Non-Compliance dated 8/2/2011.
- Affidavit of Compliance dated 8/22/2014.
- Case summary and fines due.

CITY ATTORNEY USE ONLY			
Routed for Review	**Date**	**Response Deadline**	**Response**

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 1635 THUMB POINT DR	Parcel ID: 2401-605-0030-000-3	Account #: 15212	Sec/Town/Range: 01/35S/40E
Map ID: 24/01E	Zoning: R1	Use Type: 0000	Jurisdiction: Fort Pierce

Ownership

John B Culverhouse Sr
John B Culverhouse Jr

1635 Thumb Point DR
Fort Pierce, FL 34949

Legal Description

THUMB POINT BLK 1 LOT 30 (OR 258-845; 3848-1748)

Current Values

Just/Market:	$482,300	Assessed:	$482,300
Exemptions:	$500	Taxable:	$481,800

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	$482,300	$482,300	$500	$481,800
2015	$407,200	$287,840	$50,000	$237,840
2014	$404,200	$285,556	$50,000	$235,556

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-22-2016	3848 / 1748	0311	QC	Culverhouse John B	$100
09-01-1976	0258 / 0845	XX00	CV		$125,000

Primary Building Information

Finished Area of this building: 0 SF
Gross Area of this building: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: 2014
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.33
Land Size (SF):	14,560
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
RES POOL AVG	1	578	1977
CONC DOCK	1	320	1977
POOL DK-AVG	1	590	1977
SEAWALL CONC	1	110	1999
CHAINLINK 4'	1	225	2006

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2017 Saint Lucie County Property Appraiser. All rights reserved.

162.09 Administrative fines; costs of repair; liens.—

(1) An enforcement board, upon notification by the code inspector that an order of the enforcement board has not been complied with by the set time or upon finding that a repeat violation has been committed, may order the violator to pay a fine in an amount specified in this section for each day the violation continues past the date set by the enforcement board for compliance or, in the case of a repeat violation, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the code inspector. In addition, if the violation is a violation described in s. 162.06(4), the enforcement board shall notify the local governing body, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with the fine imposed pursuant to this section. Making such repairs does not create a continuing obligation on the part of the local governing body to make further repairs or to maintain the property and does not create any liability against the local governing body for any damages to the property if such repairs were completed in good faith. If a finding of a violation or a repeat violation has been made as provided in this part, a hearing shall not be necessary for issuance of the order imposing the fine. If, after due notice and hearing, a code enforcement board finds a violation to be irreparable or irreversible in nature, it may order the violator to pay a fine as specified in paragraph (2)(a).

(2)(a) A fine imposed pursuant to this section shall not exceed $250 per day for a first violation and shall not exceed $500 per day for a repeat violation, and, in addition, may include all costs of repairs pursuant to subsection (1). However, if a code enforcement board finds the violation to be irreparable or irreversible in nature, it may impose a fine not to exceed $5,000 per violation.

(b) In determining the amount of the fine, if any, the enforcement board shall consider the following factors:

1. The gravity of the violation;
2. Any actions taken by the violator to correct the violation; and
3. Any previous violations committed by the violator.

(c) An enforcement board may reduce a fine imposed pursuant to this section.

(d) A county or a municipality having a population equal to or greater than 50,000 may adopt, by a vote of at least a majority plus one of the entire governing body of the county or municipality, an ordinance that gives code enforcement boards or special magistrates, or both, authority to impose fines in excess of the limits set forth in paragraph (a). Such fines shall not exceed $1,000 per day per violation for a first violation, $5,000 per day per violation for a repeat violation, and up to $15,000 per violation if the code enforcement board or special magistrate finds the violation to be irreparable or irreversible in nature. In addition to such fines, a code enforcement board or special magistrate may impose additional fines to cover all costs incurred by the local government in enforcing its codes and all costs of repairs pursuant to subsection (1). Any ordinance imposing such fines shall include criteria to be considered by the code enforcement board or special magistrate in determining the amount of the fines, including, but not limited to, those factors set forth in paragraph (b).

(3) A certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. Upon petition to the circuit court, such order shall be enforceable in the same manner as a court judgment by the sheriffs of this state, including execution and levy against the personal property of the violator, but such order shall not be deemed to be a court judgment except for enforcement purposes. A fine imposed pursuant to this part shall continue to accrue until the violator comes into compliance or until judgment is rendered in a suit filed pursuant to this section, whichever occurs first. A lien arising from a fine imposed pursuant to this section runs in favor of the local governing body, and the local governing body may execute a satisfaction or release of lien entered pursuant to this section. After 3 months from the filing of any such lien which remains unpaid, the enforcement board may authorize the local governing body attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest. No lien created pursuant to the provisions of this part may be foreclosed on real property which is a homestead under s. 4, Art. X of the State Constitution. The money judgment provisions of this section shall not apply to real property or personal property which is covered under s. 4(a), Art. X of the State Constitution.

History.—s. 1, ch. 80-300; s. 8, ch. 82-37; s. 2, ch. 85-150; s. 8, ch. 86-201; s. 2, ch. 87-391; s. 8, ch. 89-268; s. 4, ch. 94-291; s. 1, ch. 95-297; s. 5, ch. 99-360; s. 1, ch. 2000-125; s. 65, ch. 2004-11.

Note.—Former s. 166.059.

Sec. 2-247. - Administrative fines; liens.

The enforcement board, upon notification by the code inspector that a previous order of the enforcement board has not been complied with by the set time, may order the violator to pay a fine not to exceed two hundred fifty dollars ($250.00) for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists or, if the violator does not own the land, upon any other real or personal property owned by the violator and may be enforced in the same manner as a court judgment by the sheriffs of this state, including levy against the personal property, but shall not be deemed otherwise to be a judgment of a court except for enforcement purposes. After one year from the filing of any such lien which remains unpaid, the enforcement board may authorize the city attorney to foreclose on the lien.

(Code 1960, § 2-28; Ord. No. H-241, 12-6-82)

State Law reference— Similar provisions, F.S. § 162.09.

CITY OF FORT PIERCE
Florida

BUILDING & COMMUNITY RESPONSE DEPARTMENT
P.O. BOX 1480, FORT PIERCE, FLORIDA 34954
772-460-2200; FAX: 772-467-9836

5/05/05 **Tax ID#: 240160500300003** **Case #: CDEF2005-1201**

John B and Susan D Culverhouse
1635 Thumb Point Dr
Fort Pierce, FL 34949-3570

ADDRESS: 1635 THUMB POINT DR

The above building or structure has been found unsafe per City Ordinances, Florida Building Code (FBC) s.3401.6 and the Standard Unsafe Building Abatement Code s.101.6. The following required actions must be taken:

- ☐ Evidence of extensive exterior and interior damage suggests substantial renovation is required to prevent further deterioration. (30 days to initiate)
- ☐ Fences must be repaired or replaced to provide a locked barrier around the pool. (15 days)
- ☐ Stagnant water must be treated to prevent the growth of algae or breeding of mosquitoes. (15 days)

If the building(s) is to be repaired, drawings prepared by a Florida licensed engineer or architect addressing the deficiencies will be required with the building permit application unless otherwise approved by the Building Official.

If the above required actions are not started and completed by the time specified, the building or structure will be ordered vacated and posted to prevent further occupancy until work is completed and the final inspection has been approved. The repair/rehabilitation of the building or structure must fully comply with all local ordinances and the currently adopted Florida Building Code (FBC). **If no action has been taken by the legal owner to come into compliance within the time specified, the City may initiate condemnation proceedings in accordance with codes, with all costs incurred charged against the owner of record.**

Any person having any legal interest in the property may appeal this notice by the Building Official to the Board of Adjustments and Appeals (CBAA); such appeal shall be in writing in the form specified in the Rules of Procedure of the CBAA and shall be filed with the Building Official within 30 calendar days from the date of the notice with a $200 fee. Failure to appeal in the time specified will constitute a waiver of all rights to an administrative hearing.

If you have any questions regarding this notice, please contact the Building Department (772) 460-2200, Ext. 214.

John Alcorn, Director
Division of Building and Community Response

CODE ENFORCEMENT BOARD
CITY OF FORT PIERCE
STATE OF FLORIDA

IN THE MATTER OF: John B & Susan D Culverhouse
1635 Thumb Point Dr.
Fort Pierce, FL 34949-3570

Case # : 7-62
Regular presentation X
Repeat Violator_____

NOTICE OF VIOLATION HEARING

The Code Enforcement Officer contends that the following violation(s) continues to exist:

Ordinance #: 103.2 SBCCI Housing Code **Description: VISIBLE BUILDING CODE VIOLATIONS**

Comments: SUBAC Letter sent 5/6/05
5-10-05 C/C RECEIVED
Reinspect scheduled. Check for permits.
6/13/05 No change send letter telling condemnation is proceeding.
6/20/05- spoke w/ Brad (John) 465-7572 - he stated application is in house (survey and subst. improv. packet) - I told him his application would be reviewed and he would be contacted.-kk
C/C RECEIVED 6-20-05

The brief legal description of the real property upon which violation(s) occurred is:

Tax ID # : 240160500300003 **ADDRESS:** 1635 THUMB POINT DR
Legal Description: THUMB POINT BLK 1 LOT 30 (OR 258-845)

You are hereby notified that the Code Enforcement Board has scheduled the above referenced matter for hearing on the 11 day of April 20 07 at 8:30 A.M. in the City Hall Commission Chambers located at 100 North U.S. #1, Fort Pierce, Florida.

YOU ARE HEREBY REQUIRED TO APPEAR BEFORE THE BOARD AT SAID TIME AND PLACE TO ANSWER AND DEFEND AGAINST SAID ALLEGATION(S). If you fail to attend, the Board may make its decisions based solely upon the evidence presented by the Code Enforcement Officer.

If you are found to be in violation, the Board has jurisdiction to impose a fine of not more than $250 per day for each day the violation(s) continues. Should this be a repeat violation, a fine not to exceed $500 per day may be imposed. If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the enforcement board even if the violation has been corrected prior to the hearing.

Any decision of the Board may be appealed. The verbatim transcript of the hearing is necessary for an appeal. **ANYONE DESIRING A VERBATIM TRANSCRIPT SHALL HAVE THE RESPONSIBILITY AT HIS/HER COST TO ARRANGE FOR SAME.**

Please be advised that the procedures of the Board are governed by the Rules of the Code Enforcement Board and the Code of Ordinances of the City of Fort Pierce, Florida. Copies of Rules and Ordinances may be obtained at the Office of the City Clerk, 100 North U.S. #1, Fort Pierce, Florida.

Please govern yourself accordingly.

FORT PIERCE CODE ENFORCEMENT BOARD

By: Bob Dusanek
Bob Dusanek Code Enforcement Officer, (772) 460-2200 Ext. 278

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the Notice of Violation Hearing was mailed to the above named alleged violator at the address stated above, this 22 day of March 20 07.

By: Barbara Nelson

CODE ENFORCEMENT BOARD MEETING **APRIL 11, 2007**

DISMISSED AT THAT TIME IF THEY HAVE MET WITH THE URBAN FORESTER. THE AMENDED MOTION WAS AGREEABLE WITH THE SECOND. THE MOTION AND AMENDED MOTIONS WERE VOTED ON AND APPROVED BY THE 6 MEMBERS PRESENT.

Item #2 Officer: Bob Dusanek

Case #7-62 103.2 SBCCI Housing Code - Visible Building Code Violations

RE: 1635 Thumb Point Drive

John B & Susan D. Culverhouse
1635 Thumb Point Dr.
Ft. Pierce, FL 34949

Bob Dusanek CEB case #7-62. Was initiated on 5-5-2005. The address is 1635 Thumb Point Dr. The owner is John B. & Susan D. Culverhouse of that same address. The section that was cited was 103.2, the SBCCI Housing Description and the Visible Code Violations. We sent out a unsafe housing on that and Mr. Culverhouse has appeared before the Construction Board of Appeals and has had several extensions, and that is the reason that this was brought to. The house is in very bad shape. Mr. Culverhouse, I believe will testify that he has a settlement check and that they will be working with the Building Department to actually demolish and rebuild the house.

Misty Minton swore in John Culverhouse.

John Culverhouse our home was substantially destroyed by hurricane Frances on September 4, 2004. We haven't lived there since that time. Basically, I want to thank, the city has really been great to us, giving us time to bring our lawsuit against our insurance carrier to resolution. Our insurance carrier offered about $100,000, our claim was in excess of $700,000. We recently settled with our carrier for half a million and the check is at our attorney's office, Buck Cosell's office in Vero Beach. We're supposed to go up and sign it tomorrow. It'll be put in his trust account then he can write on it in about 15 days. In other words, he can give us the money in about 15 days. I have spoken to a contractor about 3 weeks ago, Mr. inaudible and John Foster, who is an architect, has been on the property with me in the last 3 weeks. What we want to do is to attempt to, sense it suffered damage, 50% or more of the pre-hurricane assessed value, it has to be brought up, of course, to the height requirements of the building code and the FEMA requirements, which we want to do because we never want to go through what we went through again. We don't want to demolish the structure because we want to find out, there are certain things that can be done with the first floor, like parking and other things that will still comply with the code. What we want to do is reinforce the structure and go up a couple of floors for the first living floor, complies with the height requirements of the building code and FEMA. It's just that we've lived there since 1976 and we had so many happy memories with family memories with family members who have passed on and we really just don't want to tear it down. We want to try to incorporate what's there into a new house. We to come home because we've been living down in Port St. Lucie and other places, nice places, but there's no place like Ft. Pierce.

Misty Minton Mr. Culverhouse, how much time do you think you're going to need?

John Culverhouse I would ask for, to come back before you within 60 days and then that would give us time to get the settlement to hopefully, and then engage a contractor. I've also engaged an artist/designer to do plans. He's doing plans now to inaudible Russell, who is working on plans for us. We have to get core borings and everything else to determine how to reinforce the structure and see what is feasible. I'd like to be able to talk to Mr. Dusanek and Mr. Meyers and find out what we can do with the existing structure, the first floor, the concrete structure, as opposed to tearing it down. So, I would ask for 60 days for us to come back and show you that we are moving forward to be able to work towards pulling the permits to be able to start the rebuilding process.

Misty Minton Mr. Dusanek, is this acceptable to the city?

Bob Dusanek yes it is, but if there are drawings being done or just being started Attorney Culverhouse, it may take a lot longer than the 60 days to get into the permitting process.

Misty Minton I think he's asking 60 or we could do 90. He just want to show . . . .

Bob Dusanek what I'm saying is, if he gets into the permitting process, this will be a mute point that he is rebuilding the structure. So, that if we'd go 90 to 120 days for him to get into the permitting process, which I think is reasonable, then when the permits and everything is applied for, we could just basically dismiss the case.

John George Mr. Dusanek, because we don't have any pictures before use to see the property, is the property secured?

Bob Dusanek it is secured and it has a fence around it. I don't believe there's anybody getting into it.

Misty Minton Mr. Dusanek, is your recommendation that we give him a continuance for up to a 120 days or do we give him 120 days to apply for some type of permitting?

Bob Dusanek why don't we do that. Why don't we give him 120 days and if the a permit has been issued or is in process, we can continue it at that time until that permit would be issued, and that would save coming back before you and having Mr. Culverhouse take from his valuable time to come here.

Misty Minton also, you have the option of giving him a 90 day extension if he is having problems with architects, or as long as Mr. Culverhouse is aware of that.

Bob Dusanek we have received a lot of complaints from the people on the beach about this, and that is one of the reasons it's here. I tried to explain to the people that he had been suing his insurance company and that kind of thing. When I delivered the letter to him last week, I was glad to hear that they were in the settlement process.

Misty Minton Mr. Culverhouse, is this agreeable?

John Culverhouse yes ma'am it is.

Chris Dzadovsky I just want to make sure I'm clear on, we'll put it in the process with the motion as to oppose to a continuance. That way we can make sure that it comes back and things are in motion. If we continue then nothing gets done in 120 days, then we start the process.

DELORES HINES MADE A MOTION IN REGARDS TO JOHN B. & SUSAN D. CULVERHOUSE, IN CASE #7-62, I MOVE THAT THIS BOARD DETERMINE THAT MR. & MRS. CULVERHOUSE BE FOUND IN VIOLATION OF CODE 103-2, BECAUSE OF THE VISIBILITY DEPRECIATION OF THE BUILDING, ETC. THE PARTY HAS ASKED FOR, WE SHOULD GIVE 120 DAYS TO SHOW THAT THE PARTY HAS GONE FORWARD IN SOME KIND OF WAY TO BRING THE PROPERTY UP TO CODE. FAILING TO DO THIS WHICH WOULD BE A VIOLATION AND A FINE OF $150 A DAY AFTER 120 DAYS.

Misty Minton is your motion, just to clarify, asking that they have applied for permits?

THE MOTION WAS AMENDED THAT THEY APPLY FOR THE PERMITS. I UNDERSTAND THAT THE BUILDING HAS BEEN SECURED. THEY ARE IN THE PROCESS OF GETTING CONTRACTORS AND PLANS, ETC. THE MOTION WAS SECONDED BY PAUL FRISCHKORN.

Chris Dzadovsky are we going for $150 a day or $250 a day after the violation comes back into effect?

THE MOTION WAS AMENDED TO FINE THE VIOLATORS $250 A DAY.

John Culverhouse Madam Chairman, I know the public discussion has ended, but I'm concerned of being found in violation. We will admit the violation, stipulate that if we haven't begun to apply for a permit with that 120 days, that we will consent to being found in violation, but I would . . . . .

Attorney Walker that's what the motion is.

John Culverhouse my problem is, because I sit on Board of this city that I'm seeking reappointment to, the Historic Preservation Board, I would hate to have that come up against me, that my wife and I are in violation of that, and also, what I would ask for is that if possible to be continued for that time period. We will sign a confession, a consent that if we don't do that, that the fines can start at that time period. I appreciate it that if the finding of a violation could be deferred.

Misty Minton I appreciate what you're saying Mr. Culverhouse. We'll let the Board discuss this and see what we can do.

Paul Frischkorn let me do a minor amendment.

Misty Minton we first have a motion. Do we have to vote on the motion before us before we continue to amend it, sir?

Attorney Walker Madam Chair, there's been a main motion made. There's been a second to that motion. During the course of discussion, a motion to amend is in order.

PAUL FRISCHKORN AMENDED THE MOTION, IF HE IS NOT IN THE PERMITTING PROCESS, THEN WE GO FORWARD WITH THE FINDING OF GUILT. THAT GIVES HIM 4 MONTHS TO GET THE PROGRAM GOING. THAT'S THE WHOLE PRINCIPLE OF IT. HE WANTS THIS OVER WITH TOO.

Misty Minton so you're saying that the record would not show that a . . .

Paul Frischkorn he's not been found guilty at this point, but in 120 days then he's a bad boy.

Misty Minton you're saying that a violation would not exist until 120 days if permits have been processed.

Paul Frischkorn a violation does exist, there's no question about that, but the fine and the . . . .

Misty Minton if we find that a violation does exist, as far as I'm concerned, Mr. Walker, isn't that on the record?

Paul Frischkorn he's thrown himself on the floor.

Misty Minton I understand that Mr. Frischkorn.

Attorney Walker Madam Chair, there is considerable latitude and flexibility given to the Board on how exactly it wishes to structure this. It would be within the Board's discretion if it elected to do so to provide that if at the end of 120 that there was a violation and that if at the end of 120 days permit had not been made application for, that at that time the violation would become ripe and that a fine would immediately begin running from that date, but that until that 120 day period had past, there would be a withholding of an adjudication of violation.

