



MAGISTRATE HEARING DOCKET

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

**SEPTEMBER 17, 2025 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. ROBERT HAAS, JR.**
CASE NO: CE25010016
ADDRESS OF VIOLATION: 228 SE Ila Street
CODE SECTION:
DESCRIPTION OF VIOLATION:

Jodi Nentwick

ADJOURNMENT

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

Meeting Date: 9/17/2025

Prepared by: Jodi Nentwick

Title of Item:

CITY OF STUART VS. ROBERT HAAS, JR.

Address:

228 SE Ila Street

Code Section:

Description of Violation:

Summary Explanation/Background Information:

Background:

The respondent has converted his property into a multifamily dwelling without valid permits for the interior structural alterations or approvals for the change of occupancy. There are large amounts of trash/debris within the backyard, and the respondent is maintaining inoperable vehicles, trailers, and equipment within the yard. The exterior walls of the primary structure are in disrepair, accumulating dirt/ mold, and debris. On March 19, 2025, the magistrate determined that a violation existed at the property located at 228 SE Ila Street. The property owner was given until April 19, 2025, to obtain the necessary permits and until May 19, 2025, to complete the required exterior work. Failure to comply by these deadlines will result in a fine of **\$100.00 per violation, per day**. Additionally, the magistrate awarded the City **\$300.00** in administrative costs. The Administrative Cost has been paid.

Summary of Permit Status – BP-25-1233

On **May 14, 2025**, building permit **BP-25-1233** was issued for the installation of an interior staircase. Subsequently, the contractor listed on the permit submitted a formal letter stating that they were no longer serving as the contractor of record for the project. No inspections were conducted under this permit. As a result, the permit has been **anceled**.

On August 28, 2025, the Building Official conducted an onsite inspection of the condition of the backyard, debris, and garbage removal (See photos attached).

ATTACHMENTS:

1. Notice of Hearing and Hand Delivery 9-8-2025
2. Recorded Magistrate Order - CE25010016
3. Building Permit No. BP-25-1233 issued 5-14-2025
4. Plans for Interior Staircase (BP-25-1333)
5. Contractor Letter - no longer contractor of record 9-1-2025
6. Inspection Photos taken 8-28-2025

**CITY OF STUART, FLORIDA
CODE ENFORCEMENT MAGISTRATE**

Case No.: **CE25010016**

**CITY OF STUART, FLORIDA,
Petitioner,**

v.

**Robert Haas, Jr.
228 SE Ila Street
Stuart, FL 34994**

PCN: 09-38-41-001-007-00080-2

Respondents.

_____ /

NOTICE OF MAGISTRATE HEARING

Please take notice that on Wednesday the 17th day of September, 2025, at 2:00 P.M., in the City of Stuart Commission Chambers located at 121 SW Flager Avenue, Stuart, FL, 34994, the City will bring on to be heard the Case No. **CE25010016** before the City's Magistrate pursuant to Chapter 26, Article II of the City of Stuart Code of Ordinances. Please govern yourself accordingly.

I HEREBY CERTIFY that a true copy of this Notice of Hearing was served upon the Respondent by HAND DELIVERY on this 8th day of September 2025.



Lou Hatten
Building Official
121 SW Flager Avenue
Stuart, FL 34994
(772) 529-2264



City of Stuart
Code Enforcement
121 SW Flagler Ave
Stuart FL 34994-2139 (772) 288 5325

AFFIDAVIT OF POSTING

DATE: September 8, 2025

CASE # CE25010016

LOCATION OF VIOLATION: 228 SE ILA STREET

PCN: 09-38-41-001-007-00080-2

PROPERTY OWNER: ROBERT HAAS, JR.

I, Lou Hatten, have personally posted the attached:

_____ NOTICE OF VIOLATION/NOTICE OF HEARING

 X ORDER FINDING VIOLATION/ FINE ASSESSMENT

In addition to the above, a Notice of Violation/Notice of Hearing was mailed by first class mail to the property owner at the address listed in the tax collector’s office and any other address provided by the property owner as required by F.S.S. 162.12

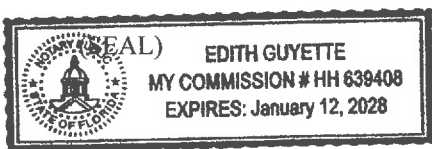
on the 8th day of September 2025 at _____ AM/PM at the above-named address.



Affiant: Lou Hatten
 Building Official

THE STATE OF FLORIDA
 COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 8th day of September 8, 2025, by Lou Hatten, Building Official, who is personally known to me or who has produced a Florida driver’s license as identification and who did/did not take an oath.



