



City of Stuart

MAGISTRATE HEARING DOCKET

**CITY OF STUART, FLORIDA
121 S.W. FLAGLER AVENUE
STUART, FLORIDA 34994**

**JUNE 19, 2024 AT 2:00 PM
COMMISSION CHAMBERS**

Agenda items are available on our website at <http://www.cityofstuart.us>
Phone: (772) 288-5306. Fax: (772) 288-5305. E-mail: mkindel@ci.stuart.fl.us

In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation to attend this meeting should contact the City's ADA coordinator at 772-288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

WHAT IS CIVILITY? Civility is caring about one's identity, needs and beliefs without degrading someone else's in the process. Civility is more than merely being polite. Civility requires staying "present" even with those persons with whom we have deep-rooted and perhaps strong disagreements. It is about constantly being open to hear, learn, teach and change. It seeks common ground as a beginning point for dialogue. It is patience, grace, and strength of character. Civility is practiced in our City Hall.

PLEDGE OF ALLEGIANCE

VIOLATION HEARINGS

1. CITY OF STUART VS. THERESA SOURS

Vito Lorenzo

CASE NO: CE24050046

ADDRESS OF VIOLATION: 1015 SE 16th Ct, Stuart FL 34996

CODE SECTION: 20-21 Duty to Keep Property Mowed and 10-61(M)(20)(C) Storm Shutter Regulations

DESCRIPTION OF VIOLATION: Overgrown grass/weeds and Storm Shutters covering the windows

**2. CITY OF STUART VS. CONSTANZA GOMEZ REVOCABLE TRUST
& 727 SAILBAGS INC**

Vito Lorenzo

CASE NO: CE24050026

ADDRESS OF VIOLATION: 41 SW Seminole St 104 Stuart, FL 34994

CODE SECTION: 38-59 Delinquencies and Penalties

DESCRIPTION OF VIOLATION: Failure to obtain a Business Tax
Receipt

ADJOURNMENT

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
MAGISTRATE**

Meeting Date: 6/19/2024

Prepared by: Vito Lorenzo

Title of Item:

CITY OF STUART VS. THERESA SOURS

Address:

1015 SE 16th Ct, Stuart FL 34996

Code Section:

20-21 Duty to Keep Property Mowed and 10-61(M)(20)(C) Storm Shutter Regulations

Description of Violation:

Overgrown grass/weeds and Storm Shutters covering the windows

Summary Explanation/Background Information:

Overgrown grass/weeds and Storm Shutters covering the windows

ATTACHMENTS:

1. City of Stuart vs Theresa Meckel Sours

Basic Info

PIN	AIN	Situs Address	Website Updated
10-38-41-003-000-00080-3	26783	1015 SE 16TH CT STUART FL	6/5/24

General Information

CHANGE MAILING ADDRESS		SIGN UP FOR PROPERTY FRAUD ALERT	
Property Owners SOURS THERESA MECKEL	Parcel ID 10-38-41-003-000-00080-3	Use Code/Property Class 0100 - 0100 Single Family	
Mailing Address PO BOX 1134 STUART FL 34995	Account Number 26783	Neighborhood 310380 Pinewood Pk, Walt Man,Sarita W	
Tax District STUART	Property Address 1015 SE 16TH CT STUART FL	Legal Acres 0.172	
	Legal Description PINWOOD PARK LOT 8	Ag Use Size (Acre\Sq Ft) N/A	

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2023	\$ 117,000	\$ 96,050	\$ 213,050	\$ 137,024	\$ 76,026	\$ 50,000	\$ 26,026

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date 2/1/83	Grantor (Seller) SELLER - see file for name	Doc Num N/A
Sale Price \$ 47,000	Deed Type Special Warranty Deed	Book & Page <u>0563 2236</u>



CITY EXHIBIT 2





CITY EXHIBIT 4



CITY OF STUART
NEIGHBORHOOD SERVICES
121 SW FLAGLER AVE
STUART, FL 34994-2139

NOTICE OF VIOLATION

May 28, 2024

SOURS, THERESA MECKEL
PO BOX 1134
STUART, FL 34995

Case #: CE24050046

You are hereby notified that the following violation(s) of the Code of Ordinances and/or the Land Development Regulations of the City of Stuart exists on the property listed:

ADDRESS: 1015 SE 16 CT	OBSERVATION DATE: 05/28/24
PARCEL ID #: 1038410030000008030000	CORRECTION DATE: 06/07/2024
VIOLATION(S)	20-21
AND	OVERGROWN GRASS.
CORRECTIVE	10-61(M)(20)(C)
ACTIONS:	Storm shutter placement. Hurricane protective devices that impede egress, light, and/or ventilation in a closed/secured position on occupied buildings must be removed no later than 14 days after the termination of a hurricane event
	Correction: 20-21
	GRASS AND WEEDS NOT EXCEED EIGHT INCHES.
	10-61(M)(20)(C)
	Remove Storm Shutters

NOTICE OF HEARING SUMMONS

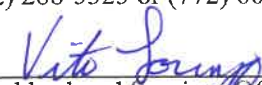
Failure to correct the violation(s) by the above date will result in a presentation of this matter at a hearing before the Neighborhood Services Magistrate on 06/19/2024 at 2:00PM in the City of Stuart Commission Chambers located at 121 SW Flagler Avenue, Stuart, Florida. The violation charged is a civil infraction and subjects you to a maximum civil penalty of up to \$250 per offense, per day, for repeat violations.

