



City of Stuart

**MAGISTRATE HEARING DOCKET
CITY OF STUART, FLORIDA
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994**

**April 21, 2022 At 10:00 AM
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.

Basic Info

PIN	AIN	Situs Address	Website Updated
03-38-41-023-028-00010-0	20725	1410 SE OCEAN BLVD STUART FL	4/14/22

General Information

Property Owners A D F R C INC	Parcel ID 03-38-41-023-028-00010-0	Use Code/Property Class 2500 - 2500 Repair service shops
Mailing Address C/O ANTHONY F GRECO 1410 SE OCEAN BLVD STUART FL 34996	Account Number 20725	Neighborhood 30600 E Ocean_E of PB Road
Tax District STUART	Property Address 1410 SE OCEAN BLVD STUART FL	Legal Acres .4943
	Legal Description BROADWAY, ST LUCIE ESTATES, ALL (LESS R/...	Ag Use Acres N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	\$ 215,300	\$ 127,010	\$ 342,310	\$ 0	\$ 342,310	\$ 0	\$ 342,310

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 9/4/02	Grantor (Seller) MASTICS ENTERPRISES, INC.	Doc Num N/A
Sale Price \$ 325,000	Deed Type Special Warranty Deed	Book & Page <u>1677 2108</u>

Legal Description

BROADWAY, ST LUCIE ESTATES, ALL (LESS R/W) BLK 28

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



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

Detail by Entity Name

Florida Profit Corporation
A.D.F.R.C., INC.

Filing Information

Document Number P02000093935
FEI/EIN Number 51-0423405
Date Filed 08/28/2002
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 01/02/2013

Principal Address

1410 SE OCEAN BLVD
STUART, FL 34996-2614

Changed: 01/20/2005

Mailing Address

1410 SE OCEAN BLVD
STUART, FL 34996-2614

Changed: 01/20/2005

Registered Agent Name & Address

GRECO, ANTHONY F.
1410 SE OCEAN BLVD
STUART, FL 34996

Name Changed: 01/19/2020

Address Changed: 01/02/2013

Officer/Director Detail

Name & Address

Title D

GRECO, ANTHONY F.
10063 SE OSPREY POINT DRIVE
HOBE SOUND, FL 34455

CITY EXHIBIT 2

CITY OF STUART, FLORIDA
CODE ENFORCEMENT MAGISTRATE

Case No. CE 12030011

CITY OF STUART, FLORIDA,
Petitioner,
v.

A.D.F.R.C., Inc.

Respondent(s).

STIPULATION AND AGREED ORDER

The City of Stuart, Florida and the Respondent(s), hereby stipulate and agree to the following

1. The persons signing this Stipulation have the authority to enter into the Stipulation and bind the respective parties to the terms contained herein.
2. The violations that are more fully described as follows:
 - A. Major repairs on a vehicle were done outside of an enclosed building.
 - B. Spray painting of a vehicle was done outside of an enclosed building.
3. The Respondent admits that they were in violation of the Amended Stipulation and Agreed Order recorded in O.R. Book 2456, Page 1536, Public Records of Martin County, Florida and agrees to pay a fine of \$150.00 plus administrative costs for this offense.
4. If the Respondent does not maintain the property with compliance to the Amended Stipulation and Agreed order as set forth in section 3, a civil penalty of \$500.00 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 Respondent.
5. Administrative costs in the amount of **\$200.00 shall be paid by the Respondent** to the City with the filing of this Stipulation. In accordance with Sec.162.09, Florida Statutes, a hearing is not necessary for the issuance of an order imposing the fine, and no additional

CITY EXHIBIT 3

INSTR # 2337039
OR BK 02583 PG 2717
Pgs 2717 - 2718 (2pgs)
RECORDED 06/19/2012 01:48:58 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
RECORDED BY T Copus

PCN: 0338410230280001000000

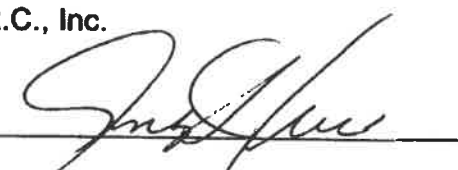
notification will be sent. Additional costs may be assessed for the later prosecution of this case, if the Respondent fails to comply with this Stipulation.