Edith Guyette 9/10/2025
 NOTARY PUBLIC State of Florida



CITY OF STUART, FLORIDA
CODE ENFORCEMENT MAGISTRATE
Case No. CE25010016

CITY OF STUART, FLORIDA,
Petitioner,

v.
Robert Haas, Jr.,
228 SE 8th Street
Stuart, FL 34984

PCN: 09-38-41-001-007-00000-2
Respondents.

NOTICE OF MAGISTRATE HEARING

Please take notice that on Wednesday the 17th day of September, 2025, at 2:00 P.M., in the City of Stuart Commission Chambers located at 121 SW Flagler Avenue, Stuart, FL 34984, the City will bring on to be heard the Case No. CE25010016 before the City's Magistrate pursuant to Chapter 26, Article II of the City of Stuart Code of Ordinances. Please govern yourself accordingly.

I HEREBY CERTIFY that a true copy of this Notice of Hearing was served upon the Respondent by HAND DELIVERY on the 17th day of September 2025.

Lois Hatten
Lois Hatten
Building Official
121 SW Flagler Avenue
Stuart, FL 34984
(772) 529-2254







CITY OF STUART, FLORIDA
CODE ENFORCEMENT MAGISTRATE

Case No. CE25010016

CITY OF STUART, FLORIDA,
Petitioner,

v.

Robert Haas, Jr.
228 SE 11a Street
Stuart, FL 34994

PCN: 09-38-41-001-007-00080-2

Respondents.

NOTICE OF MAGISTRATE HEARING

Please take notice that on Wednesday the 17th day of September, 2025, at 2:00 P.M. in the City of Stuart Commission Chambers located at 121 SW Flagler Avenue, Stuart, FL, 34994, the City will bring on to be heard the Case No. CE25010016 before the City's Magistrate pursuant to Chapter 26, Article II of the City of Stuart Code of Ordinances. Please govern yourself accordingly.

I HEREBY CERTIFY that a true copy of this Notice of Hearing was served upon the Respondent by HAND DELIVERY on this 8th day of September 2025


Lou Hatten
Building Official
121 SW Flagler Avenue
Stuart, FL 34994
(772) 529-2264





City of
Stuart

TRaverse



TRAVERSE
City of
Stuart



CITY OF STUART, FLORIDA
 CODE ENFORCEMENT MAGISTRATE

Case No. CE25010016

CITY OF STUART, FLORIDA
 Petitioner,
 v.

HAAS ROBERT J JR
 228 SE ILA STREET
 STUART, FL 34994

Respondent(s).

PCN# 09-38-41-001-007-00080-2

ORDER FINDING VIOLATION

THIS MATTER having come before the Code Enforcement Magistrate on March 19th, 2025, and having heard the testimony of the parties, and having considered the evidence presented by the parties; and having been fully apprised of the circumstances, does find as follows:

FINDINGS OF FACT

1. The above Respondents are the owners of the property located at 228 SE Ila Street, Stuart, Florida 34994, and legal description attached as Exhibit 1.
2. On January 23rd, 2025, an inspection of the property was performed by a City of Stuart Code Inspector, and at that time, and continuing until the date of this hearing, the Respondents did maintain conditions on the property as cited in the Notice of Violation and Notice of Hearing, issued in this case.

CONCLUSIONS OF LAW

3. The Findings of Fact support, by a preponderance of the evidence, that Respondents have violated LDC SEC. 2.02.02 R-1A SINGLE-FAMILY ZONING, SEC. 10-36 VIOLATIONS AND PENALTIES, SEC. 10-63 RUBBISH AND GARBAGE, SEC. 20-50 PROHIBITED ACTS, SEC. 20-20 GENERAL SANITATION, SEC. 10-61 MAINTENANCE OF STRUCTURE of the City of Stuart Code of Ordinances, or other code cited.

COMPLIANCE

IT IS HEREBY ORDERED, that Respondents shall comply with the above code section as follows:

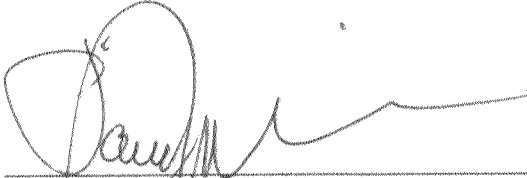
- A. On or before April 19th, 2025, Respondents shall come into compliance with section 10-36 and the remainder of the cited provisions shall come into compliance by May 19, 2025. Upon compliance the Respondent(s) shall request an inspection by contacting the City's Code Compliance Office at the address next below, or by calling (772) 278 0925. A request for inspection must be made for at least 1 day(s) prior to the requested inspection. If Respondent(s) fails to comply with the requirements of this subsection, there is hereby levied a fine in the amount of \$100.00 per day thereafter, for each and every day of non-compliance, and administrative costs in enforcing this action. Pursuant to city ordinance and Chapter 162, Florida Statutes, no further hearing shall be required for the entry of such fine and costs. In addition, all fines and costs become liens on the property of the Respondents.
- B. Should the Respondents come into compliance in accordance with this Order Finding Violation, and subsequently violate the same code section, such reoccurrence shall subject the Respondents to an administrative fine of up to \$500.00 per day for every day of violation.