The Neighborhood Services Magistrate will receive testimony and evidence at said Hearing and make Findings of Fact, as supported by the testimony and evidence pertaining to matters alleged in the Notice of Violation. You are entitled to present evidence and witnesses at the Hearing.

FAILURE to appear will result in the Magistrate proceeding in your absence. All fines constitute liens against the Real and Personal Property of the Respondent. Please govern yourself accordingly

An administrative fee of \$300.00 will be assessed if you should fail to comply by the correction date above.

Should you require additional information regarding this notice, please contact Neighborhood Services at (772) 288-5325 or (772) 600-1254.


Neighborhood Services Officer
Vito Lorenzo / Deborah Carrasco

9589 0710 5270 0747 1096 98
Certified Mail #

CITY EXHIBIT 5

9589 0710 5270 0747 1096 98

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	Postmark Here 5/29/24
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To Theresa Meckel Sours	
Street and Apt. No., or PO Box No. PO Box 1134	
City, State, ZIP+4® Stuart, FL 34995	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

CITY EXHIBIT 6

June 3, 2024
FL, Stuart

CITY EXHIBIT 7

June 3, 2024
FL, Stuart



CITY OF STUART
NEIGHBORHOOD SERVICES
121 SW FLAGLER AVE
STUART, FL 34994-2139

NOTICE OF VIOLATION

May 28, 2024
SOURS, THERESA MECKEL
PO BOX 1134
STUART, FL 34995

Case #: CE24050046

You are hereby notified that the following violation(s) of the Code of Ordinances and/or the Land Development Regulations of the City of Stuart exists on the property listed:

ADDRESS: 1015 SE 16 CT
PARCEL ID #: 10384100300000000000000000000000
VIOLATION(S) 10-21
AND 10-61(00)(00)(C)
CORRECTIVE 10-61(00)(00)(C)
ACTIONS: 10-61(00)(00)(C)

OBSERVATION DATE: 05/28/24
CORRECTION DATE: 06/07/2024

OVERGROWN GRASS.
Storm shelter placement. Hurricane protective device that impedes access, sight, and/or ventilation in a closed/covered position on occupied buildings must be removed no later than 14 days after the termination of a hurricane event.
Correctives: 10-21
GRASS AND WEEDS NOT EXCEED EIGHT INCHES.
10-61(00)(00)(C)
Remove Storm Shutters

NOTICE OF HEARING SUMMONS

Failure to correct the violation(s) by the above date will result in a presentation of this matter at a hearing before the Neighborhood Services Magistrate on 06/19/2024 at 2:00 PM in the City of Stuart Commission Chambers located at 121 SW Flagler Avenue, Stuart, Florida. The violation charged is a civil infraction and subjects you to a maximum civil penalty of up to \$250 per offense, per day, for repeat violations.

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An administrative fee of \$300.00 will be assessed if you should fail to comply by the correction date above. Should you require additional information regarding this notice, please contact Neighborhood Services at (772) 288-5325 or (772) 600-1254.

Vito Lorenzo / Deborah Carrasco
Neighborhood Services Officer

9589 07105270074702698
Certified Mail #

CITY EXHIBIT 8

STATE OF FLORIDA
CITY OF STUART
CODE ENFORCEMENT

AFFIDAVIT OF POSTING-MAGISTRATE HEARING

Code Enforcement Case Number: CE24050046

STATE OF FLORIDA)
COUNTY OF MARTIN)

I, VITO LORENZO, being fully sworn, deposes and states as follows:

1. That I am an employee of the City of Stuart, Florida Code Enforcement Department; and
2. That part of my duties includes posting Notice of Violations/Notice of Hearing letters, Notice to Abate Nuisance and other correspondence; and
3. That on June 3, 2024, at approximately 9:20am, I posted a Notice of Violation, for Case No. CE24050046, Theresa Meckel Sours to: 1015 Se 16th Ct, Stuart, FL 34994; and
4. Said Notice was also posted on the public bulletin board for public viewing in front of City of Stuart City Hall located at 121 SW Flagler Avenue, Stuart, Florida 34994 on June 3, 2024.