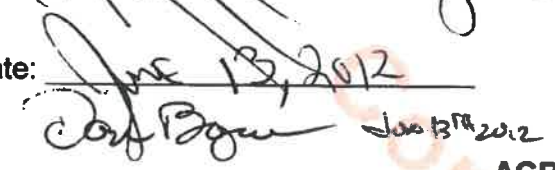
5. The Respondent approves this Stipulation, and requests the Magistrate enter the Agreed Order which requires the Respondent to pay a fine of \$150.00 plus administrative costs.

CITY OF STUART, FLORIDA
CODE ENFORCEMENT DIVISION

RESPONDENT:
A.D.F.R.C., Inc.

By: 

By: 

Date: June 13, 2012
 June 13th 2012

Date: June 1, 2012

AGREED ORDER

THIS MATTER came before the Magistrate on June 14, 2012, and having been fully advised of the premises;

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

IT IS FURTHER ORDERED that the Respondent 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.


Thomas J. Baird, Magistrate

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

CITY OF STUART, FLORIDA
CODE ENFORCEMENT MAGISTRATE

Case No. CE 09070027

CITY OF STUART, FLORIDA,
Petitioner,
v.

A.D.F.R.C., Inc.

Respondent(s).

AMENDED STIPULATION AND AGREED ORDER

AMENDED STIPULATION

The City of Stuart, Florida and the Respondent(s), hereby stipulate and agree to the following:

1. The persons signing this Stipulation have the authority to enter into the Stipulation and bind the respective parties to the terms contained herein.
2. The violations that are more fully described in the Notice of Violation/Notice of Hearing filed in this case do exist at the property described therein, and the legal description of the property is attached on Exhibit "A."
3. The Respondent is granted until **July 1, 2010** to comply with the construction permit(s) and other development order(s) issued by the City to bring the property into compliance with the cited sections of the City of Stuart Code of Ordinances, or Florida Building Code, as applicable, and as described in the Notice of Hearing/ Notice of Violation. The Respondent shall also comply with the following conditions:
 - I. The subject property shall be in compliance with the Site Plan Prepared by: FOSTER/FREIJOMEL; Dated 2/18/10 with the following revisions:
 - A. The site plan shall include a statement reflecting "No outdoor automobile repairs, outdoor automobile detailing or automobile sales."
 - B. The site plan shall indicate the "Chain Link" fence is a "green vinyl slatted plastic coated, screen fence", consistent with the approved landscape plan. The green vinyl slatted plastic coated fence along the eastern property line shall extend to the north to approximately parking space number 3 as shown on the approved plan.

CITY EXHIBIT 4



STATE OF FLORIDA-MARTIN COUNTY
I hereby certify that the foregoing is a true
Copy as recorded in my office, and the
same is in full force and effect.

THIS 23rd DAY OF May 2010
By Cheryl White
CHERYL WHITE, CITY CLERK

INSTR # 2212906
OR BK 02456 PG 1536
Pgs 1536 - 1538 (3pgs)
RECORDED 05/26/2010 04:40:03 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
RECORDED BY T Copus (asst mgr)

PCN: 0338410230280001000000

C. The site plan shall depict the installation of traffic directional arrows within the entrance/exit drive aisles.

D. The subject property shall be in compliance with the Parking Area Landscape Buffer Plan Prepared by: Laurence L. Parr; Last Revised 1/29/10, with the following revision: The landscape plan shall revise the "Green Plastic Screen Fence" to a "Green Vinyl Slatted Plastic Coated Fence".

E. The Site Plan shall include a written condition relocating any dumpsters from the existing location on the public right-of-way to an approved City of Stuart dumpster enclosure.

F. The Site Plan shall include a written condition incorporating the current test report for backflow device recently installed on the potable water service.

G. The Parking Plan and the Landscape Plan described above are incorporated herein by reference, and the final version of each shall be revised as provided above.

4. If the Respondent does not correct the violations(s) and bring the property into compliance as set forth in section 3, a civil penalty of **\$250.00 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 Respondent.**
5. Administrative costs in the amount of **\$150.00 shall be paid by the Respondent** to the City with the filing of this Stipulation. In accordance with Sec.162.09, Florida Statutes, a hearing is not necessary for 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 Respondent fails to comply with this Stipulation.
5. The Respondent approves this Stipulation, and requests the Magistrate enter the Agreed Order which requires the Respondent to correct the violations and bring the property into compliance, or be liable for the fines and additional costs described above.
6. **The Respondent bears 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 EXHIBIT

4A



5/20/2010

CITY OF STUART, FLORIDA
CODE ENFORCEMENT DIVISION

RESPONDENT:
A.D.F.R.C., Inc.