ROBERT J HAAS JR.
Order Finding Violation
Case No. CE25010016
Page 2 of 2

C. Respondents are assessed the costs of this action in the amount of \$300.00 as provided by law and shall pay the same to the City at 121 SW Flagler Avenue, Stuart, FL 34994, at the conclusion of this hearing.

The City, its' agents, officers, and employees are authorized to enter the property during daylight hours to inspect and monitor compliance with this Order.

DONE AND ORDERED this 19th day of MARCH.



Paul J Nicoletti, Magistrate

Copies furnished to the Parties, BY CERTIFIED RETURN U.S. MAIL
TO: ROBERT J. HAAS JR.
ON MARCH 20, 2025



Basic Info

PIN 09-38-41-001-007-00080-2	AIN 25936	Situs Address 228 SE ILA ST STUART FL	Website Updated 1/22/25
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General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners HAAS ROBERT J JR	Parcel ID 09-38-41-001-007-00080-2	Use Code/Property Class 0100 - 0100 Single Family
Mailing Address 228 SE ILA ST STUART FL 34994	Account Number 25936	Neighborhood 383881 Indian Grvs,PalmettoHbr,Rivr P
Tax District STUART	Property Address 228 SE ILA ST STUART FL	Legal Acres 0.61
	Legal Description LOTS 8, 9, 10 & 11 BLOCK 7 CASA TERRACE ...	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	\$ 224,000	\$ 300,640	\$ 524,640	\$ 65,919	\$ 458,721	\$ 50,000	\$ 408,721

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 10/3/19	Grantor (Seller) GORDON REVOCABLE TRUST 09/28/2001	Doc Num 2783345
Sale Price \$ 375,000	Deed Type Wd Full Covenant and Warranty Deed	Book & Page <u>3092 2312</u>



