

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, June 13, 2018 - 9:00 p.m.

City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

- 1. **CALL TO ORDER**
- 2. **PLEDGE OF ALLEGIANCE**
- 3. **ADMINISTRATIVE BUSINESS**
 - A. **ADMINISTRATION OF OATH TO DEPARTMENTAL WITNESSES**
 - B. **IDENTIFICATION OF CASES IN COMPLIANCE OR RESCHEDULED**
- 4. **PUBLIC HEARINGS - CITATIONS**
- 5. **PUBLIC HEARINGS - VIOLATION CASES**
- 6. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**
- 7. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**
- 8. **OTHER CASES**
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18-0139 CE SM Rehearing &Redetermination	1635 Thumb Point Dr	Culverhouse, John	Margaret Arraiz
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- 9. **NEW BUSINESS**
- 10. **OLD BUSINESS**

Any person seeking to appeal any decision by the Special Magistrate with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Code Enforcement Office at (772) 467-3149, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Special Magistrate Hearing

8.0.

Meeting Date: 06/13/2018

Re: 1635 Thumb Point Dr - Rehearing & Reconsideration of SM Order

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

18-0139 CE SM Rehearing &Redetermination	1635 Thumb Point Dr	Culverhouse, John	Margaret Arraiz
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CASE INFORMATION:

Case Initiated:	January 16, 2018	Type of Presentation:	Nuisance Appeal
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OWNER:

VIOLATOR John B Culverhouse Sr John B Culverhouse Jr 1635 Thumb Point Dr Fort Pierce, FL 34949	
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VIOLATIONS:

Sec. 16-46. - Maintenance of nuisance on property prohibited.

Sec. 16-47. - Removal of nuisance.

Sec. 16-48 – Nuisance as a Condition

(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.

Section 16-48 – Nuisance as an Object

(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.

CORRECTIVE ACTIONS:

April 18, 2018 Special Magistrate Ross found the Property Owner John B Culverhouse, Sr. has maintained a Nuisance as a Condition on the property located at 1635 Thumb Point Drive in violation of the provisions of §16-46 and §16-48 of the City Codes for the City of Fort Pierce, Florida and ordered the case be forwarded to the City Commission for a final determination.

May 29, 2018 Received request from Mr. Culverhouse for Rehearing and Reconsideration and New Trial of, and for Relief from, the Special Magistrate's May 16th, 2018 "Order of Special Magistrate".

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Colleen Greer
Final Approval Date: 06/01/2018

Started On: 05/30/2018 11:47 AM