Misty Minton so we have an amendment to hold the violation . . . .

Attorney Walker perhaps I can restate what I was attempting to get out. As I understand the sense of the movevant here, the movevant wishes to amend the main motion by providing an amendment which holds that adjudication is to be withheld for a period of 120 days, and then upon certification at the end of that 120 days by the Building Department, that an application has not been made for a permit, then at the end of that 120 day period, the respondent would then be found in violation and at that point a per diem fine would immediately begin to run. Have I correctly stated the sense of the motion to amend?

Misty Minton it was very clear. Does the maker of the motion and the second approve of this amendment and the mover of the amendment?

THE MOTION AND THE AMENDMENT WERE AGREEABLE WITH THE SECOND.

Chris Dzadovsky in this particular citing it talks about Ordinance 103.2. Does that make a difference in our proceedings? I think the attorney would probably have to, because are the Building Codes in the SBCCI Housing Code different than our building codes?

Attorney Walker our Code of Ordinances incorporates a series of building codes, the Florida Building Code, the Unsafe Building Code, and the SBCCI Housing Code is another one of those codes, and they are all incorporated by reference.

THE MOTION AND THE AMENDMENT WERE VOTED ON AND APPROVED BY THE 6 MEMBERS PRESENT.

- - - - - -

Item #3 Officer: Shaun Coss

Case #7-24 Sections: 5-368 Property Maintenance, 16-46, 16-47, 16-48(1)(5) Outside Storage

RE: 2802 S. U.S. Hwy. 1

Amal & Thabet Hasan
2802 S. U.S. Hwy. 1
Ft. Pierce, FL 34982

Shaun Coss this is Code Enforcement Board case #7-24. The case was initiated by Shirley Kirby and Ricky Duncan and taken over by myself on September 28, 2006. Location of the violation is 2802 S. U.S. Hwy. 1, owned by Amal & Thabet Hasan, 2802 S. U.S. Hwy. 1. Violations are 5-368 property maintenance, 16-46, 16-47, 16-48(1)(5) outside storage.

Attorney Walker Madam Chair, it would be my recommendation that once the case is called, that under our rule that the Chair then calls the respondent forward to see if the charge is contested.

Misty Minton before it's read into the record?

Attorney Walker then if it's not contested, whether or not there is agreement with the time recommended, and if it isn't contested and there is agreement, then a motion can immediately be made based upon the admitted finding and the time that is agreed to for compliance. That way Board experience shows we can avoid the time that is otherwise necessary for presentation of a case.

Ammar Nofal identified himself for the record.

Misty Minton are you in agreement with the charges that have been brought against your property?

Ammar Nofal yes ma'am.

Misty Minton can you have the violation corrected with 45 days?

Ammar Nofal actually, I explained the situation. I was here 2 months ago for that same hearing. I got a letter, we can get it done by the end of this year.

Misty Minton you're not in agreement with the 45 days?

Ammar Nofal no, I can't get it done in 45 days.

Chris Dzadovsky Madam Chair, this came before us and there is some history.

Misty Minton we'll get to that I'm sure. Mr. Coss, proceed with presenting the case.

Shaun Coss there was a Board Order February 14, 2007.

CODE ENFORCEMENT BOARD
CITY OF FORT PIERCE, FLORIDA

CEB CASE # 7-62

RE: Violation of Section(s) 103.2 SBCCI Housing Code Description: Visible Building Code Violations

Violator: John B & Susan D Culverhouse
1635 Thumb Point Dr.
Fort Pierce, Fl. 34949-3570

LEGAL DESCRIPTION: 1635 Thumb Point Dr.
THUMB POINT BLK 1 LOT 30 (OR 258-845)

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Code Enforcement Board pursuant to Florida Statutes 162.07 on 4-11-07, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that John B & Susan D. Culverhouse failed to _____

in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 120** days hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of $ 250 **.

This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property, and subsequent purchasers, successors in interest or assigns. If this Order is not complied with timely, then there shall be issued an Order pursuant to Florida Statutes 162.09 imposing the fine provided for herein.

The violator is responsible for notifying the Code Enforcement Division promptly at (772) 460-2200, extension 278, when the violation is corrected.

DONE AND ORDERED this 17 day of April, 2007.

MISTY MINTON, VICE-CHAIRMAN
CODE ENFORCEMENT BOARD

I CERTIFY THAT THE ABOVE ORDER WAS MAILED TO THE RESPONDENT ON THIS 17 DAY OF April, 2007.

Barbara Dennis

Barbara Dennis

** 120 days to apply for permit
** $250.00 per day fine would start if an application has not been made for a permit, and the respondent would be found in violation.

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

CEB Case No. 7-62

Case No. 5-1201

1635 Thumb Point Dr.
PROPERTY ADDRESS

IN THE MATTER OF:

John B. & Susan Culverhouse

I, _____, have personally examined the property described in the Code Enforcement Board order dated _____, in the above mentioned case, and find that said property is **NOW** in compliance with Section(s) _____ of the Code of the City of Fort Pierce, Florida, as of the _____ day of _____, 20____

_____

I, Bob Dusanek, have personally examined the property described in the Code Enforcement Board order dated 4/11/2007, in the above mentioned case, and find that said property is **NOT** in compliance with Section(s) 103.2 of the Code of the City of Fort Pierce, Florida as of the 26 day of October, 2007

Bob Dusanek

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Bob Dusanek (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 26 day of October, 2007

MY COMMISSION EXPIRES:

Lois Caudill
My Commission DD342030
Expires September 20, 2008

Lois Caudill
NOTARY PUBLIC - STATE OF FLORIDA

CITY OF FORT PIERCE
Florida

DEPARTMENT OF BUILDING AND CODE ENFORCEMENT
P. O. BOX 1480 • FORT PIERCE, FLORIDA 34954
TEL. (772) 460-2200 • FAX (772) ~~461-6772~~ 468-0457

REGULAR MAIL

October 26, 2007

John B. & Susan Culverhouse
1635 Thumb Point Drive
Ft. Pierce, FL 34949

RE: 1635 Thumb Point Drive

Dear Property Owner(s):

This correspondence is to inform you that the property referenced above continues to be in violation of the Special Master or Code Enforcement Board Order (copy attached) and the City Code of Ordinance, Section(s) 103.2 SBCCI Housing Code and the fine of $250 a day continues to accrue.

If you would like to contest this fine or disagree with the findings of the noncompliance, then **you must respond in writing stating a detailed reason as to why you disagree**. This correspondence should be mailed to our office within **twenty (20) days** from receipt of this letter. If we should receive a response from you, then your case will be scheduled before the Special Master or the Code Enforcement Board for a Massey hearing. **If we should not hear from you within the twenty (20) days, a lien will be entered on the property.**

If you should have any questions, please contact our office at **(772) 460-2200, extension 213.**

Sincerely,

Lois Caudill

Lois Caudill
Executive Assistant

/lc

CODE ENFORCEMENT BOARD
CITY OF FORT PIERCE

CEB CASE # 7-62

RE: Violations of Section(s) 103.2 SBCCI Housing Code

Violator: John B. & Susan Culverhouse
1635 Thumb Point Drive
Ft. Pierce, FL 34949

Property Address 1635 Thumb Point Dr.

Tax ID # 2401-605-0030-000/3

Legal description: Thumb Point
Blk 1 Lot 30

ORDER ASSESSING FINE AND IMPOSING LIEN

THIS CAUSE having come before the Code Enforcement Board pursuant to Florida Statute 162.09 on April 11, 2007 upon notification by the code inspector that the Board's Order herein dated April 17, 2007 was not complied with by the date set forth therein, and being otherwise advised in the premises, it is

ORDERED AND ADJUDGED that the violator shall pay a daily fine as provided in such order in the sum of $ 250 from October 26, 2007 and a like sum thereafter for each day the violation continues. A certified copy of this Order may be recorded in the Public Records of St. Lucie county and shall thereafter pursuant to Florida Statute 162.09(3) constitute a lien against the above described property and upon any other real or personal property owned by the violator.

Upon petition to the Circuit Court this Order may be enforced in the same manner as a Court Judgment by the Sheriffs of the State, including levy against personal property. The fine imposed herein shall continue to accrue until the violator comes into compliance or until judgment is rendered upon a suit to foreclose on this lien, whichever occurs first. The lien arising from this fine runs in favor of the City of Fort Pierce, a municipal corporation, and the City of Fort Pierce may execute a satisfaction or release of lien. This Order shall not be deemed to be a Court judgment except for enforcement purposes and may be foreclosed as further provided by law.

DONE AND ORDERED this 20th day of November, 2007

Chairman, Code Enforcement Board

ATTEST:

CITY CLERK

Dated: 11-20-07

Return to: Code Enforcement Division
P.O. Box 1480
Fort Pierce, FL 34954

PREPARED BY: James T. Walker, Esq. Assistant City Attorney, P.O. Box 1480, Fort Pierce, Florida 34954

STATE OF FLORIDA
ST. LUCIE COUNTY
CITY OF FORT PIERCE

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE RECORDS ON FILE IN THIS OFFICE.

CITY CLERK

DATE Nov 26 2007

(CITY SEAL)

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3138478 11/30/2007 at 09:38 AM
OR BOOK 2910 PAGE 27 - 27 Doc Type: LIEN
RECORDING: $10.00

CITY OF FORT PIERCE
Florida

DEPARTMENT OF BUILDING AND CODE ENFORCEMENT
P. O. BOX 1480 • FORT PIERCE, FLORIDA 34954
TEL. (772) 460-2200 • FAX (772) ~~461-6772~~ 468-0457

CERTIFIED MAIL

December 7, 2007

John B. & Susan Culverhouse
1625 Thumb Point Drive
Ft. Pierce, FL 34949

CEB Case No.: 7-62

RE: 1635 Thumb Point Drive

Dear Property Owner(s):

Since you have not complied with the Special Magistrate's/Code Enforcement Board's Order in a timely manner, the penalty of $ 10,500 has accrued and continues to accrue at $250 per day until the property comes into compliance.

Attached please find a copy of the Order Assessing Fine and Imposing Lien on the above referenced property which has been recorded in the public records of St. Lucie County, Florida. If there is no compliance and/or the outstanding penalty is not paid within three (3) months of the date of recording, this lien may be subject to foreclosure proceedings and the property sold to enforce the penalty.

If you have any questions regarding what needs to be done to bring the property into compliance, please contact Officer Bob Dusanek at (772) 460-2200 extension 278.

Sincerely,

Lois Caudill
Executive Assistant

/lc

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

Book: 2910

Page: 37

Case No: 05-00001201

1635 THUMB POINT DR
PROPERTY ADDRESS

IN THE MATTER OF:

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOW in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 27th day of April, 2009.

STOP Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 21st day of April, 2010.

Karen C. Bruno
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

KAREN C. BRUNO
MY COMMISSION # DD 849692
EXPIRES: January 7, 2013
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3466579 04/23/2010 at 01:20 PM
OR BOOK 3190 PAGE 1429 - 1429 Doc Type: AFF
RECORDING: $10.00

File Name: C0034897

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

Book: 2910

Page: 27

Case No: 05-00001201

1635 THUMB POINT DR
PROPERTY ADDRESS

IN THE MATTER OF:

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 4th day of January, 2010.

Start Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 22nd day of April, 2010.

NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

KAREN C. BRUNO
MY COMMISSION # DD 849692
EXPIRES: January 7, 2013
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3466578 04/23/2010 at 01:20 PM
OR BOOK 3190 PAGE 1428 - 1428 Doc Type: AFF
RECORDING: $10.00

File Name: C0034898

City of Fort Pierce, Florida
Building and Code Enforcement
P.O. Box 1480
Fort Pierce, Florida 34954
TEL #: (772) 460-2200
FAX #: (772) 468-0457

April 22, 2010

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

Property address: 1635 THUMB POINT DR

Dear Property Owner(s):

This correspondence is to inform you that the property referenced above continues to be in violation of the Code Enforcement Board Order (copy attached) and the City Code of Ordinance, Section(s) 103.2 SBCCI Housing Code and the fine of $250.00 a day continues to accrue.

If you would like to contest this fine or disagree with the findings of the noncompliance, then **you must respond in writing, stating a detailed reason as to why you disagree.** This correspondence must be mailed to our office within **twenty (20) days** from the date of this letter. If we should receive a response from you, then your case will be scheduled before the Code Enforcement Board for a hearing. **If we should not hear from you within the twenty (20) days, a lien will be entered on the property.**

If you should have any questions, please contact our office at (772) 460-2200, ext. 284.

Sincerely,

Karen Bruno
Secretary to the Code Enforcement Board

File Name: C0034944

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

Book: 2910

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Case No: 05-00001201

1635 THUMB POINT DR
PROPERTY ADDRESS

IN THE MATTER OF:

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOW in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 1st day of June, 2010.

Stop
Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 10th day of June, 2010.

Karen C. Bruno
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

KAREN C. BRUNO
MY COMMISSION # DD 849692
EXPIRES: January 7, 2013
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3486356 06/21/2010 at 11:20 AM
OR BOOK 3206 PAGE 2056 - 2056 Doc Type: ORD
RECORDING: $10.00

File Name: C0035621

AFFIDAVIT OF NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3710866 06/05/2012 at 02:41 PM
OR BOOK 3396 PAGE 1666 - 1666 Doc Type: AFF
RECORDING: $10.00

Book: 2910

Page: 27

Case No: 05-00001201

IN THE MATTER OF:

1635 THUMB POINT DR
PROPERTY ADDRESS

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 2nd day of August, 2011.

Restart Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 22nd day of May, 2012.

Colleen Greer
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

COLLEEN GREER
MY COMMISSION # DD823583
EXPIRES: November 13, 2012
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

File Name: C0043457

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4055129 OR BOOK 3731 PAGE 1203, Recorded 04/02/2015 at 10:13 AM

AFFIDAVIT OF COMPLIANCE
SPECIAL MAGISTRATE
FORT PIERCE, FLORIDA

Book: 2910

Page: 27

Case No: 05-00001201

IN THE MATTER OF:

1635 THUMB POINT DR
PROPERTY ADDRESS

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Isaac Saucedo, have personally examined the property described in the Special Magistrate's order dated April 11, 2007, in the above mentioned case, and find that said property is NOW in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 22 day of August, 2014.

Isaac Saucedo, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Isaac Saucedo, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 30th day of March, 2015.

Colleen Greer
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

COLLEEN GREER
MY COMMISSION # EE 216024
EXPIRES: November 13, 2016
Bonded Thru Budget Notary Services

File Name: C0058961

PREPARED 3/14/17, 15:22:39
PROGRAM CE200L
CITY OF FT PIERCE BLDG & CODE DIVISION

CASE HISTORY REPORT
CASE NUMBER 05-00001201

CASE TYPE / TAX ID # / ADDRESS	DATE ESTABLISHED / INSPECTOR	STATUS / TENANT NAME	STATUS DATE / TENANT NBR
CODE ENFORCEMENT VIOLATION 2401-605-0030-000/3 1635 THUMB POINT DR FT PIERCE FL 34949	5/05/05 Isaac Saucedo	FINES/LIENS RUNNING	8/10/15

NARRATIVE:	
	SUBAC Letter sent 5/6/05 5/05/05
	Time Stamp: 04/27/2007 02:47 PM BOBD ---------- 4/27/07
	I added correct tax id #, owner, changed case type and 4/27/07
	inspector. Please refer to ptwin cases for more 4/27/07
	information. Owners have settled with insurance company and 4/27/07
	are anxious to get back home. 4/27/07
	Time Stamp: 06/26/2007 03:54 PM BOBD ---------- 6/26/07
	I passed by today and no changes have been made, roof 6/26/07
	missing and interior has been demolished. 6/26/07
	Time Stamp: 09/25/2007 10:34 AM BOBD ---------- 6/26/07
	This narrative concerns 1569 Thumb Point Dr not 1635. 6/26/07
	Time Stamp: 09/24/2007 02:27 PM BOBD ---------- 9/24/07
	John Foster is still working with owner and contractor to 9/24/07
	rebuild structure. 9/24/07
	Time Stamp: 10/23/2007 02:59 PM BOBD ---------- 10/23/07
	Brad Culverhouse announced last night at Historic 10/23/07
	Preservation Board meeting that he has retained Chairman 10/23/07
	John Foster as the person to design the rebuilding of his 10/23/07
	structure and mr. Foster agreed. I spoke with Mr. foster 10/23/07
	last week and he said he would send a fax stating the above 10/23/07
	and plans should be submitted in thirty (30) days. 10/23/07
	Time Stamp: 12/04/2007 11:43 AM BOBD ---------- 12/04/07
	No changed, check with the building department. 12/04/07
	Time Stamp: 01/03/2008 08:10 AM BOBD ---------- 1/03/08
	P e-mail from Kristie John Foster has meet with Marc about 1/03/08
	concerns that building and planning may have, no plans have 1/03/08
	been submitted at this time. 1/03/08
	Time Stamp: 02/04/2008 12:58 PM BOBD ---------- 2/04/08
	I changed inspector to Melody and set inspection for 2-20. 2/04/08
	same - Time Stamp: 02/27/2008 08:49 AM MELODY 2/27/08
	---------- 2/27/08
	same Time Stamp: 03/17/2008 10:02 AM MELODY 3/17/08
	---------- 3/17/08
	4/11/08 same Time Stamp: 04/11/2008 11:17 AM MELODY 4/11/08
	---------- 4/11/08
	same Time Stamp: 05/06/2008 04:16 PM MELODY 5/06/08
	---------- 5/06/08
	same Time Stamp: 06/04/2008 04:10 PM MELODY 6/04/08
	---------- 6/04/08
	same Time Stamp: 07/02/2008 04:21 PM MELODY 7/02/08
	---------- 7/02/08
	same Time Stamp: 08/04/2008 04:22 PM MELODY 8/04/08
	---------- 8/04/08
	inspection 9/4/08 same Time Stamp: 09/08/2008 04:27 PM 9/08/08
	MELODY ---------- 9/08/08
	same Time Stamp: 10/05/2008 02:55 PM MELODY 10/05/08

CASE TYPE / TAX ID # / ADDRESS	DATE ESTABLISHED / INSPECTOR	STATUS / TENANT NAME	STATUS DATE / TENANT NBR
CODE ENFORCEMENT VIOLATION 2401-605-0030-000/3 1635 THUMB POINT DR FT PIERCE FL 34949	5/05/05 Isaac Saucedo	FINES/LIENS RUNNING	8/10/15

NARRATIVE:

----------	10/05/08
November 4, 2008 3:18:31 PM melody.	11/04/08
same	11/04/08
December 4, 2008 3:31:28 PM melody.	12/04/08
same	12/04/08
January 9, 2009 10:28:14 AM melody.	1/09/09
same	1/09/09
February 3, 2009 3:13:20 PM melody.	2/03/09
same	2/03/09
March 2, 2009 4:29:01 PM melody.	3/02/09
same	3/02/09
April 9, 2009 10:06:27 AM melody.	4/09/09
same	4/09/09
May 20, 2009 10:47:39 AM melody.	5/20/09
same condition - steve weaver advises he is working with mr	5/20/09
culverhouse to restore house	5/20/09
June 16, 2009 3:15:35 PM melody.	6/16/09
contractor steve weaver has dumpster on site - work may be	6/16/09
starting on this property?	6/16/09
July 9, 2009 4:30:59 PM melody.	7/09/09
same condition	7/09/09
July 9, 2009 4:32:06 PM melody.	7/09/09
same condition	7/09/09
August 12, 2009 4:37:43 PM melody.	8/12/09
same condition	8/12/09
September 4, 2009 11:14:02 AM melody.	9/04/09
no action taken on house - transfer to shaun	9/04/09
October 12, 2009 4:09:38 PM shaun.	10/12/09
SAME	10/12/09
January 21, 2010 4:19:27 PM shaun.	1/21/10
HAS DUMPSTER STORAGE UNIT AND PORTA POTTY THERE, PERMIT IS	1/21/10
STILL ACTIVE. WILL CONTINUE TO MONITOR	1/21/10
April 20, 2010 1:17:43 PM shaun.	4/20/10
SAME AS LAST TIME	4/20/10
April 21, 2010 10:26:06 AM shaun.	4/21/10
PER PEGGY I AM DOING A AFF OF COMPLIANCE TO STOP THE FINES	4/21/10
ON 4-27-2009 SINCE HE COMPLIED WITH THE ORDER BY APPLYING	4/21/10
FOR A PERMIT, AND THEN RE-STARTING THE FINES ON 1-4-10 WHEN	4/21/10
THE PERMIT EXPIRED.	4/21/10
June 9, 2010 4:05:43 PM shaun.	6/09/10
PERMIT WAS APPLIED FOR AGAIN ON 6-1-2010, SO STOPPING FINES	6/09/10
AGAIN.	6/09/10
September 7, 2010 3:35:58 PM shaun.	9/07/10
PERMIT 10-1195 WAS ISSUED IN JUNE. WORK HAS STARTED ON THE	9/07/10
PROPERTY. PEGGY IS GOING TO RECOMMEND NOT REDUCING THE FINE	9/07/10
AT THIS TIME AND RECOMMENDING TO WAIT UNTIL THE PROPERTY IS	9/07/10

CASE TYPE / TAX ID # / ADDRESS	DATE ESTABLISHED / INSPECTOR	STATUS / TENANT NAME	STATUS DATE / TENANT NBR
CODE ENFORCEMENT VIOLATION 2401-605-0030-000/3 1635 THUMB POINT DR FT PIERCE FL 34949	5/05/05 Isaac Saucedo	FINES/LIENS RUNNING	8/10/15

NARRATIVE:

BROUGHT INTO COMPLIANCE.	9/07/10
November 10, 2010 4:08:48 PM shaun.	11/10/10
WAS SUPPOSE TO GO IN FRONT OF THE CEB TODAY FOR REDUCTION	11/10/10
REQUEST BUT CULVERHOUSE REQUESTED A CONTINUANCE, SHOULD GO	11/10/10
IN JAN.	11/10/10
January 10, 2011 4:01:08 PM shaun.	1/10/11
HOUSE IS IN THE PROCESS OF DEMO, WAS SUPPOSE TO GO TO THE	1/10/11
CEB FOR A REQUEST TO REDUCE/RESCIND LIEN ON WED BUT PEGGY	1/10/11
HAS GRANTED THE REQUEST FOR THE EXTENSION.	1/10/11
April 13, 2011 8:56:42 AM shaun.	4/13/11
WORK IN PROGRESS	4/13/11
October 18, 2011 4:06:29 PM shaun.	10/18/11
DOESN'T LOOK LIKE ANYTHING HAS REALLY BEEN DONE IN A WHILE,	10/18/11
NOWHERE NEAR COMPLETION.	10/18/11
April 25, 2012 9:20:04 AM shaun.	4/25/12
STATUS QUO, FINE CONTINUES TO ACCRUE	4/25/12
May 21, 2012 1:15:41 PM peggy.	5/21/12
Permit #10-1195 expired 8/1/2011 and no new permits have	5/21/12
been applied for or obtained. Fines restarted again on	5/21/12
8/2/2011. Will send a new letter.	5/21/12
November 27, 2012 4:44:11 PM shaun.	11/27/12
SAME, NO ADDITIONAL PERMITS HAVE BEEN APPLIED FOR.	11/27/12
May 28, 2013 4:40:36 PM shaun.	5/28/13
SAME.	5/28/13
December 4, 2013 10:59:37 AM shaun.	12/04/13
EVERYTHING IS THE SAME, FINES WILL CONTINUE TO ACCRUE.	12/04/13
January 27, 2014 9:45:44 AM shaun.	1/27/14
TRANSFERRING THIS CASE TO ISAAC SINCE THIS IS HIS NEW AREA.	1/27/14
January 29, 2014 1:08:40 PM shaun.	1/29/14
house is in the process of being torn down, fines will	1/29/14
continue	1/29/14
February 24, 2014 10:59:45 AM isaucedo.	2/24/14
SETTING FURTURE INSPECTION, CHECK WITH BUILDING TO SEE IF	2/24/14
DEMOLITION PERMIT HAS BEEN RENEWED..	2/24/14
March 12, 2014 3:57:41 PM isaucedo.	3/12/14
PROPERTY LOOK THE SAME FINES WILL CONTINUE TO RUN	3/12/14
April 14, 2014 11:33:53 AM isaucedo.	4/14/14
CONTINUES TO LOOK THE SAME	4/14/14
May 7, 2014 3:24:54 PM isaucedo.	5/07/14
CONTINUES TO LOOK THE SAMES. FINES WILL CONTINUE	5/07/14
June 25, 2014 1:36:17 PM isaucedo.	6/25/14
continue to look the same. fines will continue to run. will	6/25/14
set up a new inspection a month from today due to their is	6/25/14
another open case on this property	6/25/14
July 25, 2014 11:07:26 AM ISAUCEDO.	7/25/14
CONTINUES TO LOOK THE SAME, FINES WILL CONTINUE TO RUN.	7/25/14

CASE TYPE / TAX ID # / ADDRESS	DATE ESTABLISHED / INSPECTOR	STATUS / TENANT NAME	STATUS DATE / TENANT NBR
CODE ENFORCEMENT VIOLATION 2401-605-0030-000/3 1635 THUMB POINT DR FT PIERCE FL 34949	5/05/05 Isaac Saucedo	FINES/LIENS RUNNING	8/10/15

NARRATIVE:

September 4, 2014 1:33:31 PM isaucedo.	9/04/14
PROPERTY CONTINUES TO LOOK THE SAME AND FINES WILL CONTINUE	9/04/14
TO RUN.	9/04/14
October 28, 2014 4:42:41 PM isaucedo.	10/28/14
Continues to look the same	10/28/14
December 23, 2014 10:56:05 AM isaucedo.	12/23/14
property continues to look the same, fines will continue to	12/23/14
run and will set a new inspection date.	12/23/14
February 23, 2015 2:23:48 PM isaucedo.	2/23/15
Same, fines will continue to run.	2/23/15
March 26, 2015 3:41:37 PM isaucedo.	3/26/15
case has been complied	3/26/15
February 10, 2016 4:25:15 PM peggy.	2/10/16
Request for a partial lien reduction went before CEB for	2/10/16
approval. Lot is in SLC and was sold in 2012 and resold in	2/10/16
2015. The current owner found the cloud on the title, which	2/10/16
was missed by the title company. They are offering $5000 to	2/10/16
have two agricultural parcels released from the lien on this	2/10/16
property. The CEB accepted the offer with the understanding	2/10/16
that by releasing these parcels, the lien still remains in	2/10/16
affect on the Thumb Point property. Matter being forwarded	2/10/16
to the City Commission for final approval.	2/10/16
March 22, 2016 11:21:37 AM colleen.	3/22/16
City Commission approved the partial release of lien	3/22/16
contingent upon receiving a check for $5,000.	3/22/16
	3/22/16
Check was received today and remitted to the Finance Dept.	3/22/16
Papers were prepared to obtain the partial release of lien.	3/22/16
April 28, 2016 2:32:40 PM colleen.	4/28/16
Partial release of lien was recorded on 4/27/16	4/28/16
book 3862 page 379 Mailed to Mr. Fee and Mr. Culverhouse on	4/28/16
4/28/16	4/28/16
Lien and fines are still attached by Culverhouse.	4/28/16
June 8, 2016 10:34:46 AM peggy.	6/08/16
Spoke with Dennis Murphy and Tom Kiernan of Culpepper and	6/08/16
Terppening. 772-464-3537 / EM dmurphy@ct-eng.com or	6/08/16
tkiernan@ct-eng.com.	6/08/16
	6/08/16
Gentleman said that Mr. C is pursuing cleaning up the	6/08/16
property, replatting and resolving the code violation. Title	6/08/16
is being transferred to the son via quit claim deed. (copy	6/08/16
placed in file). Actively under construction at this time.	6/08/16

NOTICE NAMES: JOHN B & SUSAN CULVERHOUSE OWNER

HISTORY:

SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
6/13/05	Initial Inspection	COMPLETED	6/13/05		

CASE TYPE / TAX ID # / ADDRESS	DATE ESTABLISHED / INSPECTOR	STATUS / TENANT NAME	STATUS DATE / TENANT NBR
CODE ENFORCEMENT VIOLATION 2401-605-0030-000/3 1635 THUMB POINT DR FT PIERCE FL 34949	5/05/05 Isaac Saucedo	FINES/LIENS RUNNING	8/10/15

6/13/05	Initial Inspection	COMPLETED	6/13/05	
	RSLT TEXT: 6/13/05 No change send letter teliing condemnation is procee ding.			6/13/05 6/13/05
6/28/05	Follow-up Inspection	COMPLETED	6/28/05	
	RSLT TEXT: 6/28/05 No change, check in 7 days.			6/28/05
7/05/05	Follow-up Inspection	COMPLETED	7/05/05	
	RSLT TEXT: 7/5/05 No change.			7/05/05
7/18/05	Follow-up Inspection	COMPLETED	7/18/05	
	RSLT TEXT: 7/18/05 No change and we have not heard from the title searc h yet, check in 21 days.			7/18/05 7/18/05
8/08/05	Follow-up Inspection	COMPLETED	8/08/05	
	RSLT TEXT: 8/8/05 No change.			8/08/05
9/06/05	Follow-up Inspection	COMPLETED	9/06/05	
	RSLT TEXT: 9/6/05 No change!			9/06/05
9/12/05	Follow-up Inspection	COMPLETED	9/12/05	
	RSLT TEXT: 9/12/05 No change!			9/12/05
10/10/05	Follow-up Inspection	COMPLETED	10/10/05	
	RSLT TEXT: 10/10/05 This has been appealed and rescheduled for the end of this months meeting.			10/10/05 10/10/05
11/02/05	Follow-up Inspection	COMPLETED	11/02/05	
12/22/05	Follow-up Inspection	COMPLETED	12/22/05	
	RSLT TEXT: 12/22/05 They are still fighting with ins.			12/22/05
3/03/06	Follow-up Inspection	COMPLETED	3/03/06	
	RSLT TEXT: 3/6/06 Continued by the Construction Adjustment & Appeals Bo ard for 30 days.			3/03/06 3/03/06
6/27/06	Follow-up Inspection	COMPLETED	6/27/06	
	RSLT TEXT: 6/27/06 I spoke with owner recently and he is suing the insu rance company.			6/27/06 6/27/06
12/06/06	Follow-up Inspection	COMPLETED	12/06/06	
	RSLT TEXT: 12/6/06 I have not spoken to the owner recently, check on 1/ 12/07.			12/06/06 12/06/06
1/22/07	Follow-up Inspection	COMPLETED	1/22/07	
	RSLT TEXT: 1/22/2007 No change in tis property schedule for S.M. or C.E .B.			1/22/07 1/22/07
3/02/07	Follow-up Inspection	COMPLETED	3/02/07	

CASE TYPE / TAX ID # / ADDRESS		DATE ESTABLISHED / INSPECTOR	STATUS / TENANT NAME	STATUS DATE / TENANT NBR
CODE ENFORCEMENT VIOLATION		5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3				
1635 THUMB POINT DR		Isaac Saucedo		
FT PIERCE	FL 34949			
3/02/07	Follow-up Inspection	COMPLETED 3/02/07		
	RSLT TEXT: 3/2/07 No change property scheduled for 3/14/07 hearing.			3/02/07
3/07/07	Follow-up Inspection	COMPLETED 3/07/07		
	RSLT TEXT: 3/7/07 There has not been any changes with this property and			3/07/07
	I did not get paperwork back to Barbara in a timely manner			3/07/07
	therefore; I have scheduled this case for the April 11, 2007			3/07/07
	C.E.B. hearing.			3/07/07
5/25/07	Follow-up Inspection	COMPLETED 5/29/07	Bob Dusanek	
6/26/07	Follow-up Inspection	COMPLETED 6/26/07	Bob Dusanek	
7/26/07	Follow-up Inspection	COMPLETED 8/20/07	Bob Dusanek	
9/20/07	Follow-up Inspection	COMPLETED 9/24/07	Bob Dusanek	
10/20/07	Follow-up Inspection	COMPLETED 10/23/07	Bob Dusanek	
4/11/07	CODE ENFORCEMENT BOARD	COMPLETED 4/11/07		
	NARRATIVE: 120 days to apply for permit, $250 per day fine would start			10/26/07
	if an application has not been made for a permit, and the			10/26/07
	respondent would be found in violation			10/26/07
10/26/07	FINES RUNNING	COMPLETED 10/26/07		
	NARRATIVE: fine of $250 a day begins			10/26/07
10/26/07	WAITING FOR FINES TO BE PAID	COMPLETED 10/26/07		
	NARRATIVE: waiting for fines to be paid			10/26/07
12/04/07	Follow-up Inspection	COMPLETED 12/04/07	Bob Dusanek	
1/04/08	Follow-up Inspection	COMPLETED 1/03/08	Bob Dusanek	
12/06/07	LIEN	OPEN		
	LIEN INFO: 000000762 3138478			0/00/00
2/20/08	Follow-up Inspection	COMPLETED 2/18/08	Melody Sanderson	
3/17/08	Follow-up Inspection	COMPLETED 3/17/08	Melody Sanderson	
4/14/08	Follow-up Inspection	COMPLETED 4/11/08	Melody Sanderson	
5/05/08	Follow-up Inspection	COMPLETED 5/05/08	Melody Sanderson	
6/02/08	Follow-up Inspection	COMPLETED 6/03/08	Melody Sanderson	
7/02/08	Follow-up Inspection	COMPLETED 7/02/08	Melody Sanderson	
9/02/08	Follow-up Inspection	COMPLETED 9/04/08	Melody Sanderson	
10/06/08	Follow-up Inspection	COMPLETED 10/05/08	Melody Sanderson	
11/03/08	Follow-up Inspection	COMPLETED 11/04/08	Melody Sanderson	
12/01/08	Follow-up Inspection	COMPLETED 12/04/08	Melody Sanderson	
1/05/09	Follow-up Inspection	COMPLETED 1/09/09	Melody Sanderson	
2/02/09	Follow-up Inspection	COMPLETED 2/03/09	Melody Sanderson	
3/02/09	Follow-up Inspection	COMPLETED 3/02/09	Melody Sanderson	
4/06/09	Follow-up Inspection	COMPLETED 4/09/09	Melody Sanderson	
5/04/09	Follow-up Inspection	COMPLETED 5/20/09	Melody Sanderson	
6/15/09	Follow-up Inspection	COMPLETED 6/16/09	Melody Sanderson	
7/06/09	Follow-up Inspection	COMPLETED 7/09/09	Melody Sanderson	
8/10/09	Follow-up Inspection	COMPLETED 8/12/09	Melody Sanderson	
9/14/09	Follow-up Inspection	COMPLETED 9/04/09	Melody Sanderson	

CASE TYPE / TAX ID # / ADDRESS	DATE ESTABLISHED / INSPECTOR	STATUS / TENANT NAME	STATUS DATE / TENANT NBR
CODE ENFORCEMENT VIOLATION 2401-605-0030-000/3 1635 THUMB POINT DR FT PIERCE FL 34949	5/05/05 Isaac Saucedo	FINES/LIENS RUNNING	8/10/15

HISTORY: SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
10/12/09	Follow-up Inspection	COMPLETED	10/12/09	Shaun Coss	.10
1/18/10	Follow-up Inspection	COMPLETED	1/21/10	Shaun Coss	.10
4/19/10	Follow-up Inspection	COMPLETED	4/19/10	Shaun Coss	.10
4/21/10	CEB AFFIDAVIT OF NONCOMPLIANCE	ISSUED	4/21/10		
Respond to:		Date: 0/00/00			
Send to:	PROPERTY OWNER				
Mail tracking #:					
Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:					
Fax:					
EMail:					
4/21/10	CEB AFFIDAVIT OF NONCOMPLIANCE	ISSUED	4/21/10		
Respond to:		Date: 0/00/00			
Send to:	PROPERTY OWNER				
Mail tracking #:					
Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:					
Fax:					
EMail:					
4/22/10	CEB MASSEY IN VIOLATION STILL	ISSUED	4/22/10		
Respond to:		Date: 0/00/00			
Send to:	PROPERTY OWNER				
Mail tracking #:					
Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:					
Fax:					
EMail:					
7/19/10	Follow-up Inspection	COMPLETED	6/09/10	Shaun Coss	.10
6/09/10	CEB AFFIDAVIT OF NONCOMPLIANCE	ISSUED	6/09/10		
Respond to:		Date: 0/00/00			
Send to:	PROPERTY OWNER				
Mail tracking #:					
Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:					
Fax:					
EMail:					

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

HISTORY: SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
6/10/10	CEB LIEN REDUCTION HEARING	ISSUED	6/10/10		
Respond to:		Date: 0/00/00			
Send to:	PROPERTY OWNER				
Mail tracking #:					
Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:					
Fax:					
EMail:					
9/07/10	Follow-up Inspection	COMPLETED	9/07/10	Shaun Coss	.10
11/08/10	CEB CONTINUED RESCHEDULED	ISSUED	11/08/10		
Respond to:		Date: 0/00/00			
Send to:	PROPERTY OWNER				
Mail tracking #:					
Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:					
Fax:					
EMail:					
1/10/11	Follow-up Inspection	COMPLETED	1/10/11	Shaun Coss	.10
4/11/11	Follow-up Inspection	COMPLETED	4/13/11	Shaun Coss	.10
10/17/11	Follow-up Inspection	COMPLETED	10/18/11	Shaun Coss	
4/23/12	Follow-up Inspection	COMPLETED	4/25/12	Shaun Coss	
5/22/12	CEB AFFIDAVIT OF NONCOMPLIANCE	ISSUED	5/22/12		
Respond to:		Date: 0/00/00			
Send to:	PROPERTY OWNER				
Mail tracking #:					
Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:					
Fax:					
EMail:					
5/22/12	CEB SUBJECT TO FORECLOSURE LTR	ISSUED	5/22/12		
Respond to:		Date: 0/00/00			
Send to:	PROPERTY OWNER				
Mail tracking #:					
Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:					
Fax:					

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

EMail:

11/26/12	Follow-up Inspection	COMPLETED	11/27/12	Shaun Coss
5/27/13	Follow-up Inspection	COMPLETED	5/28/13	Shaun Coss
12/02/13	Follow-up Inspection	COMPLETED	12/04/13	Shaun Coss
6/09/14	Follow-up Inspection	COMPLETED	1/29/14	Isaac Saucedo
5/07/14	Follow-up Inspection	COMPLETED	5/07/14	Isaac Saucedo
6/25/14	Follow-up Inspection	COMPLETED	6/25/14	Isaac Saucedo
7/25/14	Follow-up Inspection	COMPLETED	7/25/14	Isaac Saucedo
9/03/14	Follow-up Inspection	COMPLETED	9/03/14	Isaac Saucedo
10/29/14	Follow-up Inspection	COMPLETED	10/28/14	Isaac Saucedo
12/23/14	Follow-up Inspection	COMPLETED	12/23/14	Isaac Saucedo
2/25/15	Follow-up Inspection	COMPLETED	2/23/15	Isaac Saucedo
3/26/15	SM AFFIDAVIT OF COMPLIANCE	ISSUED	3/26/15	

Respond to: Date: 0/00/00
Send to: PROPERTY OWNER
Mail tracking #:
Name/address: JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949
Telephone:
Fax:
EMail:

3/26/15	CLOSE CASE	COMPLETED	3/26/15

TOTAL TIME: .70

VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	RESOLVED
	8/20/07	PROPERTY MAINTENANCE	1	PM	COMPLIED	3/26/15

LOCATION:
(2) AS PER THE CITY ORDINANCE, EVERY BUILDING SHALL BE KEPT IN A REASONABLY CLEAN AND SANITARY CONDITION FREE FROM RODENTS, INSECTS AND VERMINS
(3) AS PER THE CITY ORDINANCE, ALL ROOFS EXTERIOR WALLS, DOORS, WINDOWS AND CHIMNEYS SHALL BE SO MAINTAINED AS TO KEEP WATER FROM ENTERING THE BUILDING.
(4) AS PER THE CITY ORDINANCE, THE EXTERIOR OF STRUCTURE NEEDS TO BE PAINTED. WOOD/TRIM/WALLS/FASCIA IS/ARE CHIPPED, PEELING, WEATHERED, STAINED, FADED.
(7) AS PER THE CITY ORDINANCE, STEPS, WALKS, DRIVEWAYS AND SIMILAR PAVED AREAS OF ANY PREMISES SHALL BE MAINTAINED IN A REASONABLY CLEAN AND SANITARY CONDITION, FREE FROM ANY HOLES, SUBSTANTIAL CRACKING OR HAZARD.