Building Permit

Phone: 772-288-5326
 121 SW Flagler Avenue
 Stuart, FL 34994


Construction Site Hours:
Mon-Sat 7:00am - 7:00pm
NO WORK ON SUNDAY

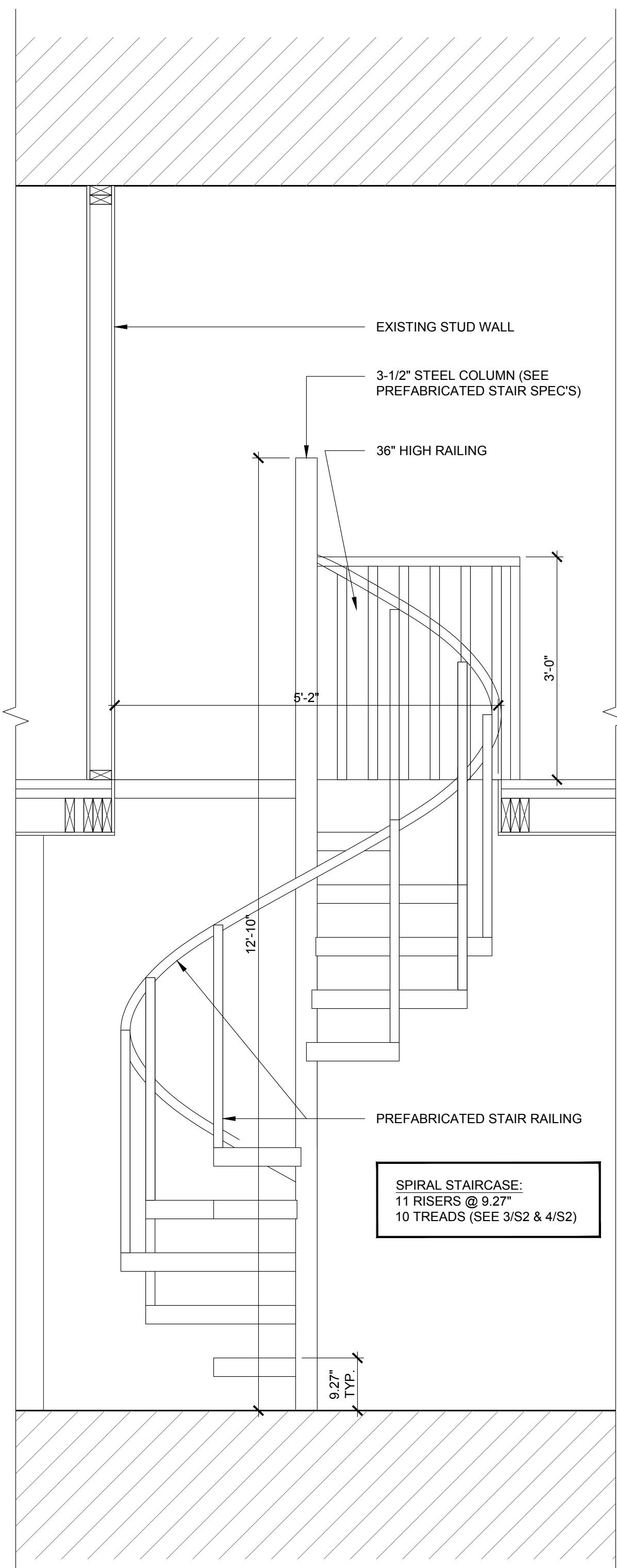
Office hours: Mon-Fri 8:00am - 4:30pm

Permit Number: BP-25-1233		Permit Issue Date: May 14, 2025	
		Application Date: April 30, 2025	
Owner/Property Details			
Owner Name: HAAS ROBERT J JR Address: 228 SE ILA ST STUART FL 34994 Phone #: 772 626 6388		Parcel Number: 093841001007000802 Location: 228 SE ILA ST Use Type: Subdivision: 093841001 CASA TERRACE Permit Type: Interior Renovation Class of Work: Valuation: \$7,500	
Contractor: john l rizzotto sr Address: 4921 se pompano terrace jrizzottosr@aol.com Phone #: 772 634 1242 License #: CR-15166		Description of Work	
		Install stiral stairway as per plan	
Payments		Conditional Remarks	
Building Permit Fee:			

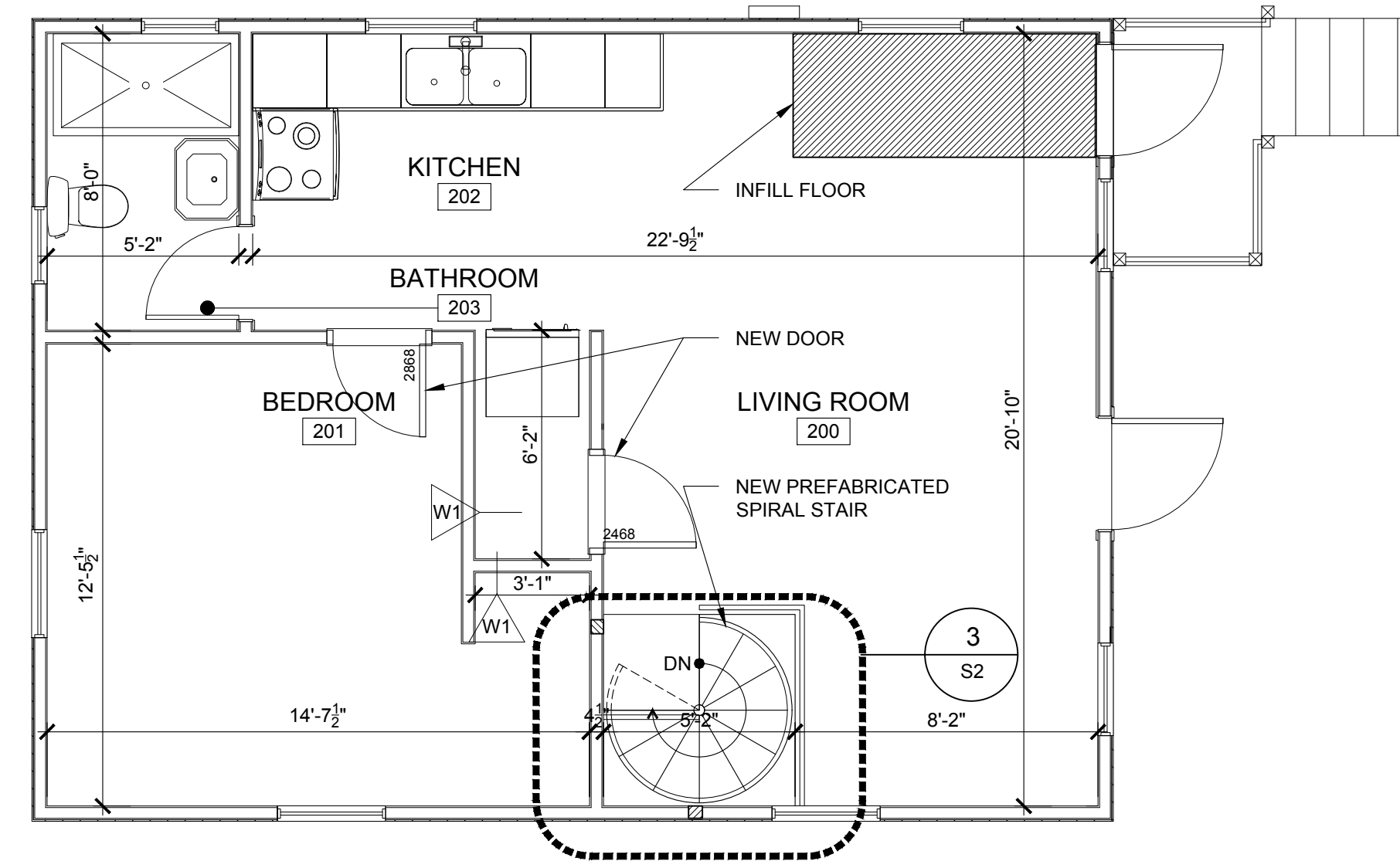
WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