FURTHER AFFIANT SAYETH NAUGHT.

BY: Vito Lorenzo
Vito Lorenzo, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF MARTIN

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 5th day of June 2024, by Vito Lorenzo, Code Enforcement Officer for the City of Stuart, Florida who is personally known to me or who has produced IDA as identification.

Darcee M. Pilarski
Notary Public, State of Florida

(Seal)  DARCEE M. PILARSKI
Commission # HH 288146
Expires July 18, 2026

CITY EXHIBIT 9





**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
MAGISTRATE**

Meeting Date: 6/19/2024

Prepared by: Vito Lorenzo

Title of Item:

CITY OF STUART VS. CONSTANZA GOMEZ REVOCABLE TRUST & 727 SAILBAGS INC

Address:

41 SW Seminole St 104 Stuart, FL 34994

Code Section:

38-59 Delinquencies and Penalties

Description of Violation:

Failure to obtain a Business Tax Receipt

Summary Explanation/Background Information:

Failure to obtain a Business Tax Receipt

ATTACHMENTS:

1. City of Stuart vs Constanza Gomez Revocable Trust

Basic Info

PIN	AIN	Situs Address	Website Updated
05-38-41-012-000-01040-0	1128614	41 SW SEMINOLE ST 104 STUART FL	5/20/24

General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners

CONSTANZA GOMEZ REVOCABLE
TRUST
GOMEZ CONSTANZA TTEE

Parcel ID

05-38-41-012-000-01040-0

Use Code/Property Class

1204 - 1204 Mixed Use
condo

Mailing Address

171 EDEN RIDGE LN
BOYNTON BEACH FL 33435

Account Number

1128614

Neighborhood

M2 M2-DOWNTOWN
STUART

Tax District

STUART

Property Address

41 SW SEMINOLE ST 104 STUART FL

Legal Acres

0

Legal Description

SAILFISH COVE CONDOMINIUM UNIT 104, PER
...

Ag Use Size (Acre\Sq Ft)

N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2023	\$ 43,662	\$ 0	\$ 43,662	\$ 11,587	\$ 32,075	\$ 0	\$ 32,075

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Current Sale

Sale Date	Grantor (Seller)	Doc Num
7/3/23	SAILFISH COVE STUART LLC	3024254
Sale Price	Deed Type	Book & Page
\$ 448,900	Special Warranty Deed	<u>3383 2168</u>



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Profit Corporation
727 SAILBAGS INC.

Filing Information

Document Number F18000002716
FEI/EIN Number 83-0799256
Date Filed 06/08/2018
State DE
Status ACTIVE

Principal Address

7153 SANDGRACE LN
LAKE WORTH, FL 33463

Mailing Address

7153 SANDGRACE LN
LAKE WORTH, FL 33463

Registered Agent Name & Address

MCR PARTNERS, INC.
20533 BISCAYNE BLVD
#1301
MIAMI, FL 33180

Name Changed: 04/29/2019

Address Changed: 04/29/2019

Officer/Director Detail

Name & Address

Title P, D

VETO, NICOLAS
7153 SANDGRACE LN
LAKE WORTH, FL 33463

Title S, D

THUEL, ERIC
7153 SANDGRACE LN
LAKE WORTH, FL 33463

CITY EXHIBIT 2



**CITY OF STUART
NEIGHBORHOOD SERVICES**

121 SW FLAGLER AVE
STUART, FL 34994-2139

NOTICE OF VIOLATION

May 21, 2024

**CONSTANZA GOMEZ REVOCABLE TRUST
171 EDEN RIDGE LN
BOYNTON BEACH, FL 33435**

Case #: CE24050026

You are hereby notified that the following violation(s) of the Code of Ordinances and/or the Land Development Regulations of the City of Stuart exists on the property listed:

**ADDRESS: 41 SW SEMINOLE ST UNIT 104
PARCEL ID #: 053841012000010400**

**OBSERVATION DATE: 05/21/24
CORRECTION DATE: 05/31/2024**

**VIOLATION(S)
AND
CORRECTIVE
ACTIONS:**

**38-59
DELINQUENT BUSINESS TAX RECEIPT
Correction: 38-59
ANY PERSON WHO ENGAGES IN ANY BUSINESS, OCCUPATION, OR
PROFESSION WHO DOES NOT OBTAIN OR RENEW A LOCAL BUSINESS TAX
RECEIPT IS SUBJECT TO CIVIL ACTIONS AND PENALTIES INCLUDING
COURT COSTS.**

NOTICE OF HEARING SUMMONS

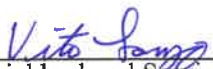
Failure to correct the violation(s) by the above date will result in a presentation of this matter at a hearing before the Neighborhood Services Magistrate on **06/19/2024 at 2:00PM** in the City of Stuart Commission Chambers located at 121 SW Flagler Avenue, Stuart, Florida. The violation charged is a civil infraction and subjects you to a maximum civil penalty of up to **\$250** per offense, per day, for repeat violations.