NARRATIVE:		
08/20/2007 01:36 PM BOBD ----------		8/20/07
Added violation, talked to John, they received money around		8/20/07
7/24/07; Larry Kosoy has been retainrd as contractor and		8/20/07
plans are being worked on. I suggested to John that Larry		8/20/07
submitt a letter to Building Department on the progress, he		8/20/07
said he would have Larry do that.		8/20/07

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

FINES:

DESCRIPTION	CHARGE	PAID	BILLED	LIEN AMT	LIEN PAID
CODE ENFORCE BD FINES - 1	137250.00	.00	.00	.00	.00
CODE ENFORCE BD FINES - 2	37000.00	.00	.00	.00	.00
CODE ENFORCE BD FINES - 3	279000.00	.00	.00	.00	.00
RECORD AFF OF NON-COMP	20.00	.00	.00	.00	.00
RECORD ACK. OF COMPLIANCE	30.00	.00	.00	.00	.00
RECORD OF LIEN	10.00	.00	.00	.00	.00

Property Information

Address:	1635 THUMB POINT DR FT PIERCE, FL 34949
Location ID:	1689
TAX ID #:	2401-605-0030-000/3
Alternate ID description:	
Zoning:	NA UNKNOWN
Subdivision:	

Case General Information

Case status:	FL FINES/LIENS RUNNING
Status date:	8/10/2015
Case type:	CE CODE ENFORCEMENT VIOLATION
Reported date:	5/05/2005
Origination:	IP INSPECTION
Default inspector:	IS Isaac Saucedo
Credit balance:	.00

Owner Information

Owner name:	JOHN B & SUSAN CULVERHOUSE
Address:	1635 THUMB POINT DR
City:	FT PIERCE, FL 34949
Phone:	0
Notice:	Y
Flip:	

Violations

Type	Status	Location	Quantity	Date Established	Date Resolved
PROPERTY MAINTENANCE	CM		1	8/20/2007	3/26/2015

Case Data

Description	Data

Active Inspections

Type	Insp ID	Schedule Date

No scheduled inspections exist

Type	Description	Transaction	Amount Due	Amount Billed	Starting date	Ending date	Daily fee	Lien amount	Lien paid
CF	CODE ENFORCE BD FINES - 1	137250.00	137250.00	.00	10/26/2007	4/27/2009	250.00	.00	.00
C2	CODE ENFORCE BD FINES - 2	37000.00	37000.00	.00	1/04/2010	6/01/2010	250.00	.00	.00
C3	CODE ENFORCE BD FINES - 3	279000.00	279000.00	.00	8/02/2011	8/22/2014	250.00	.00	.00
N1	RECORD AFF OF NON-COMP	20.00	20.00	.00	3/26/2015		.00	.00	.00
RC	RECORD ACK. OF COMPLIANCE	30.00	30.00	.00	4/23/2010		.00	.00	.00
RL	RECORD OF LIEN	10.00	10.00	.00	3/26/2015		.00	.00	.00

Type Description	Transaction	Amount Due	Amount Billed	Starting date	Ending date	Daily fee	Lien amount
Lien paid							
(Continued)							
.00							
	453310.00	453310.00	.00				.00
.00							

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

TO: **Paul Thomas, Building Official**

FROM: **Shaun Coss, Building Department Coordinator**

RE: **1635 Thumb Point Drive- Inspection History**

DATE: **1/18/2018**

Per your request, attached are the inspection reports for the renovation permit from 2009, Permit 9-632. That permit was replaced by permit 10-1195 to include an addition. That permit expired and the structure was demolished under permit 13-3149. The inspection report for the current permit for reconstruction, 14-607 is also attached.

Inspection Results Key:
AP- Approved
AE- Approved with Exception
CA- Cancelled
DA- Disapproved
DP- Disapproved with Penalty

RECEIVED
TIME
JAN 18 2018
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

Prepared 1/18/18,10:40:38 Application Inquiry-(BPN200I001) Page 1
Program HTDFTAL Screen detail for Program: BP BPN200I, Inspection history
User ID SHAUN Application 09-00000632

Property Information

Address:	1635 THUMB POINT DR FT PIERCE, FL 34949
Location ID:	1689
Owner name:	CULVERHOUSE, JOHN B
TAX ID #:	2401-605-0030-000/3
Alternate ID description:	
Zoning:	NA UNKNOWN
Subdivision:	

Application Information

Application desc:	REHAB SINGLE FAMILY RESIDENCE
Application status:	APPROVED
Status Date:	5/14/2009
Application type:	RESIDENTIAL, REPAIRS & ALT NO CO
Application date:	4/27/2009
Tenant name/number:	J. BRAD CULVERHOUSE
Valuation:	120000
Square footage:	4362
Public building:	NO
Reviewed by:	MM Z-MARC MEYERS
Pin number:	790624
Entered by:	SKELLER

Contractor Information

Contractor Name:	OWNER
Contractor Number:	10-00005100
Type:	OWNER BUILDER
Status:	ACTIVE

Contractor Requirements	Doc Number	Exp Date
LIABILITY INSURANCE	NOT REQUIRED	12/31/2012
STATE LICENSE - CN	NOT REQUIRED	12/31/2012
WORKMAN'S COMP INSURANCE	NOT REQUIRED	12/31/2012

Outstanding Inspections

Type	Insp ID	Schedule Date	Confirmation Number	Permit Description	Pmt Seq	Min	Max

No outstanding inspections exist

Work Description

Code	Description	Quantity

CO Information

Str/seq	CO Issue Date	Status	Description

Str/Seq	Permit/Seq Confirmation Nbr	Inspection type	Insp Seq	Inspector	Schedule date	Results	Results date
000 000 BLDG 02	2006898	BLDG, DRYWALL	0001	IA	7/02/2009	AP	7/02/2009

Prepared 1/18/18,10:40:51 Application Inquiry-(BPN200I001) Page 1
Program HTDFTAL Screen detail for Program: BP BPN200I, Inspection history
User ID SHAUN Application 10-00001195

Property Information

Address:	1635 THUMB POINT DR FT PIERCE, FL 34949
Location ID:	1689
Owner name:	CULVERHOUSE, JOHN B
TAX ID #:	2401-605-0030-000/3
Alternate ID description:	
Zoning:	NA UNKNOWN
Subdivision:	

Application Information

Application desc:	RENOVATION AND ADDITION
Application status:	APPROVED
Status Date:	6/16/2010
Application type:	RESIDENTIAL, ADDITIONS
Application date:	6/01/2010
Tenant name/number:	BRAD CULVERHOUSE
Valuation:	150000
Square footage:	301
Public building:	NO
Reviewed by:	MM Z-MARC MEYERS
Pin number:	962055
Entered by:	SKELLER

Contractor Information

Contractor Name:	OWNER
Contractor Number:	11-00005100
Type:	OWNER BUILDER
Status:	ACTIVE

Contractor Requirements	Doc Number	Exp Date
LIABILITY INSURANCE	NOT REQUIRED	9/30/2020
STATE LICENSE - CN	NOT REQUIRED	9/30/2020
WORKMAN'S COMP INSURANCE	NOT REQUIRED	9/30/2020

Outstanding Inspections

Type	Insp ID	Schedule Date	Confirmation Number	Permit Description	Pmt Seq	Min	Max

No outstanding inspections exist

Work Description

Code	Description	Quantity

CO Information

Str/seq	CO Issue Date	Status	Description

Str/Seq	Permit/Seq Confirmation Nbr	Inspection type	Insp Seq	Inspector	Schedule date	Results	Results date
000 000 ELR	00 2114791	ELEC, UNDERGROUND ELECTRICAL	0001	DH	1/14/2011	AP	2/02/2011
000 000 ELR	00	ELEC, POWER ON	0001	DH	1/14/2011	AP	1/14/2011

Prepared 1/18/18,10:41:14 Application Inquiry-(BPN200I001) Page 1
Program HTDFTAL Screen detail for Program: BP BPN200I, Inspection history
User ID SHAUN Application 13-00003149

Property Information

Address:	1635 THUMB POINT DR FT PIERCE, FL 34949
Location ID:	1689
Owner name:	CULVERHOUSE, JOHN B
TAX ID #:	2401-605-0030-000/3
Alternate ID description:	
Zoning:	NA UNKNOWN
Subdivision:	

Application Information

Application desc:	demo of a single family residence
Application status:	CLOSED
Status Date:	1/18/2018
Application type:	DEMOLITIONS
Application date:	10/23/2013
Tenant name/number:	JOHN CULVERHOUSE
Valuation:	7000
Square footage:	0
Public building:	NO
Reviewed by:	BL BUILDING
Pin number:	842884
Entered by:	KIM

Contractor Information

Contractor Name:	REALTIME PROPERTY & DEVELOPMEN
Contractor Number:	18-00019010
Type:	GENERAL CONTRACTOR (
Status:	ACTIVE

Contractor Requirements	Doc Number	Exp Date
LIABILITY INSURANCE	04GL000957094	7/22/2018
STATE LICENSE - CN	CGC1505490	8/31/2018
WORKMAN'S COMP INSURANCE	EXEMPT	7/14/2019

Outstanding Inspections

Type	Insp ID	Schedule Date	Confirmation Number	Permit Description	Pmt Seq	Min	Max

No outstanding inspections exist

Work Description

Code	Description	Quantity

CO Information

Str/seq	CO Issue Date	Status	Description

Str/Seq	Permit/Seq Confirmation Nbr	Inspection type	Insp Seq	Inspector	Schedule date	Results	Results date
000 000 D1	01 2765709	BLDG, DEMOLITION FINAL	0001	GFA	2/02/2016	AP	2/02/2016

Prepared 1/18/18,10:41:23 Application Inquiry-(BPN200I001) Page 1
Program HTDFTAL Screen detail for Program: BP BPN200I, Inspection history
User ID SHAUN Application 14-00000607

Property Information

Address:	1635 THUMB POINT DR FT PIERCE, FL 34949
Location ID:	1689
Owner name:	CULVERHOUSE, JOHN B
TAX ID #:	2401-605-0030-000/3
Alternate ID description:	
Zoning:	NA UNKNOWN
Subdivision:	

Application Information

Application desc:	EXISTING STEMWALL / RE-CONSTRUCT SINGLE FAMILY
Application status:	APPROVED
Status Date:	8/22/2014
Application type:	RESIDENTIAL, SINGLE FAMILY DWELLING
Application date:	3/06/2014
Tenant name/number:	BRAD CULVERHOUSE
Valuation:	411484
Square footage:	6530
Public building:	NO
Reviewed by:	MM Z-MARC MEYERS
Pin number:	164008
Entered by:	SKELLER

Contractor Information

Contractor Name:	FOGLIA CONTRACTING CORP
Contractor Number:	18-00027647
Type:	GENERAL CONTRACTOR (
Status:	ACTIVE

Contractor Requirements	Doc Number	Exp Date
LIABILITY INSURANCE	GLP001624909	10/20/2018
STATE LICENSE - CN	CGC038434	8/31/2018
WORKMAN'S COMP INSURANCE	WCV002778808	10/20/2018

Outstanding Inspections

Type	Insp ID	Schedule Date	Confirmation Number	Permit Description	Pmt Seq	Min	Max

No outstanding inspections exist

Work Description

Code	Description	Quantity

CO Information

Str/seq	CO Issue Date	Status	Description

Str/Seq	Permit/Seq Confirmation Nbr	Inspection type	Insp Seq	Inspector	Schedule date	Results	Results date
000 000 BLDG 01	2762318	BLDG, TIE BEAM	0001	C2G	1/12/2018	CA	1/12/2018
000 000 BLDG 01		BLDG, STEM WALL	0001	KG	2/13/2015	AE	2/13/2015

Str/Seq Permit/Seq Confirmation Nbr	Inspection type	Insp Seq	Inspector	Schedule date	Results	Results date
	(Continued)					
2481120						
000 000 BLDG 01 2621589	BLDG, SLAB	0001	KG	8/16/2016	AE	8/16/2016
000 000 BLDG 01 2520383	BLDG, FOOTING/STEEL	0001	GFA	8/07/2015	AP	8/07/2015
000 000 BLDG 01 2565398	BLDG, FOOTING/STEEL	0002	GFA	2/02/2016	DP	2/02/2016
000 000 BLDG 01 2576812	BLDG, FOOTING/STEEL	0003	KG	3/03/2016	AE	3/04/2016
000 000 BLDG 01 2622074	BLDG, FILL COMPACTION	0001	C2G	6/23/2016	AP	6/23/2016
000 000 BLDG 01 2604866	BLDG, FORM BOARD SURVEY	0001	GFA	6/06/2016	AP	6/06/2016
000 000 BLDG 01 2654470	BLDG, REBAR	0001	KG	12/28/2016	AE	12/28/2016
000 000 BLDG 01 2650349	BLDG, STEEL	0001	KG	12/12/2016	CA	12/12/2016
000 000 BLDG 01 2699882	BLDG, FILL CELL	0001	KG	6/13/2017	AE	6/14/2017
000 000 BLDG 01 2604098	BLDG, ELEVATION CERTIFICATE-UN	0001	KK	6/02/2016	AE	6/02/2016
000 000 BLDG 01 2481111	BLDG, WIRE LATH	0001	KG	2/13/2015	CA	2/13/2015
000 000 ELR 00 2576213	ELEC, TEMPORARY POLE	0001	KG	3/02/2016	AP	3/03/2016
000 000 PLR 00 2597532	PLBG, ROUGH IN	0001	GFA	5/09/2016	AP	5/09/2016

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: NICHOLAS MIMMS, CITY MANAGER

THROUGH: James Messer, Esq., City Attorney

FROM: Iola T Mosley, Esq., Assistant City Attorney

RE: Request to Initiate Foreclosure
1635 Thumb Point Drive- Culverhouse

DATE: March 27, 2017

Pursuant to your request, this office has reviewed the subject file. In my opinion, the Department has a reasonable legal basis to proceed with a foreclosure based on the fines accrued between October 2007 and April 2009, as well as the option to pursue a money judgement on the accrued amount.

The Department will need to obtain the authorization of the City Commission in order for this office to file the lawsuit.

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

RECEIVED
TIME
MAR 14 2017
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

RECEIVED
MAR 15 2017
By

COPY
CITY ATTORNEY USE ONLY

Date Received:	3/15/17
Assigned To:	IM
File:	
Due Date:	3/25/17
Hours:	

REQUEST FOR LEGAL SERVICES

TO: CITY ATTORNEY

SUBMITTED BY: PEGGY ARRAIZ, CODE COMPLIANCE MANAGER

CITY MANAGER AUTHORIZATION: NICHOLAS C. MIMMS, P.E., CITY MANAGER

RE: REQUEST TO INITIATE FORECLOSURE
1635 THUMB POINT DRIVE - CULVERHOUSE

DATE: MARCH 14, 2017

Service Required: (please circle or underline)

Review Documents | **Draft Document** | **Written Opinion Requested**

Attend Meetings | **Advise** | **Other:** _____

Upon review and/or "Approval as to Form and Correctness," the Department submitting the RLS is responsible for placement of any related item on a Commission or Board Agenda.

1. **Brief statement of the nature of the request or problem:** There is a property located at 1635 Thumb Point Drive that has had code enforcement violations existing since 2004. Due to the owner not taking affirmative action to remove or rebuild the house at this location during the past 12 years, staff is recommending that the City initiate foreclosure proceedings against the owner.

2. **Discussion of the implications and the possible impact if not apparent from preceding information:** The property will continue to present a nuisance condition to the surrounding area.

3. **Time considerations and their significance:** This matter has been ongoing for 12 years – code enforcement initiated their case in 2005.

4. **Are City funds required? If so, list approvals obtained for expenditure of funds:** Maybe?

5. **Factual background:**

   - Address: 1626 Thumb Point Drive, Fort Pierce, FL 34949 AKA PID # 2401-605-0030-000/3
   - Lien filed in the names of John B & Susan Culverhouse. Current owners are John B Culverhouse Sr and John B. Culverhouse Jr.

- Over the past 12 years, a permit to rebuild would be obtained but expire due to no work being done and then a new permit would be obtained and that permit would expire due to no work being done.
- Currently there is an active permit that was obtained in 2014. The permit has remained active by the builder obtaining a single inspection every six months, which per the FL Building Code automatically extends the life of the permit an additional six months.
- There has not been any substantial improvement made to the property to remedy the nuisance conditions present.

6. List and/or attach all related documents and known authorities (e.g., statute, ordinance, resolution, administrative code, legal case, RFP, bidder's response, contract, lease, letter, memorandum, prior legal opinion, deed, etc.):

- Property Tax card dated 3/14/2017 showing that the property is not a homesteaded property.
- FL State Statute 162.09(3) – allows for foreclosure of lien after remaining unpaid for 3 months
- Ordinance Number 2-247 – allows for foreclosure of lien after remaining unpaid for 1 year
- Notice of Violation for unsafe building dated 5/5/2005.
- Notice of Violation hearing for 4/11/2007 with related minutes.
- Order Determining Violation dated 4/17/2007.
- Affidavit of Non-Compliance dated 10/26/2007.
- Massey Letter dated 10/26/2007.
- Order Assessing Fine and Imposing Lien recorded in Book 2910 Page 27 on 11/30/2007.
- Notice of Lien letter dated 12/7/2007.
- Affidavit of Compliance dated 4/27/2009.
- Affidavit of Non-Compliance dated 1/4/2010.
- Follow up Massey Notice dated 4/22/2010.
- Affidavit of Compliance dated 6/1/2010.
- Affidavit of Non-Compliance dated 8/2/2011.
- Affidavit of Compliance dated 8/22/2014.
- Case summary and fines due.