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. THIS PERMIT WILL EXPIRE 180 DAYS AFTER LAST ACTION.

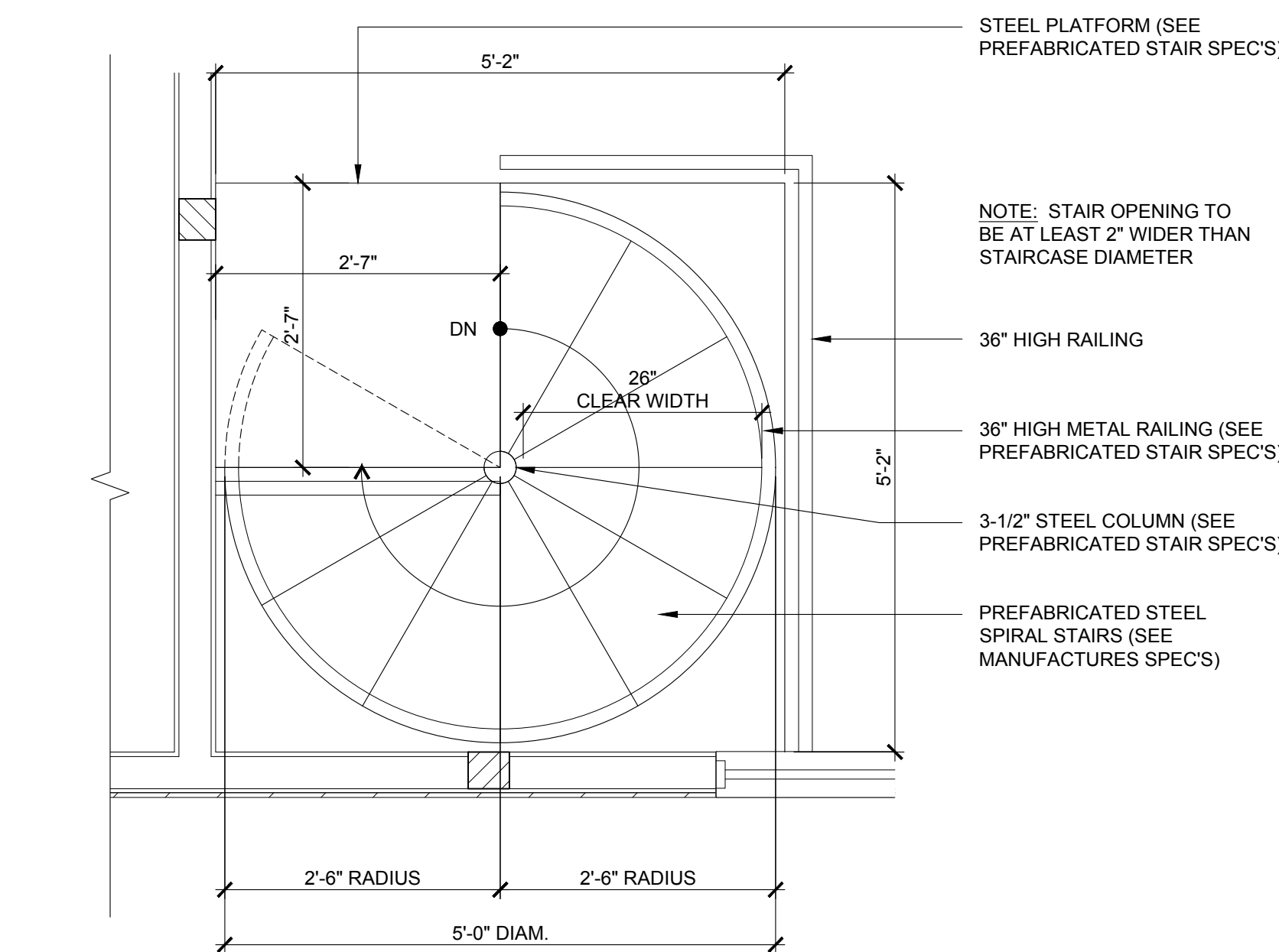
Required Inspections
<div style="text-align: right; margin-right: 50px;">  </div>