The Neighborhood Services Magistrate will receive testimony and evidence at said Hearing and make Findings of Fact, as supported by the testimony and evidence pertaining to matters alleged in the Notice of Violation. You are entitled to present evidence and witnesses at the Hearing.

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An administrative fee of \$300.00 will be assessed if you should fail to comply by the correction date above.

Should you require additional information regarding this notice, please contact Neighborhood Services at (772) 288-5325 or (772) 600-1254.



Neighborhood Services Officer
Vito Lorenzo / Deborah Carrasco

9589 0710 5270 07471096 67
Certified Mail #

CITY EXHIBIT 3



**CITY OF STUART
NEIGHBORHOOD SERVICES**

121 SW FLAGLER AVE
STUART, FL 34994-2139

NOTICE OF VIOLATION

May 21, 2024

**727 SAILBAGS INC.
41 SW SEMINOLE ST UNIT 104
STUART, FL 34994**

Case #: CE24050026

You are hereby notified that the following violation(s) of the Code of Ordinances and/or the Land Development Regulations of the City of Stuart exists on the property listed:

ADDRESS: 41 SW SEMINOLE ST UNIT 104

OBSERVATION DATE: 05/21/24

PARCEL ID #: 053841012000010400

CORRECTION DATE: 05/31/2024

VIOLATION(S)

38-59

AND

DELINQUENT BUSINESS TAX RECEIPT

CORRECTIVE

Correction: 38-59

ACTIONS:

**ANY PERSON WHO ENGAGES IN ANY BUSINESS, OCCUPATION, OR
PROFESSION WHO DOES NOT OBTAIN OR RENEW A LOCAL BUSINESS TAX
RECEIPT IS SUBJECT TO CIVIL ACTIONS AND PENALTIES INCLUDING
COURT COSTS.**

NOTICE OF HEARING SUMMONS

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Neighborhood Services Officer
Vito Lorenzo / Deborah Carrasco

9589 0710 5270 0747 1096 74
9589 0710 5270 0747 1096 81

Certified Mail #

CITY EXHIBIT

4

9589 0710 5270 0747 1096 81

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postmark
Here

5/21/24

Postage	\$
Total Postage and Fees	\$

Sent To	727 sailbags inc
Street and Apt. No., or PO Box No.	41 Seminole St unit 104
City, State, ZIP+4®	Stuart, FL 34994

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0747 1096 74

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postmark
Here

5/21/24

Postage	\$
Total Postage and Fees	\$

Sent To	MCR Partners Inc
Street and Apt. No., or PO Box No.	7153 Sandgrace Ln
City, State, ZIP+4®	Lake Worth, FL 33463

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0747 1096 67

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postmark
Here

5/21/24

Postage	\$
Total Postage and Fees	\$

Sent To	Constanza Gomez Revorable trust
Street and Apt. No., or PO Box No.	constanza Gomez TTEE
City, State, ZIP+4®	171 Edyn Ridge Ln Boynton Beach FL 33435

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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:
Constanza Gomez Revorable trust
constanza Gomez TTEE
171 Edyn Ridge Ln
Boynton Beach, FL 33435



9590 9402 6540 1028 1453 87

2. Service Type (Transfer from service label)
9589 0710 5270 0747 1096 67

COMPLETE THIS SECTION ON DELIVERY

A. 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

MAY 28 2024

**CODE ENFORCEMENT
CITY OF STUART**

3. Service Type
☒ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

CITY EXHIBIT 5



RECEIPT OF HAND DELIVERY

DATE 5/28/24

Property Owner

TO: 727 sailbags inc

ATTENTION Eric Thuel owner/manager Store associate Donna whitman

Location of Property in violation 41 seminole st unit 104

Date and Time of Service 5/28/24 3:04pm

Recipient Donna M. Whitman

Signature of Owner/Recipient

CITY EXHIBIT 6



Jun 7, 2024

BTR-17821

Planning and Zoning Review

Business Tax Receipt

Status: On Hold

Assignee: Jodi Nentwick-Kugler

Became Active: Jun 3, 2024

Completed: Jun 5, 2024

Applicant

eric thuel
ericthuel@727sailbags.com
41 sw seminole st
stuart, fl 34994
813-618-8423 ext. 00000

Primary Location

41 SW SEMINOLE ST Unit 104
Unit 104
STUART, FL 34994

Owner:

CONSTANZA GOMEZ REVOCABLE TRUST
171 EDEN RIDGE LN BOYNTON BEACH, FL
33435

Comments

Edith Guyette, Jun 7, 2024

need interior building permit buildout

CITY EXHIBIT 7