CITY ATTORNEY USE ONLY			
Routed for Review	**Date**	**Response Deadline**	**Response**

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 1635 THUMB POINT DR	Parcel ID: 2401-605-0030-000-3	Account #: 15212	Sec/Town/Range: 01/35S/40E
Map ID: 24/01E	Zoning: R1	Use Type: 0000	Jurisdiction: Fort Pierce

Ownership

John B Culverhouse Sr
John B Culverhouse Jr

1635 Thumb Point DR
Fort Pierce, FL 34949

Legal Description

THUMB POINT BLK 1 LOT 30 (OR 258-845; 3848-1748)

Current Values

Just/Market:	$482,300	Assessed:	$482,300
Exemptions:	$500	Taxable:	$481,800

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	$482,300	$482,300	$500	$481,800
2015	$407,200	$287,840	$50,000	$237,840
2014	$404,200	$285,556	$50,000	$235,556

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-22-2016	3848 / 1748	0311	QC	Culverhouse John B	$100
09-01-1976	0258 / 0845	XX00	CV		$125,000

Primary Building Information

Finished Area of this building: 0 SF
Gross Area of this building: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: 2014
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.33
Land Size (SF):	14,560
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
RES POOL AVG	1	578	1977
CONC DOCK	1	320	1977
POOL DK-AVG	1	590	1977
SEAWALL CONC	1	110	1999
CHAINLINK 4'	1	225	2006

This information is believed to be correct at this time but it is subject to change and is not warranted.
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162.09 Administrative fines; costs of repair; liens.—

(1) An enforcement board, upon notification by the code inspector that an order of the enforcement board has not been complied with by the set time or upon finding that a repeat violation has been committed, may order the violator to pay a fine in an amount specified in this section for each day the violation continues past the date set by the enforcement board for compliance or, in the case of a repeat violation, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the code inspector. In addition, if the violation is a violation described in s. 162.06(4), the enforcement board shall notify the local governing body, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with the fine imposed pursuant to this section. Making such repairs does not create a continuing obligation on the part of the local governing body to make further repairs or to maintain the property and does not create any liability against the local governing body for any damages to the property if such repairs were completed in good faith. If a finding of a violation or a repeat violation has been made as provided in this part, a hearing shall not be necessary for issuance of the order imposing the fine. If, after due notice and hearing, a code enforcement board finds a violation to be irreparable or irreversible in nature, it may order the violator to pay a fine as specified in paragraph (2)(a).

(2)(a) A fine imposed pursuant to this section shall not exceed $250 per day for a first violation and shall not exceed $500 per day for a repeat violation, and, in addition, may include all costs of repairs pursuant to subsection (1). However, if a code enforcement board finds the violation to be irreparable or irreversible in nature, it may impose a fine not to exceed $5,000 per violation.

(b) In determining the amount of the fine, if any, the enforcement board shall consider the following factors:

1. The gravity of the violation;
2. Any actions taken by the violator to correct the violation; and
3. Any previous violations committed by the violator.

(c) An enforcement board may reduce a fine imposed pursuant to this section.

(d) A county or a municipality having a population equal to or greater than 50,000 may adopt, by a vote of at least a majority plus one of the entire governing body of the county or municipality, an ordinance that gives code enforcement boards or special magistrates, or both, authority to impose fines in excess of the limits set forth in paragraph (a). Such fines shall not exceed $1,000 per day per violation for a first violation, $5,000 per day per violation for a repeat violation, and up to $15,000 per violation if the code enforcement board or special magistrate finds the violation to be irreparable or irreversible in nature. In addition to such fines, a code enforcement board or special magistrate may impose additional fines to cover all costs incurred by the local government in enforcing its codes and all costs of repairs pursuant to subsection (1). Any ordinance imposing such fines shall include criteria to be considered by the code enforcement board or special magistrate in determining the amount of the fines, including, but not limited to, those factors set forth in paragraph (b).

(3) A certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. Upon petition to the circuit court, such order shall be enforceable in the same manner as a court judgment by the sheriffs of this state, including execution and levy against the personal property of the violator, but such order shall not be deemed to be a court judgment except for enforcement purposes. A fine imposed pursuant to this part shall continue to accrue until the violator comes into compliance or until judgment is rendered in a suit filed pursuant to this section, whichever occurs first. A lien arising from a fine imposed pursuant to this section runs in favor of the local governing body, and the local governing body may execute a satisfaction or release of lien entered pursuant to this section. After 3 months from the filing of any such lien which remains unpaid, the enforcement board may authorize the local governing body attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest. No lien created pursuant to the provisions of this part may be foreclosed on real property which is a homestead under s. 4, Art. X of the State Constitution. The money judgment provisions of this section shall not apply to real property or personal property which is covered under s. 4(a), Art. X of the State Constitution.

History.—s. 1, ch. 80-300; s. 8, ch. 82-37; s. 2, ch. 85-150; s. 8, ch. 86-201; s. 2, ch. 87-391; s. 8, ch. 89-268; s. 4, ch. 94-291; s. 1, ch. 95-297; s. 5, ch. 99-360; s. 1, ch. 2000-125; s. 65, ch. 2004-11.

Note.—Former s. 166.059.

Sec. 2-247. - Administrative fines; liens.

The enforcement board, upon notification by the code inspector that a previous order of the enforcement board has not been complied with by the set time, may order the violator to pay a fine not to exceed two hundred fifty dollars ($250.00) for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists or, if the violator does not own the land, upon any other real or personal property owned by the violator and may be enforced in the same manner as a court judgment by the sheriffs of this state, including levy against the personal property, but shall not be deemed otherwise to be a judgment of a court except for enforcement purposes. After one year from the filing of any such lien which remains unpaid, the enforcement board may authorize the city attorney to foreclose on the lien.

(Code 1960, § 2-28; Ord. No. H-241, 12-6-82)

State Law reference— Similar provisions, F.S. § 162.09.

CITY OF FORT PIERCE
Florida

BUILDING & COMMUNITY RESPONSE DEPARTMENT
P.O. BOX 1480, FORT PIERCE, FLORIDA 34954
772-460-2200; FAX: 772-467-9836

5/05/05 **Tax ID#: 240160500300003** **Case #: CDEF2005-1201**

John B and Susan D Culverhouse
1635 Thumb Point Dr
Fort Pierce, FL 34949-3570

ADDRESS: 1635 THUMB POINT DR

The above building or structure has been found unsafe per City Ordinances, Florida Building Code (FBC) s.3401.6 and the Standard Unsafe Building Abatement Code s.101.6. The following required actions must be taken:

- ❑ Evidence of extensive exterior and interior damage suggests substantial renovation is required to prevent further deterioration. (30 days to initiate)
- ❑ Fences must be repaired or replaced to provide a locked barrier around the pool. (15 days)
- ❑ Stagnant water must be treated to prevent the growth of algae or breeding of mosquitoes. (15 days)

If the building(s) is to be repaired, drawings prepared by a Florida licensed engineer or architect addressing the deficiencies will be required with the building permit application unless otherwise approved by the Building Official.

If the above required actions are not started and completed by the time specified, the building or structure will be ordered vacated and posted to prevent further occupancy until work is completed and the final inspection has been approved. The repair/rehabilitation of the building or structure must fully comply with all local ordinances and the currently adopted Florida Building Code (FBC). **If no action has been taken by the legal owner to come into compliance within the time specified, the City may initiate condemnation proceedings in accordance with codes, with all costs incurred charged against the owner of record.**

Any person having any legal interest in the property may appeal this notice by the Building Official to the Board of Adjustments and Appeals (CBAA); such appeal shall be in writing in the form specified in the Rules of Procedure of the CBAA and shall be filed with the Building Official within 30 calendar days from the date of the notice with a $200 fee. Failure to appeal in the time specified will constitute a waiver of all rights to an administrative hearing.

If you have any questions regarding this notice, please contact the Building Department (772) 460-2200, Ext. 214.

John Alcorn, Director
Division of Building and Community Response

CODE ENFORCEMENT BOARD
CITY OF FORT PIERCE
STATE OF FLORIDA

IN THE MATTER OF: John B & Susan D Culverhouse
1635 Thumb Point Dr.
Fort Pierce, FL 34949-3570

Case # : 7-62
Regular presentation X
Repeat Violator_____

NOTICE OF VIOLATION HEARING

The Code Enforcement Officer contends that the following violation(s) continues to exist:

Ordinance #: 103.2 SBCCI Housing Code **Description:** VISIBLE BUILDING CODE VIOLATIONS

Comments: SUBAC Letter sent 5/6/05
5-10-05 C/C RECEIVED
Reinspect scheduled. Check for permits.
6/13/05 No change send letter telling condemnation is proceeding.
6/20/05- spoke w/ Brad (John) 465-7572 - he stated application is in house (survey and subst. improv. packet) - I told him his application would be reviewed and he would be contacted.-kk
C/C RECEIVED 6-20-05

The brief legal description of the real property upon which violation(s) occurred is:

Tax ID # : 240160500300003 **ADDRESS:** 1635 THUMB POINT DR
Legal Description: THUMB POINT BLK 1 LOT 30 (OR 258-845)

You are hereby notified that the Code Enforcement Board has scheduled the above referenced matter for hearing on the 11 day of April 20 07 at 8:30 A.M. in the City Hall Commission Chambers located at 100 North U.S. #1, Fort Pierce, Florida.

YOU ARE HEREBY REQUIRED TO APPEAR BEFORE THE BOARD AT SAID TIME AND PLACE TO ANSWER AND DEFEND AGAINST SAID ALLEGATION(S). If you fail to attend, the Board may make its decisions based solely upon the evidence presented by the Code Enforcement Officer.

If you are found to be in violation, the Board has jurisdiction to impose a fine of not more than $250 per day for each day the violation(s) continues. Should this be a repeat violation, a fine not to exceed $500 per day may be imposed. If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the enforcement board even if the violation has been corrected prior to the hearing.

Any decision of the Board may be appealed. The verbatim transcript of the hearing is necessary for an appeal. **ANYONE DESIRING A VERBATIM TRANSCRIPT SHALL HAVE THE RESPONSIBILITY AT HIS/HER COST TO ARRANGE FOR SAME.**

Please be advised that the procedures of the Board are governed by the Rules of the Code Enforcement Board and the Code of Ordinances of the City of Fort Pierce, Florida. Copies of Rules and Ordinances may be obtained at the Office of the City Clerk, 100 North U.S. #1, Fort Pierce, Florida.

Please govern yourself accordingly.

FORT PIERCE CODE ENFORCEMENT BOARD

By: Bob Dusanek
Bob Dusanek Code Enforcement Officer, (772) 460-2200 Ext. 278

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the Notice of Violation Hearing was mailed to the above named alleged violator at the address stated above, this 22 day of March 2007.

By: Barbara Lehman

CODE ENFORCEMENT BOARD MEETING **APRIL 11, 2007**

DISMISSED AT THAT TIME IF THEY HAVE MET WITH THE URBAN FORESTER. THE AMENDED MOTION WAS AGREEABLE WITH THE SECOND. THE MOTION AND AMENDED MOTIONS WERE VOTED ON AND APPROVED BY THE 6 MEMBERS PRESENT.

Item #2

Officer: Bob Dusanek

Case #7-62

103.2 SBCCI Housing Code - Visible Building Code Violations

RE: 1635 Thumb Point Drive

John B & Susan D. Culverhouse
1635 Thumb Point Dr.
Ft. Pierce, FL 34949

Bob Dusanek CEB case #7-62. Was initiated on 5-5-2005. The address is 1635 Thumb Point Dr. The owner is John B. & Susan D. Culverhouse of that same address. The section that was cited was 103.2, the SBCCI Housing Description and the Visible Code Violations. We sent out a unsafe housing on that and Mr. Culverhouse has appeared before the Construction Board of Appeals and has had several extensions, and that is the reason that this was brought to. The house is in very bad shape. Mr. Culverhouse, I believe will testify that he has a settlement check and that they will be working with the Building Department to actually demolish and rebuild the house.

Misty Minton swore in John Culverhouse.

John Culverhouse our home was substantially destroyed by hurricane Frances on September 4, 2004. We haven't lived there since that time. Basically, I want to thank, the city has really been great to us, giving us time to bring our lawsuit against our insurance carrier to resolution. Our insurance carrier offered about $100,000, our claim was in excess of $700,000. We recently settled with our carrier for half a million and the check is at our attorney's office, Buck Cosell's office in Vero Beach. We're supposed to go up and sign it tomorrow. It'll be put in his trust account then he can write on it in about 15 days. In other words, he can give us the money in about 15 days. I have spoken to a contractor about 3 weeks ago, Mr. inaudible and John Foster, who is an architect, has been on the property with me in the last 3 weeks. What we want to do is to attempt to, sense it suffered damage, 50% or more of the pre-hurricane assessed value, it has to be brought up, of course, to the height requirements of the building code and the FEMA requirements, which we want to do because we never want to go through what we went through again. We don't want to demolish the structure because we want to find out, there are certain things that can be done with the first floor, like parking and other things that will still comply with the code. What we want to do is reinforce the structure and go up a couple of floors for the first living floor, complies with the height requirements of the building code and FEMA. It's just that we've lived there since 1976 and we had so many happy memories with family memories with family members who have passed on and we really just don't want to tear it down. We want to try to incorporate what's there into a new house. We to come home because we've been living down in Port St. Lucie and other places, nice places, but there's no place like Ft. Pierce.

Misty Minton Mr. Culverhouse, how much time do you think you're going to need?

John Culverhouse I would ask for, to come back before you within 60 days and then that would give us time to get the settlement to hopefully, and then engage a contractor. I've also engaged an artist/designer to do plans. He's doing plans now to inaudible Russell, who is working on plans for us. We have to get core borings and everything else to determine how to reinforce the structure and see what is feasible. I'd like to be able to talk to Mr. Dusanek and Mr. Meyers and find out what we can do with the existing structure, the first floor, the concrete structure, as opposed to tearing it down. So, I would ask for 60 days for us to come back and show you that we are moving forward to be able to work towards pulling the permits to be able to start the rebuilding process.

Misty Minton Mr. Dusanek, is this acceptable to the city?

Bob Dusanek yes it is, but if there are drawings being done or just being started Attorney Culverhouse, it may take a lot longer than the 60 days to get into the permitting process.

Misty Minton I think he's asking 60 or we could do 90. He just want to show . . . .

Bob Dusanek what I'm saying is, if he gets into the permitting process, this will be a mute point that he is rebuilding the structure. So, that if we'd go 90 to 120 days for him to get into the permitting process, which I think is reasonable, then when the permits and everything is applied for, we could just basically dismiss the case.

John George Mr. Dusanek, because we don't have any pictures before use to see the property, is the property secured?

Bob Dusanek it is secured and it has a fence around it. I don't believe there's anybody getting into it.

Misty Minton Mr. Dusanek, is your recommendation that we give him a continuance for up to a 120 days or do we give him 120 days to apply for some type of permitting?

Bob Dusanek why don't we do that. Why don't we give him 120 days and if the a permit has been issued or is in process, we can continue it at that time until that permit would be issued, and that would save coming back before you and having Mr. Culverhouse take from his valuable time to come here.

Misty Minton also, you have the option of giving him a 90 day extension if he is having problems with architects, or as long as Mr. Culverhouse is aware of that.

Bob Dusanek we have received a lot of complaints from the people on the beach about this, and that is one of the reasons it's here. I tried to explain to the people that he had been suing his insurance company and that kind of thing. When I delivered the letter to him last week, I was glad to hear that they were in the settlement process.

Misty Minton Mr. Culverhouse, is this agreeable?

John Culverhouse yes ma'am it is.

Chris Dzadovsky I just want to make sure I'm clear on, we'll put it in the process with the motion as to oppose to a continuance. That way we can make sure that it comes back and things are in motion. If we continue then nothing gets done in 120 days, then we start the process.

DELORES HINES MADE A MOTION IN REGARDS TO JOHN B. & SUSAN D. CULVERHOUSE, IN CASE #7-62, I MOVE THAT THIS BOARD DETERMINE THAT MR. & MRS. CULVERHOUSE BE FOUND IN VIOLATION OF CODE 103-2, BECAUSE OF THE VISIBILITY DEPRECIATION OF THE BUILDING, ETC. THE PARTY HAS ASKED FOR, WE SHOULD GIVE 120 DAYS TO SHOW THAT THE PARTY HAS GONE FORWARD IN SOME KIND OF WAY TO BRING THE PROPERTY UP TO CODE. FAILING TO DO THIS WHICH WOULD BE A VIOLATION AND A FINE OF $150 A DAY AFTER 120 DAYS.

Misty Minton is your motion, just to clarify, asking that they have applied for permits?

THE MOTION WAS AMENDED THAT THEY APPLY FOR THE PERMITS. I UNDERSTAND THAT THE BUILDING HAS BEEN SECURED. THEY ARE IN THE PROCESS OF GETTING CONTRACTORS AND PLANS, ETC. THE MOTION WAS SECONDED BY PAUL FRISCHKORN.

Chris Dzadovsky are we going for $150 a day or $250 a day after the violation comes back into effect?

THE MOTION WAS AMENDED TO FINE THE VIOLATORS $250 A DAY.

John Culverhouse Madam Chairman, I know the public discussion has ended, but I'm concerned of being found in violation. We will admit the violation, stipulate that if we haven't begun to apply for a permit with that 120 days, that we will consent to being found in violation, but I would . . . . .

Attorney Walker that's what the motion is.

John Culverhouse my problem is, because I sit on Board of this city that I'm seeking reappointment to, the Historic Preservation Board, I would hate to have that come up against me, that my wife and I are in violation of that, and also, what I would ask for is that if possible to be continued for that time period. We will sign a confession, a consent that if we don't do that, that the fines can start at that time period. I appreciate it that if the finding of a violation could be deferred.

Misty Minton I appreciate what you're saying Mr. Culverhouse. We'll let the Board discuss this and see what we can do.

Paul Frischkorn let me do a minor amendment.

Misty Minton we first have a motion. Do we have to vote on the motion before us before we continue to amend it, sir?

Attorney Walker Madam Chair, there's been a main motion made. There's been a second to that motion. During the course of discussion, a motion to amend is in order.

PAUL FRISCHKORN AMENDED THE MOTION, IF HE IS NOT IN THE PERMITTING PROCESS, THEN WE GO FORWARD WITH THE FINDING OF GUILT. THAT GIVES HIM 4 MONTHS TO GET THE PROGRAM GOING. THAT'S THE WHOLE PRINCIPLE OF IT. HE WANTS THIS OVER WITH TOO.

Misty Minton so you're saying that the record would not show that a . . .

Paul Frischkorn he's not been found guilty at this point, but in 120 days then he's a bad boy.

Misty Minton you're saying that a violation would not exist until 120 days if permits have been processed.

Paul Frischkorn a violation does exist, there's no question about that, but the fine and the . . . .

Misty Minton if we find that a violation does exist, as far as I'm concerned, Mr. Walker, isn't that on the record?

Paul Frischkorn he's thrown himself on the floor.

Misty Minton I understand that Mr. Frischkorn.

Attorney Walker Madam Chair, there is considerable latitude and flexibility given to the Board on how exactly it wishes to structure this. It would be within the Board's discretion if it elected to do so to provide that if at the end of 120 that there was a violation and that if at the end of 120 days permit had not been made application for, that at that time the violation would become ripe and that a fine would immediately begin running from that date, but that until that 120 day period had past, there would be a withholding of an adjudication of violation.