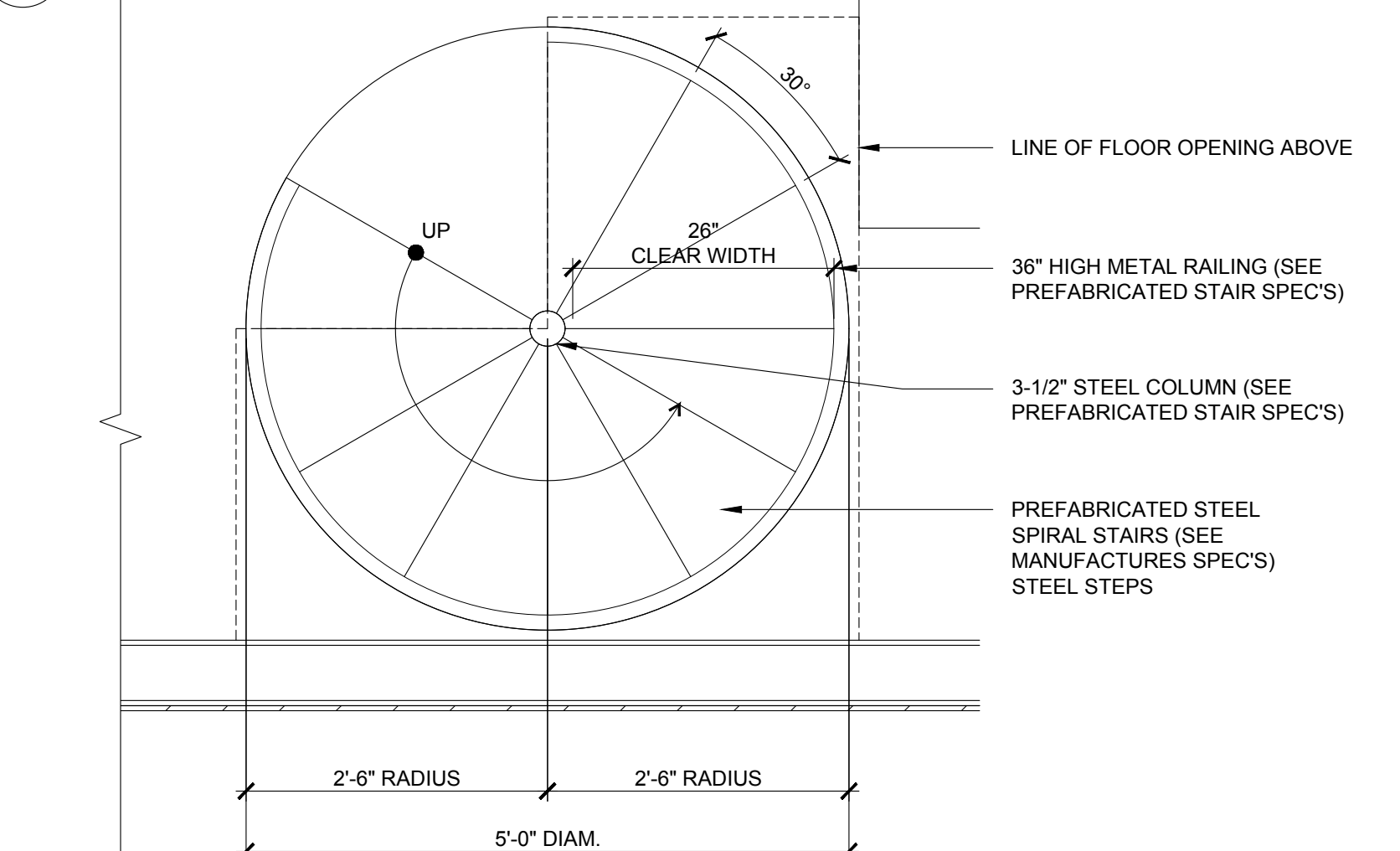
5 1ST FLOOR PLAN SCALE: 3/4" = 1'-0"



