



City of Stuart

MAGISTRATE HEARING DOCKET

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

**JULY 17, 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 41 SW SEMINOLE ST 102, LLC AND
ENGAGE REAL ESTATE LLC DBA REALTY ONE GROUP ENGAGE
STIPULATION AND AGREED ORDER**
CASE NO: CE24060024
ADDRESS OF VIOLATION: 41 SW Seminole St 102, Stuart FL 34994
CODE SECTION: 38-59 - Delinquencies and penalties
DESCRIPTION OF VIOLATION: Failure to obtain Business Tax
Receipt

Vito Lorenzo

2. CITY OF STUART VS SCOTT MILLION

Deborah Carrasco

CASE NO: CE24050007

ADDRESS OF VIOLATION: 1380 SE West St. Josephs Ave. Stuart FL 34996

CODE SECTION: Florida Building Code 105.1 Work without a permit

DESCRIPTION OF VIOLATION: Respondent built an enclosure for his porch

**3. CITY OF STUART VS PITTMAN, KATHLEEN & WILLIAM
STIPULATION FOR AGREED ORDER FINE REDUCTION**

Deborah Carrasco

CASE NO: CE19020043

ADDRESS OF VIOLATION: 1028 SE 14th Street Stuart, FL 34994

CODE SECTION: Sec. 10-61. - Maintenance of structures, equipment and exterior property.

DESCRIPTION OF VIOLATION: Fascia needed to be repaired. Rotting wood

ADJOURNMENT

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

Meeting Date: 7/17/2024

Prepared by: Vito Lorenzo

Title of Item:

CITY OF STUART VS 41 SW SEMINOLE ST 102, LLC AND ENGAGE REAL ESTATE LLC DBA
REALTY ONE GROUP ENGAGE STIPULATION AND AGREED ORDER

Address:

41 SW Seminole St 102, Stuart FL 34994

Code Section:

38-59 - Delinquencies and penalties

Description of Violation:

Failure to obtain Business Tax Receipt

Summary Explanation/Background Information:

Failure to obtain Business Tax Receipt

ATTACHMENTS:

1. Stipulation and Agreed Order 41 Seminole Street 102 CE24060024-legal edits (003)

CITY OF STUART, FLORIDA
CODE ENFORCEMENT MAGISTRATE

Case No. CE24060024

CITY OF STUART, FLORIDA,

Petitioner,

v.

41 SW SEMINOLE STREET 102, LLC,
and
ENGAGE REAL ESTATE, LLC DBA REALTY ONE
GROUP ENGAGE,

PCN# 05-38-41-012-000-01020-0

Respondents.

STIPULATION AND AGREED ORDER
STIPULATION

COME NOW, the City of Stuart, Florida and the Respondents, hereby stipulate and agree to the following:

1. The Respondents are the owner and tenant of the property located at 41 SW SEMINOLE ST 102, Stuart, Florida 34994, and more fully described in the Martin County Property Appraiser's Report attached as **Exhibit 1** ("Subject Property").
2. A copy of the Sunbiz Report showing the current owner and tenant of the Subject Property is attached as **Exhibits 2, 3, and 4** and the individuals signing this Stipulation have the authority to execute the Stipulation and bind the respective parties to the terms contained herein.
3. The violations which are more fully described in the Notice of Violation/Notice of Hearing filed in this case exist on the Subject Property and is attached as **Exhibits 5 and 6**.
4. The Respondents are granted until **August 30, 2024** to take the necessary corrective action to bring the property into compliance with the cited sections of the City of Stuart Code of Ordinances, or Florida Building Code, as applicable.
5. If the Respondents do not correct the violations and bring the property into compliance as set forth above, a civil penalty of **\$100 per violation, per day** shall be assessed for each day the violation continues after the compliance date. **The assessment of fines and costs may result in a lien being placed on any real or personal property owned by Respondents.**
6. Administrative costs in the amount of **\$300.00 shall be waived by the City** with the filing of this Stipulation. In accordance with Sec. 162.09, Florida Statutes, a hearing is not

necessary of the issuance of an order imposing the fine, and no additional notification will be sent. Additional costs may be assessed for the later prosecution of this case, if the Respondents fail to comply with the agreed upon terms contained in this Stipulation.