Misty Minton so we have an amendment to hold the violation . . . .

Attorney Walker perhaps I can restate what I was attempting to get out. As I understand the sense of the movevant here, the movevant wishes to amend the main motion by providing an amendment which holds that adjudication is to be withheld for a period of 120 days, and then upon certification at the end of that 120 days by the Building Department, that an application has not been made for a permit, then at the end of that 120 day period, the respondent would then be found in violation and at that point a per diem fine would immediately begin to run. Have I correctly stated the sense of the motion to amend?

Misty Minton it was very clear. Does the maker of the motion and the second approve of this amendment and the mover of the amendment?

THE MOTION AND THE AMENDMENT WERE AGREEABLE WITH THE SECOND.

Chris Dzadovsky in this particular citing it talks about Ordinance 103.2. Does that make a difference in our proceedings? I think the attorney would probably have to, because are the Building Codes in the SBCCI Housing Code different than our building codes?

Attorney Walker our Code of Ordinances incorporates a series of building codes, the Florida Building Code, the Unsafe Building Code, and the SBCCI Housing Code is another one of those codes, and they are all incorporated by reference.

THE MOTION AND THE AMENDMENT WERE VOTED ON AND APPROVED BY THE 6 MEMBERS PRESENT.

- - - - - -

Item #3 Officer: Shaun Coss

Case #7-24 Sections: 5-368 Property Maintenance, 16-46, 16-47, 16-48(1)(5) Outside Storage

RE: 2802 S. U.S. Hwy. 1

Amal & Thabet Hasan
2802 S. U.S. Hwy. 1
Ft. Pierce, FL 34982

Shaun Coss this is Code Enforcement Board case #7-24. The case was initiated by Shirley Kirby and Ricky Duncan and taken over by myself on September 28, 2006. Location of the violation is 2802 S. U.S. Hwy. 1, owned by Amal & Thabet Hasan, 2802 S. U.S. Hwy. 1. Violations are 5-368 property maintenance, 16-46, 16-47, 16-48(1)(5) outside storage.

Attorney Walker Madam Chair, it would be my recommendation that once the case is called, that under our rule that the Chair then calls the respondent forward to see if the charge is contested.

Misty Minton before it's read into the record?

Attorney Walker then if it's not contested, whether or not there is agreement with the time recommended, and if it isn't contested and there is agreement, then a motion can immediately be made based upon the admitted finding and the time that is agreed to for compliance. That way Board experience shows we can avoid the time that is otherwise necessary for presentation of a case.

Ammar Nofal identified himself for the record.

Misty Minton are you in agreement with the charges that have been brought against your property?

Ammar Nofal yes ma'am.

Misty Minton can you have the violation corrected with 45 days?

Ammar Nofal actually, I explained the situation. I was here 2 months ago for that same hearing. I got a letter, we can get it done by the end of this year.

Misty Minton you're not in agreement with the 45 days?

Ammar Nofal no, I can't get it done in 45 days.

Chris Dzadovsky Madam Chair, this came before us and there is some history.

Misty Minton we'll get to that I'm sure. Mr. Coss, proceed with presenting the case.

Shaun Coss there was a Board Order February 14, 2007.

CODE ENFORCEMENT BOARD
CITY OF FORT PIERCE

CEB CASE # 7-62

RE: Violations of Section(s) 103.2 SBCCI Housing Code

Violator: John B. & Susan Culverhouse
1635 Thumb Point Drive
Ft. Pierce, FL 34949

Property Address 1635 Thumb Point Dr.

Tax ID # 2401-605-0030-000/3

Legal description: Thumb Point
Blk 1 Lot 30

ORDER ASSESSING FINE AND IMPOSING LIEN

THIS CAUSE having come before the Code Enforcement Board pursuant to Florida Statute 162.09 on April 11, 2007 upon notification by the code inspector that the Board's Order herein dated April 17, 2007 was not complied with by the date set forth therein, and being otherwise advised in the premises, it is

ORDERED AND ADJUDGED that the violator shall pay a daily fine as provided in such order in the sum of $ 250 from October 26, 2007 and a like sum thereafter for each day the violation continues. A certified copy of this Order may be recorded in the Public Records of St. Lucie county and shall thereafter pursuant to Florida Statute 162.09(3) constitute a lien against the above described property and upon any other real or personal property owned by the violator.

Upon petition to the Circuit Court this Order may be enforced in the same manner as a Court Judgment by the Sheriffs of the State, including levy against personal property. The fine imposed herein shall continue to accrue until the violator comes into compliance or until judgment is rendered upon a suit to foreclose on this lien, whichever occurs first. The lien arising from this fine runs in favor of the City of Fort Pierce, a municipal corporation, and the City of Fort Pierce may execute a satisfaction or release of lien. This Order shall not be deemed to be a Court judgment except for enforcement purposes and may be foreclosed as further provided by law.

DONE AND ORDERED this 20th day of November, 2007

Chairman, Code Enforcement Board

ATTEST:

CITY CLERK

Dated: 11-20-07

Return to: Code Enforcement Division
P.O. Box 1480
Fort Pierce, Fl. 34954

PREPARED BY: James T. Walker, Esq. Assistant City Attorney, P.O. Box 1480, Fort Pierce, Florida 34954

STATE OF FLORIDA
ST. LUCIE COUNTY
CITY OF FORT PIERCE

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE RECORDS ON FILE IN THIS OFFICE

CITY CLERK

DATE Nov. 26 2007

(CITY SEAL)

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3138478 11/30/2007 at 09:38 AM
OR BOOK 2910 PAGE 27 - 27 Doc Type: LIEN
RECORDING: $10.00

CITY OF FORT PIERCE
Florida

DEPARTMENT OF BUILDING AND CODE ENFORCEMENT
P. O. BOX 1480 • FORT PIERCE, FLORIDA 34954
TEL. (772) 460-2200 • FAX (772) ~~461-6772~~ 468-0457

CERTIFIED MAIL

December 7, 2007

John B. & Susan Culverhouse
1625 Thumb Point Drive
Ft. Pierce, FL 34949

CEB Case No.: 7-62

RE: 1635 Thumb Point Drive

Dear Property Owner(s):

Since you have not complied with the Special Magistrate's/Code Enforcement Board's Order in a timely manner, the penalty of $ 10,500 has accrued and continues to accrue at $250 per day until the property comes into compliance.

Attached please find a copy of the Order Assessing Fine and Imposing Lien on the above referenced property which has been recorded in the public records of St. Lucie County, Florida. If there is no compliance and/or the outstanding penalty is not paid within three (3) months of the date of recording, this lien may be subject to foreclosure proceedings and the property sold to enforce the penalty.

If you have any questions regarding what needs to be done to bring the property into compliance, please contact Officer Bob Dusanek at (772) 460-2200 extension 278.

Sincerely,

Lois Caudill
Executive Assistant

/lc

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

Book: 3910

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Case No: 05-00001201

1635 THUMB POINT DR
PROPERTY ADDRESS

IN THE MATTER OF:

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOW in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 27th day of April, 2009.

STOP Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 21st day of April, 2010.

Karen C. Bruno
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

KAREN C. BRUNO
MY COMMISSION # DD 849692
EXPIRES: January 7, 2013
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3466579 04/23/2010 at 01:20 PM
OR BOOK 3190 PAGE 1429 - 1429 Doc Type: AFF
RECORDING: $10.00

File Name: C0034897

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

Book: 2910

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Case No: 05-00001201

1635 THUMB POINT DR
PROPERTY ADDRESS

IN THE MATTER OF:

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 4th day of January, 2010.

Start
Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 22nd day of April, 2010.

Karen C. Bruno
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

KAREN C. BRUNO
MY COMMISSION # DD 849692
EXPIRES: January 7, 2013
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3466578 04/23/2010 at 01:20 PM
OR BOOK 3190 PAGE 1428 - 1428 Doc Type: AFF
RECORDING: $10.00

File Name: C0034898

City of Fort Pierce, Florida
Building and Code Enforcement
P.O. Box 1480
Fort Pierce, Florida 34954
TEL #: (772) 460-2200
FAX #: (772) 468-0457

April 22, 2010

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

Property address: 1635 THUMB POINT DR

Dear Property Owner(s):

This correspondence is to inform you that the property referenced above continues to be in violation of the Code Enforcement Board Order (copy attached) and the City Code of Ordinance, Section(s) 103.2 SBCCI Housing Code and the fine of $250.00 a day continues to accrue.

If you would like to contest this fine or disagree with the findings of the noncompliance, then **you must respond in writing, stating a detailed reason as to why you disagree.** This correspondence must be mailed to our office within **twenty (20) days** from the date of this letter. If we should receive a response from you, then your case will be scheduled before the Code Enforcement Board for a hearing. **If we should not hear from you within the twenty (20) days, a lien will be entered on the property.**

If you should have any questions, please contact our office at (772) 460-2200, ext. 284.

Sincerely,

Karen Bruno
Secretary to the Code Enforcement Board

File Name: C0034944

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

Book: 2910

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Case No: 05-00001201

1635 THUMB POINT DR
PROPERTY ADDRESS

IN THE MATTER OF:

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOW in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 1st day of June, 2010.

Stop
Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 10th day of June, 2010.

Karen C. Bruno
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

KAREN C. BRUNO
MY COMMISSION # DD 849692
EXPIRES: January 7, 2013
Bonded Thru Notary Public Underwriters

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3486356 06/21/2010 at 11:20 AM
OR BOOK 3206 PAGE 2056 - 2056 Doc Type: ORD
RECORDING: $10.00

File Name: C0035621

AFFIDAVIT OF NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3710866 06/05/2012 at 02:41 PM
OR BOOK 3396 PAGE 1666 - 1666 Doc Type: AFF
RECORDING: $10.00

Book: 2910

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Case No: 05-00001201

IN THE MATTER OF:

1635 THUMB POINT DR
PROPERTY ADDRESS

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated April 17, 2007, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 2nd day of August, 2011.

Restart Fines

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 22nd day of May, 2012.

Colleen Greer
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

COLLEEN GREER
MY COMMISSION # DD823583
EXPIRES: November 13, 2012
1-800-3-NOTARY Fl. Notary Discount Assoc, Co.

File Name: C0043457

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4055129 OR BOOK 3731 PAGE 1203, Recorded 04/02/2015 at 10:13 AM

AFFIDAVIT OF COMPLIANCE
SPECIAL MAGISTRATE
FORT PIERCE, FLORIDA

Book: 2910

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Case No: 05-00001201

1635 THUMB POINT DR
PROPERTY ADDRESS

IN THE MATTER OF:

JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949

I, Isaac Saucedo, have personally examined the property described in the Special Magistrate's order dated April 11, 2007, in the above mentioned case, and find that said property is NOW in compliance with Section(s) 103.2 SBCCI HOUSING CODE of the Code of the City of Fort Pierce, Florida, as of the 22 day of August, 2014.

Isaac Saucedo, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Isaac Saucedo, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 30th day of March, 2015.

Colleen Greer
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

COLLEEN GREER
MY COMMISSION # EE 216024
EXPIRES: November 13, 2016
Bonded Thru Budget Notary Services

File Name: C0058961

PREPARED 3/14/17, 15:22:39 CASE HISTORY REPORT PAGE 1
PROGRAM CE200L CASE NUMBER 05-00001201
CITY OF FT PIERCE BLDG & CODE DIVISION

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

NARRATIVE:		
	SUBAC Letter sent 5/6/05	5/05/05
	Time Stamp: 04/27/2007 02:47 PM BOBD ----------	4/27/07
	I added correct tax id #, owner, changed case type and	4/27/07
	inspector. Please refer to ptwin cases for more	4/27/07
	information. Owners have settled with insurance company and	4/27/07
	are anxious to get back home.	4/27/07
	Time Stamp: 06/26/2007 03:54 PM BOBD ----------	6/26/07
	I passed by today and no changes have been made, roof	6/26/07
	missing and interior has been demolished.	6/26/07
	Time Stamp: 09/25/2007 10:34 AM BOBD ----------	6/26/07
	This narrative concerns 1569 Thumb Point Dr not 1635.	6/26/07
	Time Stamp: 09/24/2007 02:27 PM BOBD ----------	9/24/07
	John Foster is still working with owner and contractor to	9/24/07
	rebuild structure.	9/24/07
	Time Stamp: 10/23/2007 02:59 PM BOBD ----------	10/23/07
	Brad Culverhouse announced last night at Historic	10/23/07
	Preservation Board meeting that he has retained Chairman	10/23/07
	John Foster as the person to design the rebuilding of his	10/23/07
	structure and mr. Foster agreed. I spoke with Mr. foster	10/23/07
	last week and he said he would send a fax stating the above	10/23/07
	and plans should be submitted in thirty (30) days.	10/23/07
	Time Stamp: 12/04/2007 11:43 AM BOBD ----------	12/04/07
	No changed, check with the building department.	12/04/07
	Time Stamp: 01/03/2008 08:10 AM BOBD ----------	1/03/08
	P e-mail from Kristie John Foster has meet with Marc about	1/03/08
	concerns that building and planning may have, no plans have	1/03/08
	been submitted at this time.	1/03/08
	Time Stamp: 02/04/2008 12:58 PM BOBD ----------	2/04/08
	I changed inspector to Melody and set inspection for 2-20.	2/04/08
	same - Time Stamp: 02/27/2008 08:49 AM MELODY	2/27/08
	----------	2/27/08
	same Time Stamp: 03/17/2008 10:02 AM MELODY	3/17/08
	----------	3/17/08
	4/11/08 same Time Stamp: 04/11/2008 11:17 AM MELODY	4/11/08
	----------	4/11/08
	same Time Stamp: 05/06/2008 04:16 PM MELODY	5/06/08
	----------	5/06/08
	same Time Stamp: 06/04/2008 04:10 PM MELODY	6/04/08
	----------	6/04/08
	same Time Stamp: 07/02/2008 04:21 PM MELODY	7/02/08
	----------	7/02/08
	same Time Stamp: 08/04/2008 04:22 PM MELODY	8/04/08
	----------	8/04/08
	inspection 9/4/08 same Time Stamp: 09/08/2008 04:27 PM	9/08/08
	MELODY ----------	9/08/08
	same Time Stamp: 10/05/2008 02:55 PM MELODY	10/05/08

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

NARRATIVE:	
----------	10/05/08
November 4, 2008 3:18:31 PM melody.	11/04/08
same	11/04/08
December 4, 2008 3:31:28 PM melody.	12/04/08
same	12/04/08
January 9, 2009 10:28:14 AM melody.	1/09/09
same	1/09/09
February 3, 2009 3:13:20 PM melody.	2/03/09
same	2/03/09
March 2, 2009 4:29:01 PM melody.	3/02/09
same	3/02/09
April 9, 2009 10:06:27 AM melody.	4/09/09
same	4/09/09
May 20, 2009 10:47:39 AM melody.	5/20/09
same condition - steve weaver advises he is working with mr	5/20/09
culverhouse to restore house	5/20/09
June 16, 2009 3:15:35 PM melody.	6/16/09
contractor steve weaver has dumpster on site - work may be	6/16/09
starting on this property?	6/16/09
July 9, 2009 4:30:59 PM melody.	7/09/09
same condition	7/09/09
July 9, 2009 4:32:06 PM melody.	7/09/09
same condition	7/09/09
August 12, 2009 4:37:43 PM melody.	8/12/09
same condition	8/12/09
September 4, 2009 11:14:02 AM melody.	9/04/09
no action taken on house - transfer to shaun	9/04/09
October 12, 2009 4:09:38 PM shaun.	10/12/09
SAME	10/12/09
January 21, 2010 4:19:27 PM shaun.	1/21/10
HAS DUMPSTER STORAGE UNIT AND PORTA POTTY THERE, PERMIT IS	1/21/10
STILL ACTIVE. WILL CONTINUE TO MONITOR	1/21/10
April 20, 2010 1:17:43 PM shaun.	4/20/10
SAME AS LAST TIME	4/20/10
April 21, 2010 10:26:06 AM shaun.	4/21/10
PER PEGGY I AM DOING A AFF OF COMPLIANCE TO STOP THE FINES	4/21/10
ON 4-27-2009 SINCE HE COMPLIED WITH THE ORDER BY APPLYING	4/21/10
FOR A PERMIT, AND THEN RE-STARTING THE FINES ON 1-4-10 WHEN	4/21/10
THE PERMIT EXPIRED.	4/21/10
June 9, 2010 4:05:43 PM shaun.	6/09/10
PERMIT WAS APPLIED FOR AGAIN ON 6-1-2010, SO STOPPING FINES	6/09/10
AGAIN.	6/09/10
September 7, 2010 3:35:58 PM shaun.	9/07/10
PERMIT 10-1195 WAS ISSUED IN JUNE. WORK HAS STARTED ON THE	9/07/10
PROPERTY. PEGGY IS GOING TO RECOMMEND NOT REDUCING THE FINE	9/07/10
AT THIS TIME AND RECOMMENDING TO WAIT UNTIL THE PROPERTY IS	9/07/10

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

NARRATIVE:		
	BROUGHT INTO COMPLIANCE.	9/07/10
	November 10, 2010 4:08:48 PM shaun.	11/10/10
	WAS SUPPOSE TO GO IN FRONT OF THE CEB TODAY FOR REDUCTION	11/10/10
	REQUEST BUT CULVERHOUSE REQUESTED A CONTINUANCE, SHOULD GO	11/10/10
	IN JAN.	11/10/10
	January 10, 2011 4:01:08 PM shaun.	1/10/11
	HOUSE IS IN THE PROCESS OF DEMO, WAS SUPPOSE TO GO TO THE	1/10/11
	CEB FOR A REQUEST TO REDUCE/RESCIND LIEN ON WED BUT PEGGY	1/10/11
	HAS GRANTED THE REQUEST FOR THE EXTENSION.	1/10/11
	April 13, 2011 8:56:42 AM shaun.	4/13/11
	WORK IN PROGRESS	4/13/11
	October 18, 2011 4:06:29 PM shaun.	10/18/11
	DOESN'T LOOK LIKE ANYTHING HAS REALLY BEEN DONE IN A WHILE,	10/18/11
	NOWHERE NEAR COMPLETION.	10/18/11
	April 25, 2012 9:20:04 AM shaun.	4/25/12
	STATUS QUO, FINE CONTINUES TO ACCRUE	4/25/12
	May 21, 2012 1:15:41 PM peggy.	5/21/12
	Permit #10-1195 expired 8/1/2011 and no new permits have	5/21/12
	been applied for or obtained. Fines restarted again on	5/21/12
	8/2/2011. Will send a new letter.	5/21/12
	November 27, 2012 4:44:11 PM shaun.	11/27/12
	SAME, NO ADDITIONAL PERMITS HAVE BEEN APPLIED FOR.	11/27/12
	May 28, 2013 4:40:36 PM shaun.	5/28/13
	SAME.	5/28/13
	December 4, 2013 10:59:37 AM shaun.	12/04/13
	EVERYTHING IS THE SAME, FINES WILL CONTINUE TO ACCRUE.	12/04/13
	January 27, 2014 9:45:44 AM shaun.	1/27/14
	TRANSFERRING THIS CASE TO ISAAC SINCE THIS IS HIS NEW AREA.	1/27/14
	January 29, 2014 1:08:40 PM shaun.	1/29/14
	house is in the process of being torn down, fines will	1/29/14
	continue	1/29/14
	February 24, 2014 10:59:45 AM isaucedo.	2/24/14
	SETTING FURTURE INSPECTION, CHECK WITH BUILDING TO SEE IF	2/24/14
	DEMOLITION PERMIT HAS BEEN RENEWED..	2/24/14
	March 12, 2014 3:57:41 PM isaucedo.	3/12/14
	PROPERTY LOOK THE SAME FINES WILL CONTINUE TO RUN	3/12/14
	April 14, 2014 11:33:53 AM isaucedo.	4/14/14
	CONTINUES TO LOOK THE SAME	4/14/14
	May 7, 2014 3:24:54 PM isaucedo.	5/07/14
	CONTINUES TO LOOK THE SAMES. FINES WILL CONTINUE	5/07/14
	June 25, 2014 1:36:17 PM isaucedo.	6/25/14
	continue to look the same. fines will continue to run. will	6/25/14
	set up a new inspection a month from today due to their is	6/25/14
	another open case on this property	6/25/14
	July 25, 2014 11:07:26 AM ISAUCEDO.	7/25/14
	CONTINUES TO LOOK THE SAME, FINES WILL CONTINUE TO RUN.	7/25/14