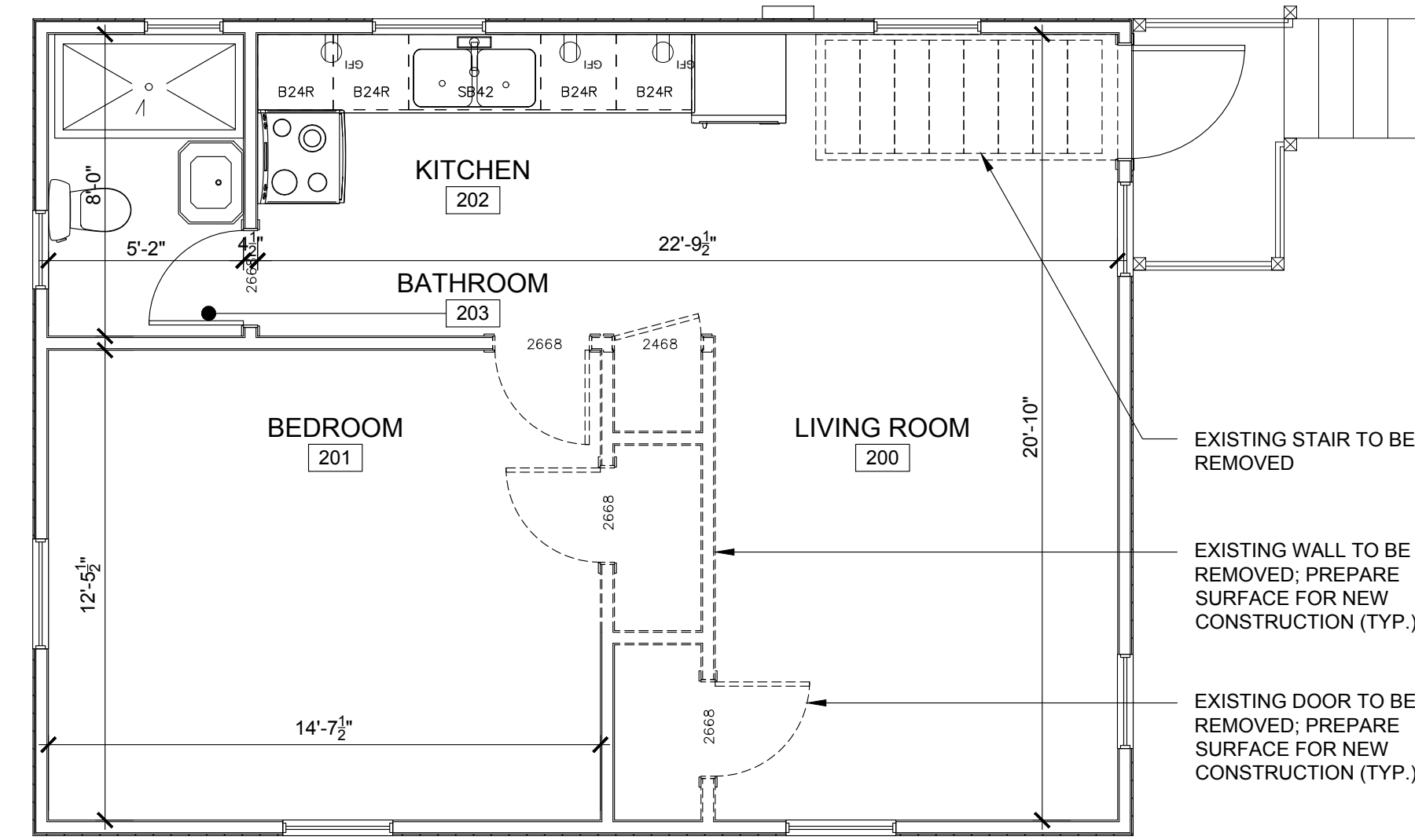
2 2ND FLOOR PLAN SCALE: 1/4" = 1'-0"