7. The Respondents acknowledge that the City of Stuart Code Enforcement Magistrate may enter an Order which requires the Respondents to correct the violations and bring the property into compliance, as stated in this Stipulation and Agreed Order.
8. Should the Respondents come into compliance in accordance with this Stipulation and Agreed order, and subsequently violate the same code sections, such reoccurrences shall subject the Respondents to an administrative fine of up to **\$500.00** per day for **each** violation, beginning on such day as the violation is found.
9. **The Respondents bear the burden of contacting the City's Code Enforcement Division at 772-600-1254 to arrange for a re-inspection of the property** in order to verify that any violations have been corrected and that the property has been brought into compliance with the applicable sections of the City or Building Code.

CITY OF STUART, FLORIDA
CODE ENFORCEMENT DIVISION

RESPONDENT(S):

41 SW SEMINOLE STREET 102, LLC

By: Vito Lounp

By: [Signature]

Date: 6/27/24

Date: 6-26-24

ENGAGE REAL ESTATE, LLC DBA REALTY
ONE GROUP ENGAGE

By: Debra Lounp

Date: 6/27/24

Agreed Order on next page

AGREED ORDER

THIS MATTER came before the Magistrate on _____, and having been fully advised of the premises;

IT IS HEREBY ORDERED that the above Stipulation and Agreed Order is approved and the parties shall abide thereby, and

IT IS FURTHER ORDERED that the Respondents shall fully comply with the terms above or shall be liable for the fine established in the Stipulation and that costs in this case shall be assessed and paid to the City as provided above.

Paul J. Nicoletti, Magistrate

CERTIFICATE OF SERVICE

I hereby certify that a copy hereof has been furnished by email to the Respondent(s), 41 SW Seminole Street 102, LLC at _____ and Realty One Engage Group at _____ on the ____ day of _____, 2024.

Vito Lorenzo, Property Inspector

Basic Info

PIN 05-38-41-012-000-01020-0	AIN 1128612	Situs Address 41 SW SEMINOLE ST 102 STUART FL	Website Updated 6/26/24
--	-----------------------	---	-----------------------------------

General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners 41 SW SEMINOLE STREET 102 LLC	Parcel ID 05-38-41-012-000-01020-0	Use Code/Property Class 1204 - 1204 Mixed Use condo
Mailing Address 51 SE SEMINOLE ST #202 STUART FL 34994	Account Number 1128612	Neighborhood M2 M2-DOWNTOWN STUART
Tax District STUART	Property Address 41 SW SEMINOLE ST 102 STUART FL	Legal Acres 0
	Legal Description SAILFISH COVE CONDOMINIUM UNIT 102, 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
2024	\$ 0	\$ 208,320	\$ 208,320	\$ 0	\$ 208,320	\$ 0	\$ 208,320

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 7/6/23	Grantor (Seller) SAILFISH COVE STUART LLC	Doc Num 3024778
Sale Price \$ 360,400	Deed Type Special Warranty Deed	Book & Page <u>3384 882</u>

Detail by Entity Name

Florida Limited Liability Company
41 SW SEMINOLE STREET 102, LLC

Filing Information

Document Number	L23000246817
FEI/EIN Number	93-1561208
Date Filed	05/19/2023
Effective Date	05/15/2023
State	FL
Status	ACTIVE

Principal Address

41 SW SEMINOLE STREET
102
STUART, FL 34994 UN

Mailing Address

41 SW SEMINOLE STREET
102
STUART, FL 34994 UN

Registered Agent Name & Address

TWOHEY, CHRISTOPHER J, ESQ.
3778 SE OCEAN BOULEVARD
STUART, FL 34996

Authorized Person(s) Detail

Name & Address

Title MGRM

CHRISTINE KAY DECLARATION OF TRUST
41 SW SEMINOLE STREET 102
STUART, FL 34994 UN

Annual Reports

Report Year	Filed Date
2024	04/23/2024

Document Images

Detail by Entity Name

Florida Limited Liability Company
ENGAGE REAL ESTATE, LLC

Filing Information

Document Number	L19000211644
FEI/EIN Number	84-2858271
Date Filed	08/21/2019
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/07/2019
Event Effective Date	NONE