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

NARRATIVE:		
	September 4, 2014 1:33:31 PM isaucedo.	9/04/14
	PROPERTY CONTINUES TO LOOK THE SAME AND FINES WILL CONTINUE	9/04/14
	TO RUN.	9/04/14
	October 28, 2014 4:42:41 PM isaucedo.	10/28/14
	Continues to look the same	10/28/14
	December 23, 2014 10:56:05 AM isaucedo.	12/23/14
	property continues to look the same, fines will continue to	12/23/14
	run and will set a new inspection date.	12/23/14
	February 23, 2015 2:23:48 PM isaucedo.	2/23/15
	Same, fines will continue to run.	2/23/15
	March 26, 2015 3:41:37 PM isaucedo.	3/26/15
	case has been complied	3/26/15
	February 10, 2016 4:25:15 PM peggy.	2/10/16
	Request for a partial lien reduction went before CEB for	2/10/16
	approval. Lot is in SLC and was sold in 2012 and resold in	2/10/16
	2015. The current owner found the cloud on the title, which	2/10/16
	was missed by the title company. They are offering $5000 to	2/10/16
	have two agricultural parcels released from the lien on this	2/10/16
	property. The CEB accepted the offer with the understanding	2/10/16
	that by releasing these parcels, the lien still remains in	2/10/16
	affect on the Thumb Point property. Matter being forwarded	2/10/16
	to the City Commission for final approval.	2/10/16
	March 22, 2016 11:21:37 AM colleen.	3/22/16
	City Commission approved the partial release of lien	3/22/16
	contingent upon receiving a check for $5,000.	3/22/16
		3/22/16
	Check was received today and remitted to the Finance Dept.	3/22/16
	Papers were prepared to obtain the partial release of lien.	3/22/16
	April 28, 2016 2:32:40 PM colleen.	4/28/16
	Partial release of lien was recorded on 4/27/16	4/28/16
	book 3862 page 379 Mailed to Mr. Fee and Mr. Culverhouse on	4/28/16
	4/28/16	4/28/16
	Lien and fines are still attached by Culverhouse.	4/28/16
	June 8, 2016 10:34:46 AM peggy.	6/08/16
	Spoke with Dennis Murphy and Tom Kiernan of Culpepper and	6/08/16
	Terppening. 772-464-3537 / EM dmurphy@ct-eng.com or	6/08/16
	tkiernan@ct-eng.com.	6/08/16
		6/08/16
	Gentleman said that Mr. C is pursuing cleaning up the	6/08/16
	property, replatting and resolving the code violation. Title	6/08/16
	is being transferred to the son via quit claim deed. (copy	6/08/16
	placed in file). Actively under construction at this time.	6/08/16

NOTICE NAMES: JOHN B & SUSAN CULVERHOUSE OWNER

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	6/13/05	Initial Inspection	COMPLETED	6/13/05		

CASE TYPE / TAX ID # / ADDRESS	DATE ESTABLISHED / INSPECTOR	STATUS / TENANT NAME	STATUS DATE / TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

6/13/05	Initial Inspection	COMPLETED	6/13/05	
	RSLT TEXT: 6/13/05 No change send letter teliing condemnation is procee ding.			6/13/05 6/13/05
6/28/05	Follow-up Inspection	COMPLETED	6/28/05	
	RSLT TEXT: 6/28/05 No change, check in 7 days.			6/28/05
7/05/05	Follow-up Inspection	COMPLETED	7/05/05	
	RSLT TEXT: 7/5/05 No change.			7/05/05
7/18/05	Follow-up Inspection	COMPLETED	7/18/05	
	RSLT TEXT: 7/18/05 No change and we have not heard from the title searc h yet, check in 21 days.			7/18/05 7/18/05
8/08/05	Follow-up Inspection	COMPLETED	8/08/05	
	RSLT TEXT: 8/8/05 No change.			8/08/05
9/06/05	Follow-up Inspection	COMPLETED	9/06/05	
	RSLT TEXT: 9/6/05 No change!			9/06/05
9/12/05	Follow-up Inspection	COMPLETED	9/12/05	
	RSLT TEXT: 9/12/05 No change!			9/12/05
10/10/05	Follow-up Inspection	COMPLETED	10/10/05	
	RSLT TEXT: 10/10/05 This has been appealed and rescheduled for the end of this months meeting.			10/10/05 10/10/05
11/02/05	Follow-up Inspection	COMPLETED	11/02/05	
12/22/05	Follow-up Inspection	COMPLETED	12/22/05	
	RSLT TEXT: 12/22/05 They are still fighting with ins.			12/22/05
3/03/06	Follow-up Inspection	COMPLETED	3/03/06	
	RSLT TEXT: 3/6/06 Continued by the Construction Adjustment & Appeals Bo ard for 30 days.			3/03/06 3/03/06
6/27/06	Follow-up Inspection	COMPLETED	6/27/06	
	RSLT TEXT: 6/27/06 I spoke with owner recently and he is suing the insu rance company.			6/27/06 6/27/06
12/06/06	Follow-up Inspection	COMPLETED	12/06/06	
	RSLT TEXT: 12/6/06 I have not spoken to the owner recently, check on 1/ 12/07.			12/06/06 12/06/06
1/22/07	Follow-up Inspection	COMPLETED	1/22/07	
	RSLT TEXT: 1/22/2007 No change in tis property schedule for S.M. or C.E .B.			1/22/07 1/22/07
3/02/07	Follow-up Inspection	COMPLETED	3/02/07	

CASE TYPE — DATE ESTABLISHED — STATUS — STATUS DATE
TAX ID #
ADDRESS — INSPECTOR — TENANT NAME — TENANT NBR

CODE ENFORCEMENT VIOLATION — 5/05/05 — FINES/LIENS RUNNING — 8/10/15
2401-605-0030-000/3
1635 THUMB POINT DR — Isaac Saucedo
FT PIERCE FL 34949

3/02/07	Follow-up Inspection		COMPLETED	3/02/07		
	RSLT TEXT: 3/2/07 No change property scheduled for 3/14/07 hearing.					3/02/07
3/07/07	Follow-up Inspection		COMPLETED	3/07/07		
	RSLT TEXT: 3/7/07 There has not been any changes with this property and					3/07/07
	I did not get paperwork back to Barbara in a timely manner					3/07/07
	therefore; I have scheduled this case for the April 11, 2007					3/07/07
	C.E.B. hearing.					3/07/07
5/25/07	Follow-up Inspection		COMPLETED	5/29/07	Bob Dusanek	
6/26/07	Follow-up Inspection		COMPLETED	6/26/07	Bob Dusanek	
7/26/07	Follow-up Inspection		COMPLETED	8/20/07	Bob Dusanek	
9/20/07	Follow-up Inspection		COMPLETED	9/24/07	Bob Dusanek	
10/20/07	Follow-up Inspection		COMPLETED	10/23/07	Bob Dusanek	
4/11/07	CODE ENFORCEMENT BOARD		COMPLETED	4/11/07		
	NARRATIVE: 120 days to apply for permit, $250 per day fine would start					10/26/07
	if an application has not been made for a permit, and the					10/26/07
	respondent would be found in violation					10/26/07
10/26/07	FINES RUNNING		COMPLETED	10/26/07		
	NARRATIVE: fine of $250 a day begins					10/26/07
10/26/07	WAITING FOR FINES TO BE PAID		COMPLETED	10/26/07		
	NARRATIVE: waiting for fines to be paid					10/26/07
12/04/07	Follow-up Inspection		COMPLETED	12/04/07	Bob Dusanek	
1/04/08	Follow-up Inspection		COMPLETED	1/03/08	Bob Dusanek	
12/06/07	LIEN		OPEN			
	LIEN INFO: 000000762 3138478					0/00/00
2/20/08	Follow-up Inspection		COMPLETED	2/18/08	Melody Sanderson	
3/17/08	Follow-up Inspection		COMPLETED	3/17/08	Melody Sanderson	
4/14/08	Follow-up Inspection		COMPLETED	4/11/08	Melody Sanderson	
5/05/08	Follow-up Inspection		COMPLETED	5/05/08	Melody Sanderson	
6/02/08	Follow-up Inspection		COMPLETED	6/03/08	Melody Sanderson	
7/02/08	Follow-up Inspection		COMPLETED	7/02/08	Melody Sanderson	
9/02/08	Follow-up Inspection		COMPLETED	9/04/08	Melody Sanderson	
10/06/08	Follow-up Inspection		COMPLETED	10/05/08	Melody Sanderson	
11/03/08	Follow-up Inspection		COMPLETED	11/04/08	Melody Sanderson	
12/01/08	Follow-up Inspection		COMPLETED	12/04/08	Melody Sanderson	
1/05/09	Follow-up Inspection		COMPLETED	1/09/09	Melody Sanderson	
2/02/09	Follow-up Inspection		COMPLETED	2/03/09	Melody Sanderson	
3/02/09	Follow-up Inspection		COMPLETED	3/02/09	Melody Sanderson	
4/06/09	Follow-up Inspection		COMPLETED	4/09/09	Melody Sanderson	
5/04/09	Follow-up Inspection		COMPLETED	5/20/09	Melody Sanderson	
6/15/09	Follow-up Inspection		COMPLETED	6/16/09	Melody Sanderson	
7/06/09	Follow-up Inspection		COMPLETED	7/09/09	Melody Sanderson	
8/10/09	Follow-up Inspection		COMPLETED	8/12/09	Melody Sanderson	
9/14/09	Follow-up Inspection		COMPLETED	9/04/09	Melody Sanderson	

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	10/12/09	Follow-up Inspection	COMPLETED	10/12/09	Shaun Coss	.10
	1/18/10	Follow-up Inspection	COMPLETED	1/21/10	Shaun Coss	.10
	4/19/10	Follow-up Inspection	COMPLETED	4/19/10	Shaun Coss	.10
	4/21/10	CEB AFFIDAVIT OF NONCOMPLIANCE	ISSUED	4/21/10		
	Respond to:		Date: 0/00/00			
	Send to:	PROPERTY OWNER				
	Mail tracking #:					
	Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
	Telephone:					
	Fax:					
	EMail:					
	4/21/10	CEB AFFIDAVIT OF NONCOMPLIANCE	ISSUED	4/21/10		
	Respond to:		Date: 0/00/00			
	Send to:	PROPERTY OWNER				
	Mail tracking #:					
	Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
	Telephone:					
	Fax:					
	EMail:					
	4/22/10	CEB MASSEY IN VIOLATION STILL	ISSUED	4/22/10		
	Respond to:		Date: 0/00/00			
	Send to:	PROPERTY OWNER				
	Mail tracking #:					
	Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
	Telephone:					
	Fax:					
	EMail:					
	7/19/10	Follow-up Inspection	COMPLETED	6/09/10	Shaun Coss	.10
	6/09/10	CEB AFFIDAVIT OF NONCOMPLIANCE	ISSUED	6/09/10		
	Respond to:		Date: 0/00/00			
	Send to:	PROPERTY OWNER				
	Mail tracking #:					
	Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
	Telephone:					
	Fax:					
	EMail:					

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

HISTORY: SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
6/10/10	CEB LIEN REDUCTION HEARING	ISSUED	6/10/10		
Respond to:		Date: 0/00/00			
Send to:	PROPERTY OWNER				
Mail tracking #:					
Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:					
Fax:					
EMail:					
9/07/10	Follow-up Inspection	COMPLETED	9/07/10	Shaun Coss	.10
11/08/10	CEB CONTINUED RESCHEDULED	ISSUED	11/08/10		
Respond to:		Date: 0/00/00			
Send to:	PROPERTY OWNER				
Mail tracking #:					
Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:					
Fax:					
EMail:					
1/10/11	Follow-up Inspection	COMPLETED	1/10/11	Shaun Coss	.10
4/11/11	Follow-up Inspection	COMPLETED	4/13/11	Shaun Coss	.10
10/17/11	Follow-up Inspection	COMPLETED	10/18/11	Shaun Coss	
4/23/12	Follow-up Inspection	COMPLETED	4/25/12	Shaun Coss	
5/22/12	CEB AFFIDAVIT OF NONCOMPLIANCE	ISSUED	5/22/12		
Respond to:		Date: 0/00/00			
Send to:	PROPERTY OWNER				
Mail tracking #:					
Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:					
Fax:					
EMail:					
5/22/12	CEB SUBJECT TO FORECLOSURE LTR	ISSUED	5/22/12		
Respond to:		Date: 0/00/00			
Send to:	PROPERTY OWNER				
Mail tracking #:					
Name/address:	JOHN B & SUSAN CULVERHOUSE 1635 THUMB POINT DR FT PIERCE, FL 34949				
Telephone:					
Fax:					

PREPARED 3/14/17, 15:22:39 — CASE HISTORY REPORT — PAGE 9
PROGRAM CE200L — CASE NUMBER 05-00001201
CITY OF FT PIERCE BLDG & CODE DIVISION

CASE TYPE / TAX ID # / ADDRESS	DATE ESTABLISHED / INSPECTOR	STATUS / TENANT NAME	STATUS DATE / TENANT NBR
CODE ENFORCEMENT VIOLATION 2401-605-0030-000/3 1635 THUMB POINT DR FT PIERCE FL 34949	5/05/05 Isaac Saucedo	FINES/LIENS RUNNING	8/10/15

EMail:

11/26/12	Follow-up Inspection	COMPLETED	11/27/12	Shaun Coss
5/27/13	Follow-up Inspection	COMPLETED	5/28/13	Shaun Coss
12/02/13	Follow-up Inspection	COMPLETED	12/04/13	Shaun Coss
6/09/14	Follow-up Inspection	COMPLETED	1/29/14	Isaac Saucedo
5/07/14	Follow-up Inspection	COMPLETED	5/07/14	Isaac Saucedo
6/25/14	Follow-up Inspection	COMPLETED	6/25/14	Isaac Saucedo
7/25/14	Follow-up Inspection	COMPLETED	7/25/14	Isaac Saucedo
9/03/14	Follow-up Inspection	COMPLETED	9/03/14	Isaac Saucedo
10/29/14	Follow-up Inspection	COMPLETED	10/28/14	Isaac Saucedo
12/23/14	Follow-up Inspection	COMPLETED	12/23/14	Isaac Saucedo
2/25/15	Follow-up Inspection	COMPLETED	2/23/15	Isaac Saucedo
3/26/15	SM AFFIDAVIT OF COMPLIANCE	ISSUED	3/26/15	

Respond to:
Send to: PROPERTY OWNER
Mail tracking #:
Name/address: JOHN B & SUSAN CULVERHOUSE
1635 THUMB POINT DR
FT PIERCE, FL 34949
Telephone:
Fax:
EMail:

3/26/15	CLOSE CASE	COMPLETED	3/26/15	

Date: 0/00/00

TOTAL TIME: .70

VIOLATIONS:

DATE	DESCRIPTION	QTY	CODE	STATUS	RESOLVED
8/20/07	PROPERTY MAINTENANCE LOCATION:	1	PM	COMPLIED	3/26/15

(2) AS PER THE CITY ORDINANCE, EVERY BUILDING SHALL BE KEPT IN A REASONABLY CLEAN AND SANITARY CONDITION FREE FROM RODENTS, INSECTS AND VERMINS
(3) AS PER THE CITY ORDINANCE, ALL ROOFS EXTERIOR WALLS, DOORS, WINDOWS AND CHIMNEYS SHALL BE SO MAINTAINED AS TO KEEP WATER FROM ENTERING THE BUILDING.
(4) AS PER THE CITY ORDINANCE, THE EXTERIOR OF STRUCTURE NEEDS TO BE PAINTED. WOOD/TRIM/WALLS/FASCIA IS/ARE CHIPPED, PEELING, WEATHERED, STAINED, FADED.
(7) AS PER THE CITY ORDINANCE, STEPS, WALKS, DRIVEWAYS AND SIMILAR PAVED AREAS OF ANY PREMISES SHALL BE MAINTAINED IN A REASONABLY CLEAN AND SANITARY CONDITION, FREE FROM ANY HOLES, SUBSTANTIAL CRACKING OR HAZARD.

NARRATIVE:		
08/20/2007 01:36 PM BOBD ----------		8/20/07
Added violation, talked to John, they received money around		8/20/07
7/24/07; Larry Kosoy has been retainrd as contractor and		8/20/07
plans are being worked on. I suggested to John that Larry		8/20/07
submitt a letter to Building Department on the progress, he		8/20/07
said he would have Larry do that.		8/20/07

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID #			
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
CODE ENFORCEMENT VIOLATION	5/05/05	FINES/LIENS RUNNING	8/10/15
2401-605-0030-000/3			
1635 THUMB POINT DR	Isaac Saucedo		
FT PIERCE FL 34949			

FINES:

DESCRIPTION	CHARGE	PAID	BILLED	LIEN AMT	LIEN PAID
CODE ENFORCE BD FINES - 1	137250.00	.00	.00	.00	.00
CODE ENFORCE BD FINES - 2	37000.00	.00	.00	.00	.00
CODE ENFORCE BD FINES - 3	279000.00	.00	.00	.00	.00
RECORD AFF OF NON-COMP	20.00	.00	.00	.00	.00
RECORD ACK. OF COMPLIANCE	30.00	.00	.00	.00	.00
RECORD OF LIEN	10.00	.00	.00	.00	.00

Property Information

Address: 1635 THUMB POINT DR
FT PIERCE, FL 34949
Location ID: 1689
TAX ID #: 2401-605-0030-000/3
Alternate ID description:
Zoning: NA UNKNOWN
Subdivision:

Case General Information

Case status: FL FINES/LIENS RUNNING
Status date: 8/10/2015
Case type: CE CODE ENFORCEMENT VIOLATION
Reported date: 5/05/2005
Origination: IP INSPECTION
Default inspector: IS Isaac Saucedo
Credit balance: .00

Owner Information

Owner name: JOHN B & SUSAN CULVERHOUSE
Address: 1635 THUMB POINT DR
City: FT PIERCE, FL 34949
Phone: 0
Notice: Y
Flip:

Violations

Type	Status	Location	Quantity	Date Established	Date Resolved
PROPERTY MAINTENANCE	CM		1	8/20/2007	3/26/2015

Case Data

Description	Data

Active Inspections

Type	Insp ID	Schedule Date

No scheduled inspections exist

Type	Description	Transaction	Amount Due	Amount Billed	Starting date	Ending date	Daily fee	Lien amount	Lien paid
CF	CODE ENFORCE BD FINES - 1	137250.00	137250.00	.00	10/26/2007	4/27/2009	250.00	.00	.00
C2	CODE ENFORCE BD FINES - 2	37000.00	37000.00	.00	1/04/2010	6/01/2010	250.00	.00	.00
C3	CODE ENFORCE BD FINES - 3	279000.00	279000.00	.00	8/02/2011	8/22/2014	250.00	.00	.00
N1	RECORD AFF OF NON-COMP	20.00	20.00	.00	3/26/2015		.00	.00	.00
RC	RECORD ACK. OF COMPLIANCE	30.00	30.00	.00	4/23/2010		.00	.00	.00
RL	RECORD OF LIEN	10.00	10.00	.00	3/26/2015		.00	.00	.00

Type	Description	Transaction	Amount Due	Amount Billed	Starting date	Ending date	Daily fee	Lien amount	Lien paid
	(Continued)								
			453310.00	453310.00	.00			.00	.00

CODE ENFORCEMENT BOARD
CITY OF FORT PIERCE, FLORIDA

CEB CASE # 7-62

RE: Violation of Section(s) 103.2 SBCCI Housing Code Description: Visible Building Code Violations

Violator: John B & Susan D Culverhouse
1635 Thumb Point Dr.
Fort Pierce, Fl. 34949-3570

LEGAL DESCRIPTION: 1635 Thumb Point Dr.
THUMB POINT BLK 1 LOT 30 (OR 258-845)

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Code Enforcement Board pursuant to Florida Statutes 162.07 on 4-11-07, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that John B & Susan D. Culverhouse failed to _____

in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 120** days hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of $ 250 **.