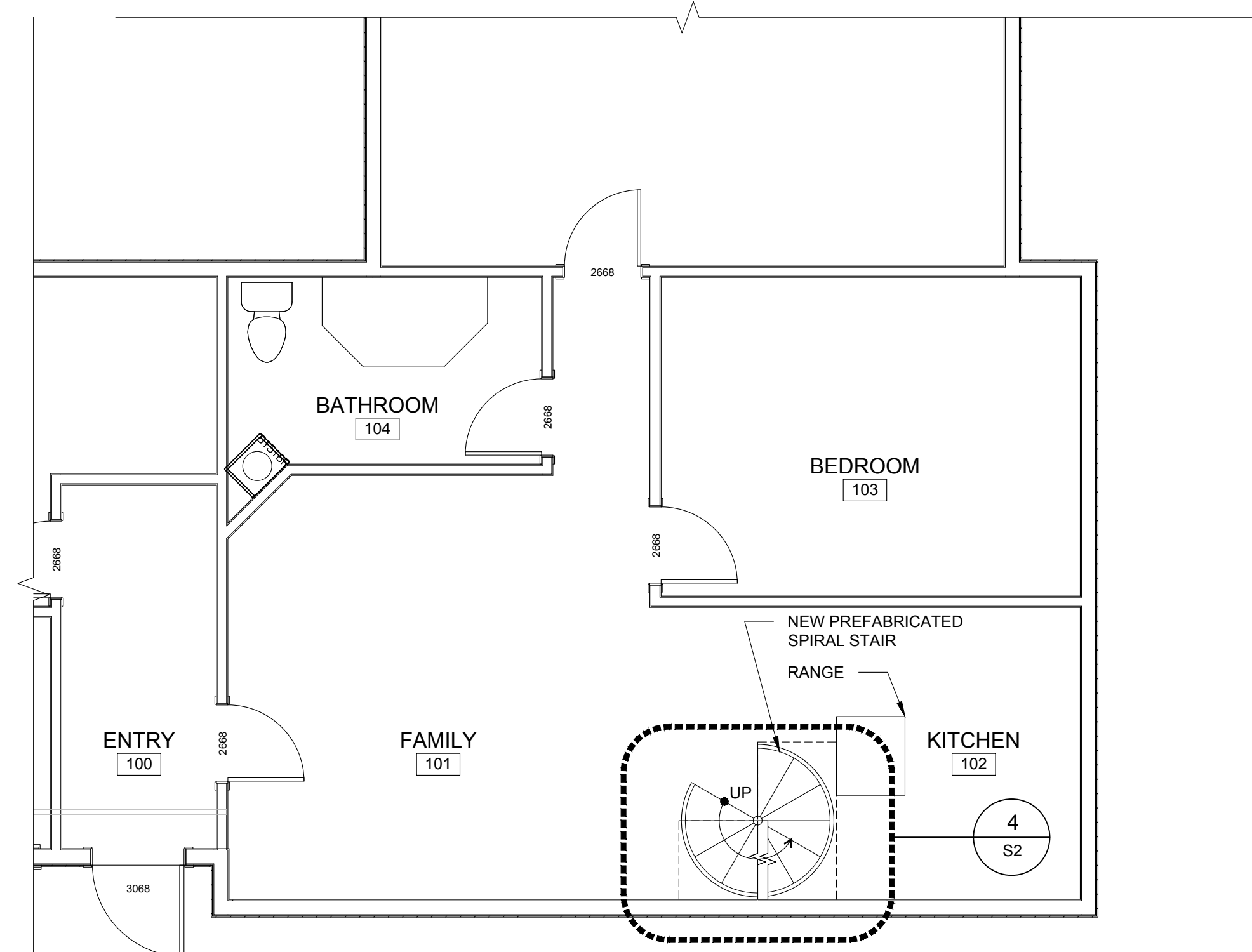
3 2ND FLOOR STAIR PLAN SCALE: 3/4" = 1'-0"



4 1ST FLOOR STAIR PLAN SCALE: 3/4" = 1'-0"



1 DEMOLITION PLAN SCALE: 1/4" = 1'-0"



5 1ST FLOOR PLAN SCALE: 1/4" = 1'-0"

DEMOLITION LEGEND

----- TO BE DEMOLISHED

FLOOR PLAN LEGEND

===== STUD WALL

////// WALL INFILL

(X) DOOR TAG

(X) WALL TAG

- MATERIALS LIST:**
1. PREFABRICATED STEEL SPIRAL STAIRS TO BE MYLEN CONDOR BLACK INTERIOR 60 IN. DIAMETER SPIRAL STAIRCASE KIT
 2. 2X4 WOOD STUDS (SYP #2)
 3. 2X6 WOOD JOISTS
 4. 1/2" PLYWOOD SUBSTRATE
 5. 1/2" GYPSUM WALL BOARD

DATE	REVISIONS

PHONE: (772) 287-0828
STUART, FL 34996
EB 0004656

MATHERS ENGINEERING CORPORATION
STRUCTURAL CONSULTING

FOR: BOB HAAS JR.
228 ILA STREET
STUART, FL 34994

STAIR REMOVAL & SPIRAL STAIR ADDITION
FLOOR PLANS

WILLIAM J. MATHERS, P.E.
FL. REG. #19658

DRAWN R.W.L.
CHECKED W.J.M.
DATE 4-17-25
SCALE SEE SHEET
JOB NO. 062523
SHEET

SS

OF 2 SHEETS

John L Rizzotto GC LLC

4921 SE Pompano Terrace Stuart Florida 34997

Phone 772 634 1242 Fax 772 781 1233

Email jrizzottosr@aol.com

State certification CGC061630



September 1, 2025

Bob Hass

228 SE Ila Street

Stuart, Fl 34994

To whom it may concern.

Upon Receipt of this letter John L Rizzotto GC LLC will no longer be the contractor of record for permit numbers BP-25-1233

Respectfully,

John L Rizzotto Sr Managing Member



228
U.S. MAIL

228













FL 799

EXPIRES
FLORIDA





TrailManor 2720







TrailManor 2720





RIDGID
3500 PSI 2.5 GPM





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