Principal Address

1014 NW PINE LAKE DRIVE
STUART, FL 34994

Mailing Address

1014 NW PINE LAKE DRIVE
STUART, FL 34994

Registered Agent Name & Address

GROSSO, JOSEPH D, JR
850 NW FEDERAL HIGHWAY
SUITE 236
STUART, FL 34994

Authorized Person(s) Detail

Name & Address

Title MGR

PARKER, DEBRA
1014 NW PINE LAKE DRIVE
STUART, FL 34994

Annual Reports

Report Year	Filed Date
2022	05/03/2022
2023	01/30/2023
2024	02/02/2024

CITY EXHIBIT

3



[Previous on List](#) [Next on List](#) [Return to List](#)

Fictitious Name Search

No Filing History

Submit

Fictitious Name Detail

Fictitious Name

REALTY ONE GROUP ENGAGE

Filing Information

Registration Number G19000100815
Status ACTIVE
Filed Date 09/13/2019
Expiration Date 12/31/2024
Current Owners 1
County MARTIN
Total Pages 1
Events Filed NONE
FEI/EIN Number NONE

Mailing Address

3591 NW FEDERAL HIGHWAY
JENSEN BEACH, FL 34957

Owner Information

ENGAGE REAL ESTATE, LLC
3591 NW FEDERAL HIGHWAY
JENSEN BEACH, FL 34957
FEI/EIN Number: 84-2858271
Document Number: L19000211644

Document Images

[09/13/2019 -- Fictitious Name Filing](#)

View image in PDF format

[Previous on List](#) [Next on List](#) [Return to List](#)

Fictitious Name Search

No Filing History

Submit



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

NOTICE OF VIOLATION

Jun 13, 2024

41 SW SEMINOLE STREET 102 LLC
51 SE SEMINOLE ST #202
STUART, FL 34994

Case #: CE24060024

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 102

OBSERVATION DATE: 06/13/24

PARCEL ID #: 053841012000010200

CORRECTION DATE: 06/26/2024

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

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 **07/17/2024 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 1097 11
9589 0710 5270 0747 1097 35
9589 0710 5270 0747 1097 42

Certified Mail #

CITY EXHIBIT 5



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

NOTICE OF VIOLATION

Jun 13, 2024

**REALTY ONE GROUP ENGAGE
3591 NW FEDERAL HIGHWAY
JENSEN BEACH, FL 34957**

Case #: CE24060024

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 102

OBSERVATION DATE: 06/13/24

PARCEL ID #: 053841012000010200

CORRECTION DATE: 06/26/2024

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

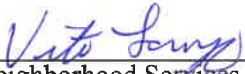
Failure to correct the violation(s) by the above date will result in a presentation of this matter at a hearing before the Neighborhood Services Magistrate on **07/17/2024 at 2:00PM** in the City of Stuart Commission Chambers located at 121 SW Flagler Avenue, Stuart, Florida. The violation charged is 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 1052 56
9589 0710 5270 0747 1097 59

Certified Mail #

CITY EXHIBIT 6

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

Meeting Date: 7/17/2024

Prepared by: Deborah Carrasco

Title of Item:

CITY OF STUART VS SCOTT MILLION

Address:

1380 SE West St. Josephs Ave. Stuart FL 34996

Code Section:

Florida Building Code 105.1 Work without a permit

Description of Violation:

Respondent built an enclosure for his porch

Summary Explanation/Background Information:

Respondent built an enclosure for his porch

ATTACHMENTS:

1. City of Stuart vs Scott Million 7-10-24



Basic Info

PIN	AIN	Situs Address	Website Updated
10-38-41-007-000-00080-9	26933	1380 SE WEST ST JOSEPHS AVE STUART FL	7/9/24

General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners MILLION SCOTT N	Parcel ID 10-38-41-007-000-00080-9	Use Code/Property Class 0100 - 0100 Single Family
Mailing Address 1380 SE WEST ST JOSEPHS AVE STUART FL 34996	Account Number 26933	Neighborhood 310380 Pinewood Pk, Walt Man,Sarita W
Tax District STUART	Property Address 1380 SE WEST ST JOSEPHS AVE STUART FL	Legal Acres 0.194
	Legal Description WALTON MANOR LOT 8 OR 350/556	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
2024	\$ 165,000	\$ 171,540	\$ 336,540	\$ 126,498	\$ 210,042	\$ 50,000	\$ 160,042