This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property, and subsequent purchasers, successors in interest or assigns. If this Order is not complied with timely, then there shall be issued an Order pursuant to Florida Statutes 162.09 imposing the fine provided for herein.

The violator is responsible for notifying the Code Enforcement Division promptly at (772) 460-2200, extension 278, when the violation is corrected.

DONE AND ORDERED this 17 day of April, 2007.

MISTY MINTON, VICE-CHAIRMAN
CODE ENFORCEMENT BOARD

I CERTIFY THAT THE ABOVE ORDER WAS MAILED TO THE RESPONDENT ON THIS 17 DAY OF April, 2007.

Barbara Dennis

** 120 days to apply for permit
** $250.00 per day fine would start if an application has not been made for a permit, and the respondent would be found in violation.

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

CEB Case No. 7-62

Case No. 5-1201

IN THE MATTER OF:

John B. & Susan Culverhouse

1635 Thumb Point Dr.
PROPERTY ADDRESS

I, _____, have personally examined the property described in the Code Enforcement Board order dated _____, in the above mentioned case, and find that said property is **NOW** in compliance with Section(s) _____ of the Code of the City of Fort Pierce, Florida, as of the _____ day of _____, 20____

I, Bob Dusanek, have personally examined the property described in the Code Enforcement Board order dated 4/11/2007, in the above mentioned case, and find that said property is **NOT** in compliance with Section(s) 103.2 of the Code of the City of Fort Pierce, Florida as of the 26 day of October, 2007

Bob Dusanek

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Bob Dusanek (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 26 day of October, 2007

MY COMMISSION EXPIRES:

Lois Caudill
My Commission DD342030
Expires September 20, 2008

Lois Caudill
NOTARY PUBLIC - STATE OF FLORIDA

CITY OF FORT PIERCE
Florida

DEPARTMENT OF BUILDING AND CODE ENFORCEMENT
P. O. BOX 1480 • FORT PIERCE, FLORIDA 34954
TEL. (772) 460-2200 • FAX (772) ~~461-6772~~ 468-0457

REGULAR MAIL

October 26, 2007

John B. & Susan Culverhouse
1635 Thumb Point Drive
Ft. Pierce, FL 34949

RE: 1635 Thumb Point Drive

Dear Property Owner(s):

This correspondence is to inform you that the property referenced above continues to be in violation of the Special Master or Code Enforcement Board Order (copy attached) and the City Code of Ordinance, Section(s) 103.2 SBCCI Housing Code and the fine of $250 a day continues to accrue.

If you would like to contest this fine or disagree with the findings of the noncompliance, then **you must respond in writing stating a detailed reason as to why you disagree**. This correspondence should be mailed to our office within **twenty (20) days** from receipt of this letter. If we should receive a response from you, then your case will be scheduled before the Special Master or the Code Enforcement Board for a Massey hearing. **If we should not hear from you within the twenty (20) days, a lien will be entered on the property.**

If you should have any questions, please contact our office at **(772) 460-2200, extension 213.**

Sincerely,

Lois Caudill

Lois Caudill
Executive Assistant

/lc

INTEROFFICE MEMORANDUM

FROM THE OFFICE OF THE

CITY MANAGER

TO : Robert V. Schwerer, City Attorney

FROM : Nicholas C. Mimms, P.E., City Manager

RE : **RELEASE OF PARTIAL LIEN - 1635 THUMBPOINT DRIVE**

DATE : March 24, 2016

Please review the attached documentation and prepare a partial release of lien on properties PID #1211-111-0001-000-9 and PID # 1214-111-0001-000-8. The lien will remain against 1635 Thumbpoint Drive until it has been satisfied.

If you have any questions or need additional information, please contact me.

NM:aw

c: Peggy Arraiz, Code Compliance Manager
Colleen Greer, Executive Assistant

Attachment

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

CITY ATTORNEY USE ONLY

Date Received:	
Assigned To:	
File:	
Due Date:	
Hours:	

REQUEST FOR LEGAL SERVICES

TO: CITY ATTORNEY

SUBMITTED BY: PEGGY ARRAIZ, CODE COMPLIANCE MANAGER

CITY MANAGER AUTHORIZATION: NICHOLAS C. MIMMS, P.E., CITY MANAGER

RE: REQUEST TO INITIATE FORECLOSURE
1635 THUMB POINT DRIVE - CULVERHOUSE

DATE: MARCH 14, 2017

Service Required: (please circle or underline)

Review Documents	**Draft Document**	**Written Opinion Requested**
Attend Meetings	**Advise**	**Other:** _____

Upon review and/or "Approval as to Form and Correctness," the Department submitting the RLS is responsible for placement of any related item on a Commission or Board Agenda.

1. **Brief statement of the nature of the request or problem:** There is a property located at 1635 Thumb Point Drive that has had code enforcement violations existing since 2004. Due to the owner not taking affirmative action to remove or rebuild the house at this location during the past 12 years, staff is recommending that the City initiate foreclosure proceedings against the owner.

2. **Discussion of the implications and the possible impact if not apparent from preceding information:** The property will continue to present a nuisance condition to the surrounding area.

3. **Time considerations and their significance:** This matter has been ongoing for 12 years – code enforcement initiated their case in 2005.

4. **Are City funds required? If so, list approvals obtained for expenditure of funds:** Maybe?

5. **Factual background:**

   - Address: 1626 Thumb Point Drive, Fort Pierce, FL 34949 AKA PID # 2401-605-0030-000/3
   - Lien filed in the names of John B & Susan Culverhouse. Current owners are John B Culverhouse Sr and John B. Culverhouse Jr.

- Over the past 12 years, a permit to rebuild would be obtained but expire due to no work being done and then a new permit would be obtained and that permit would expire due to no work being done.
- Currently there is an active permit that was obtained in 2014. The permit has remained active by the builder obtaining a single inspection every six months, which per the FL Building Code automatically extends the life of the permit an additional six months.
- There has not been any substantial improvement made to the property to remedy the nuisance conditions present.

6. List and/or attach all related documents and known authorities (e.g., statute, ordinance, resolution, administrative code, legal case, RFP, bidder's response, contract, lease, letter, memorandum, prior legal opinion, deed, etc.):

- Property Tax card dated 3/14/2017 showing that the property is not a homesteaded property.
- FL State Statute 162.09(3) – allows for foreclosure of lien after remaining unpaid for 3 months
- Ordinance Number 2-247 – allows for foreclosure of lien after remaining unpaid for 1 year
- Notice of Violation for unsafe building dated 5/5/2005.
- Notice of Violation hearing for 4/11/2007 with related minutes.
- Order Determining Violation dated 4/17/2007.
- Affidavit of Non-Compliance dated 10/26/2007.
- Massey Letter dated 10/26/2007.
- Order Assessing Fine and Imposing Lien recorded in Book 2910 Page 27 on 11/30/2007.
- Notice of Lien letter dated 12/7/2007.
- Affidavit of Compliance dated 4/27/2009.
- Affidavit of Non-Compliance dated 1/4/2010.
- Follow up Massey Notice dated 4/22/2010.
- Affidavit of Compliance dated 6/1/2010.
- Affidavit of Non-Compliance dated 8/2/2011.
- Affidavit of Compliance dated 8/22/2014.
- Case summary and fines due.

CITY ATTORNEY USE ONLY			
Routed for Review	**Date**	**Response Deadline**	**Response**

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

CITY ATTORNEY USE ONLY

Date Received:	
Assigned To:	
File:	
Due Date:	
Hours:	

REQUEST FOR LEGAL SERVICES

TO: CITY ATTORNEY

SUBMITTED BY: PEGGY ARRAIZ, CODE COMPLIANCE MANAGER

CITY MANAGER AUTHORIZATION: NICHOLAS C. MIMMS, P.E., CITY MANAGER

RE: REQUEST TO INITIATE FORECLOSURE
1635 THUMB POINT DRIVE - CULVERHOUSE

DATE: MARCH 14, 2017

Service Required: (please circle or underline)

Review Documents	**Draft Document**	**Written Opinion Requested**
Attend Meetings	**Advise**	**Other:** _____

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- There has not been any substantial improvement made to the property to remedy the nuisance conditions present.

6. List and/or attach all related documents and known authorities (e.g., statute, ordinance, resolution, administrative code, legal case, RFP, bidder's response, contract, lease, letter, memorandum, prior legal opinion, deed, etc.):

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- Affidavit of Compliance dated 8/22/2014.
- Case summary and fines due.

CITY ATTORNEY USE ONLY			
Routed for Review	**Date**	**Response Deadline**	**Response**

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

RECEIVED
TIME
MAY 10 2018
CITY OF FT. PIERCE
CITY MANAGER'S OFFICE

CITY ATTORNEY USE ONLY

Date Received:	
Assigned To:	
File:	
Due Date:	
Hours:	

REQUEST FOR LEGAL SERVICES

TO: CITY ATTORNEY

SUBMITTED BY: PEGGY ARRAIZ, CODE COMPLIANCE MANAGER

CITY MANAGER AUTHORIZATION: NICHOLAS C. MIMMS, P.E., CITY MANAGER NCM

RE: RESOLUTION REVIEW

DATE: MAY 10, 2018

Service Required: (please circle or underline)

Review Documents **Draft Document** **Written Opinion Requested**

Attend Meetings **Advise** **Other:** _____

Upon review and/or "Approval as to Form and Correctness," the Department submitting the RLS is responsible for placement of any related item on a Commission or Board Agenda.

1. **Brief statement of the nature of the request or problem:** Review the attached Resolution to establish a condemnation hearing for 1636 Thumb Point Drive (Culverhouse) before the City Commission. Because this demolition is under the nuisance guidelines, I have deleted any reference to Unsafe Buildings and the International Property Maintenance Code. I also had to re-type to fit the correct format, so a spelling check would be greatly appreciated also.

2. **Time considerations and their significance:** On June 4, 2018 agenda.

3. **Are City funds required? If so, list approvals obtained for expenditure of funds:** N/A

4. **List and/or attach all related documents and known authorities (e.g., statute, ordinance, resolution, administrative code, legal case, RFP, bidder's response, contract, lease, letter, memorandum, prior legal opinion, deed, etc.):**

   - Proposed Resolution for review

CITY ATTORNEY USE ONLY			
Routed for Review	**Date**	**Response Deadline**	**Response**

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.

WHEREAS, the building or structure located at 1635 THUMB POINT DR has been declared a nuisance in accordance with Chapter 16-49 of the City Code of Ordinances; 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

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 _____ day of _____, 20____.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda Cox, City Clerk

(SEAL)

Approved as to Form
And Correctness:

_____
James M. Messer, Esq.
City Attorney

CITY OF FORT PIERCE

REQUEST FOR PUBLIC RECORDS (F.S. § 119)

Information Requested:	All correspondence regarding 1635 Thumb Point Drive

This shall serve as a response to your request for documents by providing you the following estimate:

F.S. 119.07(4)(d) provides that if the nature or volume of public records requested to be inspected or copied pursuant to this subsection is such as to require extensive use of information technology resources or extensive clerical or supervisory assistance by personnel of the agency involved, or both, the agency may charge, in addition to the actual cost of duplication, a special service charge, which shall be reasonable and shall be based on the cost incurred for such extensive use of information technology resources or the labor cost of the personnel providing the service that is actually incurred by the agency or attributable to the agency for the clerical and supervisory assistance required, or both.

RESEARCHER	**COST**	**QUANTITY**	**TOTAL**
Research Time – City Attorney's Office	$ 30.04 per hour	3.25 hours	97.63
Research Time – City Manager's Office	$ 40.54 per hour	1.5 hours	60.81
Balance Due on Initial estimate			155.84
		TOTAL DUE	314.28

Before work will commence, a fifty percent (50%) deposit of the estimated cost must be received. The undersigned does hereby agree to pay for the actual research time and documents requested prior to receiving any documents.

_____ _____

Signature Date

CITY OF FORT PIERCE

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RESEARCHER	**COST**	**QUANTITY**	**TOTAL**
Research Time – City Clerk's Office	$ 22.53 per hour	2.5 hours	56.32
Research Time – City Manager's Office	$ 40.54 per hour	1.0 hours	40.54
Research Time – Building Department	$ 25.25 per hour	7.0 hours	176.75
Research Time – Code Enforcement	$ 25.38 per hour	1.5 hours	38.07
Copies of Code Enforcement File	$ 0.15 per page	188	28.20
		TOTAL DUE	339.88

Before work will commence, a fifty percent (50%) deposit of the estimated cost must be received. The undersigned does hereby agree to pay for the actual research time and documents requested prior to receiving any documents.

_____ _____

Signature Date

CITY OF FORT PIERCE

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_____ _____

Signature Date

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

TO : Nicholas Mimms, City Manager

FROM : Peggy Arraiz, Code Compliance Manager

SUBJECT : 1635 Thumb Point Drive

DATE : February 28, 2018

As requested, below is a summary of the events that have taken place at 1635 Thumb Point Drive.

Background – 2004 to 2007

- The residence at this location was severely damaged by the twin hurricanes of 2004.
- May 2005 – the property was cited due to the unsafe condition of the building, a damaged fence and stagnant water in the pool.
- June 2005 – the Building Official John Alcorn initiated action to demolish the building, which was appealed by Mr. & Mrs. Culverhouse.
- The appeal was scheduled for August 30, 2005.
    - M/M Culverhouse requested continuation to September 27, 2005 – granted.
    - M/M Culverhouse requested continuation to October 25, 2005 – granted.
    - M/M Culverhouse requested continuation to November 29, 2005 – granted.
    - M/M Culverhouse requested continuation in December 2005 – granted.
    - M/M Culverhouse requested continuation to February 2006 – granted.
    - M/M Culverhouse requested continuation to June 2006.
- March 2007 - Due to no action to the property, the matter was scheduled before the Special Magistrate on April 11, 2007.
- Property was found in violation, given 120 days to apply for a permit. Failure would result in a $250.00 per day fine.
- Fines started on October 26, 2007 and a Lien was recorded on November 20, 2007.

Actions – 2009 to 2014

- March 2009 – a new condemnation order was signed by Building Official Marc Meyers due to no action taken by the owner.
- April 2009 – a permit application was submitted to rehabilitate the structure.
- December 2009 – the permit expired without the work being completed.
- June 2010 – another permit application was submitted to rehabilitate the structure.
- At the request of M/M Culverhouse, a lien reduction hearing was scheduled for September 8, 2010.
    - M/M Culverhouse requested continuation to November 10, 2010 – granted.
    - M/M Culverhouse requested continuation to January 12, 2011.

    - M/M Culverhouse requested continuation – granted (no reduction hearing ever heard)
- August 2011 – the permit expired without the work being completed.
- July 2013 – multiple complaints from neighbors that the shell of a building was being used for storage, but no action taken because our code only addresses outside storage.
- October 2013 – demolition permit application submitted.
    - January 2014 – contractor requested a thirty (30) day extension to the permit – granted.
    - February 2014 – contactor requested an additional extension to the permit – granted.
- December 2013 – multiple complaints from neighbors about the outside storage at the property, but due to an active demolition permit, no action could be taken.
- February 2014 – The structure that was damaged in 2004 was demolished.
- March 2014 – application to rebuild a single family residence was submitted and approved in August 2014.
- June 2014 – multiple complaints from neighbors received due to the condition of the property but no action could be taken due to an active building permit.
- July 2015 – A petition signed by forty-five (45) of the neighboring property owners was submitted to the City requesting the City take action to compel the owners to bring the property into compliance.

Current status – 2016 to present

- January 2016, Staff received a request to issue a partial release of properties previously owned by M/M Culverhouse located in St. Lucie County from the spreading lien attached to 1635 Thumb Point Drive.
    - Staff and the Special Magistrate both recommended approval of the request to the City Commission with the stipulation that the lien would remain against 1635 Thumb Point Drive.
    - The City Commission also approved the request with payment of $5,000.00 and that the lien would remain in affect against 1635 Thumb Point Drive.
    - The City Attorney finalized an agreement to release all liens from 1635 Thumb Point Drive as part of the settlement of $5,000.00.
- February 2016 – Mr. Culverhouse and Mr. Steve Weaver submitted an action plan outlining steps to be taken with specific deadlines. Building Official Marc Meyers agreed with the submitted action plan with the stipulation that failure to comply with the timeframe would result in the revocation of the permit, the condemnation of the structure and the demolition of all the structural elements. Per this timeline, house would be completed by Fall 2016.
- April 2016 – Mr. Culverhouse was notified that they had not fulfilled their agreement but granted a one week extension to bring up to date.
- March 2017 – due to the owner's failure to comply with the stipulated timeline and no action being taken, staff recommended the City foreclose upon the lien. At this time, we learned of the agreement to fully release all liens from the property.

- December 2017 – the permit from 2014 was set to expire without the work being completed.
    - A 30 day extension was requested on December 8, 2017 – granted.
    - A 30 day extension was requested on January 16, 2018 – granted.
    - January 25, 2018 – received an approved inspection for a tie beam.
    - Permit continued to July 2018.
- January 2018 – at the direction of the City Manager, the property was posted as a nuisance and a new condemnation was initiated under the newly adopted Rules of Procedure for Condemnation and Demolition, which provide for the condemnation of a structure due to its adverse impact on the neighborhood.
    - Mr. Culverhouse appealed the Declaration of Nuisance and the appeal was scheduled for March 21, 2018.
    - Mr. Culverhouse requested an extension – granted.
    - New appeal date is scheduled for April 18, 2018. This agreed upon date has been documented in a signed stipulation, approved by the Special Magistrate and recorded with the Clerk of Court of St. Lucie County.

Summary

- 2004 – house damaged by hurricanes
- 2007 – found in violation by the Special Magistrate
- 2014 – house demolished
- 2014 – permit to rebuild approved
- 2016 – owner submits timeline to complete construction
- 2018 – property declared a nuisance and condemnation of building initiated