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 7/31/17	Grantor (Seller) VAILLANCOURT PATRICIA A ESTATE	Doc Num 2648109
Sale Price \$ 192,000	Deed Type Administrator's Deed	Book & Page <u>2940 1046</u>

Legal Description

WALTON MANOR LOT 8 OR 350/556

CITY EXHIBIT 1

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.



CITY EXHIBIT 2



CITY EXHIBIT 3



**CITY OF STUART
NEIGHBORHOOD SERVICES**

121 SW FLAGLER AVE
STUART, FL 34994-2139

NOTICE OF VIOLATION

Jun 18, 2024

**MILLION SCOTT N
1380 SE WEST ST JOSEPHS AVE
STUART, FL 34996**

Case #: CE24050007

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: 1380 SE SAINT JOSEPHS AVE W OBSERVATION DATE: 05/06/24
PARCEL ID #: 1038410070000008090000 CORRECTION DATE: 06/27/2024
VIOLATION(S) 105.1
AND CONSTRUCT, ENLARGE, ALTER, REPAIR, MOVE, DEMOLISH OR INSTALL
CORRECTIVE WITHOUT A PERMIT.
ACTIONS: Correction: 105.1
OBTAIN REQUIRED PERMIT.

NOTICE OF HEARING SUMMONS

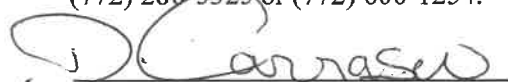
Failure to correct the violation(s) by the above date will result in a presentation of this matter at a hearing before the Neighborhood Services Magistrate on **07/17/2024 at 2PM** in the City of Stuart Commission Chambers located at 121 SW Flagler Avenue, Stuart, Florida. The violation charged is a 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

9589071052700747105263
Certified Mail #

CITY EXHIBIT 4

ALERT: FLOODING AND SEVERE WEATHER IN THE

USPS Tracking®

Tracking Number:
9589071052700747105263

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

9589 0710 5270 0747 1052 63

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 \$

Postage
\$

Total Postage and Fees
\$

Postmark
Here
6/18/24

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

Million, Scott
1380

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

Latest Update

This is a reminder to arrange for redelivery of your item or your item will be returned to sender.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivery Attempt

Reminder to Schedule Redelivery of your item

June 26, 2024

Notice Left (No Authorized Recipient Available)

STUART, FL 34996

June 20, 2024, 1:31 pm

Arrived at USPS Regional Facility

WEST PALM BEACH FL DISTRIBUTION CENTER

June 18, 2024, 9:40 pm

Hide Tracking History

What Do USPS Tracking Statuses Mean? (<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates



CITY EXHIBIT

5



CITY EXHIBIT 6



CITY EXHIBIT 7

STATE OF FLORIDA
CITY OF STUART
CODE ENFORCEMENT

AFFIDAVIT OF POSTING-MAGISTRATE HEARING

Code Enforcement Case Number: CE24050007

STATE OF FLORIDA)
COUNTY OF MARTIN)

I, Deborah Carrasco 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 July 8, 2024, at approximately 1:10pm, I posted a Notice of Violation, for Case No. CE24050007 1380 SE West St. Josephs Ave. 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 July 8, 2024.

FURTHER AFFIANT SAYETH NAUGHT.

BY: Deborah Carrasco
Deborah Carrasco, 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 N/A as identification.

Darcee M. Pilarski
Notary Public, State of Florida

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

CITY EXHIBIT 8



CITY EXHIBIT 9

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

Meeting Date: 7/17/2024

Prepared by: Deborah Carrasco

Title of Item:

CITY OF STUART VS PITTMAN, KATHLEEN & WILLIAM STIPULATION FOR AGREED ORDER FINE REDUCTION

Address:

1028 SE 14th Street Stuart, FL 34994

Code Section:

Sec. 10-61. - Maintenance of structures, equipment and exterior property.

Description of Violation:

Fascia needed to be repaired. Rotting wood

Summary Explanation/Background Information:

The original Stipulation was signed in 2019. Fines accrued and now Pittman's are asking for a fine reduction. Home is currently in compliance.

ATTACHMENTS:

1. Signed Stipulation Pitman's 7-12-24
2. Agreed Order

CITY OF STUART, FLORIDA
CODE ENFORCEMENT MAGISTRATE

Case No.: CE19020043

CITY OF STUART, FLORIDA,
a municipal corporation,

PCN: 1038410010011070000

Petitioner,

v.

PITTMAN, KATHLEEN & WILLIAM,
as Co-Trustees of Pittman Family Revocable
Trust u/t/d 07/18/08,
1028 SE 14th Street
Stuart, FL 34996,

Respondents.

_____ /

STIPULATION FOR AGREED ORDER

COME NOW, the City of Stuart, Florida and the Respondents, Kathleen & William Pittman, as Co-Trustees of Pittman Family Revocable Trust u/t/d 07/18/08, hereby stipulate and agree to the following:

1. The representatives signing this Stipulation for Agreed Order have the authority to enter into a Stipulation concerning the Subject Property (1028 SE 14th Street, Stuart, FL 34994) and bind the respective parties to the terms contained herein.
2. The violations filed in this case were adjudicated by a Magistrate of the City, and an Order Finding Violation was recorded in Official Record Book 3049, Page 453 of the Official Records of Martin County, Florida. Said order was entered, recorded, and became a valid lien on the Subject Property. Said order also (a) required the Respondents to bring the Subject Property into compliance by April 11, 2019; and (b) that a \$100.00 per day would be assessed for each day thereafter the deadline in which the Subject Property was not brought into compliance.

3. The Respondents failed to bring the Subject Property into compliance by the agreed upon date of April 11, 2019. Although the number of days is in dispute among the parties, the parties have agreed to a reduced fine in the amount of \$475.00.
4. By August 14, 2024, the Respondents agree to pay \$475.00 to the City in full satisfaction of the outstanding lien amount, and such amount is agreed to and satisfactory to the City in recognition of the code compliance that was achieved by the Respondents.
5. The parties, by their signatures below have approved this Stipulation, and request the Magistrate enter an Agreed Order accepting the same.
6. The parties are entering into this Stipulation to satisfy all outstanding claims, fines, costs, and interest due and owing to the City, and the parties hereby release each other from any claims they may have against the other resulting from the subject code enforcement case.
7. The Respondent agrees that this Stipulation shall not affect or avoid any repeat violations made by the Respondent.
8. This Stipulation was entered into on the 12th day of July, 2024.

CITY OF STUART, FLORIDA
NEIGHBORHOOD SERVICES DIVISION

By: 
DEBORAH CARRASCO
Neighborhood Services Officer

RESPONDENTS:
KATHLEEN & WILLIAM PITTMAN, as
Co-Trustees of Pittman Family Revocable
Trust u/t/d 07/18/08

By: 
KATHLEEN PITTMAN

By: 
WILLIAM PITTMAN

**CITY OF STUART, FLORIDA
CODE ENFORCEMENT MAGISTRATE
Case No.: CE19020043**

CITY OF STUART, FLORIDA
a municipal corporation,

PCN:1038410011070000

Petitioner,

v.

PITTMAN, KATHLEEN & WILLIAM,
as Co-Trustees of Pittman Family Revocable
Trust u/t/d 07/18/08,
1028 SE 14th Street
Stuart, FL 34996,

Respondents.

_____ /

AGREED ORDER

THIS MATTER came before the Magistrate on July 17, 2024, and having been fully advised of the premises;

IT IS HEREBY ORDERED that the above Stipulation is approved and the parties shall fully abide thereby.

IT IS FURTHER ORDERED that upon Respondents full payment of \$475.00 by August 14, 2024, the City shall file a Satisfaction Lien and cause the same to be recorded in the Official Records of Martin County, Florida.

PAUL J. NICOLETTI
Magistrate

Copy furnished to the parties by: U.S. Mail / Hand Delivery / Electronically