By: [Signature]

By: [Signature]

Date: 5/20/10

Date: 5/25/10

AMENDED AGREED ORDER

THIS MATTER came before the Magistrate on APRIL 8, 2010, and having been fully advised of the premises;

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

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

Dated: May 20, 2010

[Signature]
Thomas J. Baird, Magistrate

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

CITY EXHIBIT 4B



5/20/2010

CITY OF STUART, FLORIDA
CODE ENFORCEMENT MAGISTRATE

Case No. CE 09070027

CITY OF STUART, FLORIDA,
Petitioner,
v.

A.D.F.R.C., Inc.

Respondent(s).

INSTR # 2203983
OR BK 02448 PG 0190
Pg 0190 - 1921 (3pgs)
RECORDED 04/16/2010 12:27:18 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
RECORDED BY T Copus (asst mgr)

PCN: 0338410230280001000000

STIPULATION AND AGREED ORDER

STIPULATION

The City of Stuart, Florida and the Respondent(s), hereby stipulate and agree to the following:

1. The persons signing this Stipulation have the authority to enter into the Stipulation and bind the respective parties to the terms contained herein.
2. The violations that are more fully described in the Notice of Violation/Notice of Hearing filed in this case do exist at the property described therein, and the legal description of the property is attached on Exhibit "A."
3. The Respondent is granted until **June 1, 2010** to comply with the construction permit(s) and other development order(s) issued by the City to bring the property into compliance with the cited sections of the City of Stuart Code of Ordinances, or Florida Building Code, as applicable, and as described in the Notice of Hearing/ Notice of Violation. The Respondent shall also comply with the following conditions:
 - I. The subject property shall be in compliance with the Site Plan Prepared by: FOSTER/FREIJOMEL; Dated 2/18/10 with the following revisions:
 - A. The site plan shall include a statement reflecting "No outdoor automobile repairs, outdoor automobile detailing or automobile sales."
 - B. The site plan shall indicate the "Chain Link" fence is a "green vinyl slatted plastic coated, screen fence", consistent with the approved landscape plan. The green vinyl slatted plastic coated fence along the eastern property line shall extend to the north to approximately parking space number 3 as shown on the approved plan.



STATE OF FLORIDA-MARTIN COUNTY
I hereby certify that the foregoing is a true
Copy as recorded in my office, and the
same is in full force and effect.
THIS 14th DAY OF April 2010
By *[Signature]*
C. W. WHITE, CITY CLERK

CITY EXHIBIT 5

C. The site plan shall depict the installation of traffic directional arrows within the entrance/exit drive aisles.

D. The subject property shall be in compliance with the Parking Area Landscape Buffer Plan Prepared by: Laurence L. Parr; Last Revised 1/29/10, with the following revision: The landscape plan shall revise the "Green Plastic Screen Fence" to a "Green Vinyl Slatted Plastic Coated Fence".

E. The Site Plan shall include a written condition relocating any dumpsters from the existing location on the public right-of-way to an approved City of Stuart dumpster enclosure.

F. The Site Plan shall include a written condition incorporating the current test report for backflow device recently installed on the potable water service.

G. The Parking Plan and the Landscape Plan described above are incorporated herein by reference, and the final version of each shall be revised as provided above.

4. If the Respondent does not correct the violations(s) and bring the property into compliance as set forth in section 3, a civil penalty of **\$250.00 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 Respondent.**
5. Administrative costs in the amount of **\$150.00 shall be paid by the Respondent** to the City with the filing of this Stipulation. In accordance with Sec.162.09, Florida Statutes, a hearing is not necessary for 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 Respondent fails to comply with this Stipulation.
5. The Respondent approves this Stipulation, and requests the Magistrate enter the Agreed Order which requires the Respondent to correct the violations and bring the property into compliance, or be liable for the fines and additional costs described above.
6. **The Respondent bears 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.



4/7/2010

CITY EXHIBIT 5A

CITY OF STUART, FLORIDA
CODE ENFORCEMENT DIVISION

RESPONDENT:
A.D.F.R.C., Inc.

By: Glenn P. Tito

By: [Signature]

Date: 4-7-10

Date: 4.7.10

AGREED ORDER

THIS MATTER came before the Magistrate on APRIL 8, 2010, and having been fully advised of the premises;

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

IT IS FURTHER ORDERED that the Respondent 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.

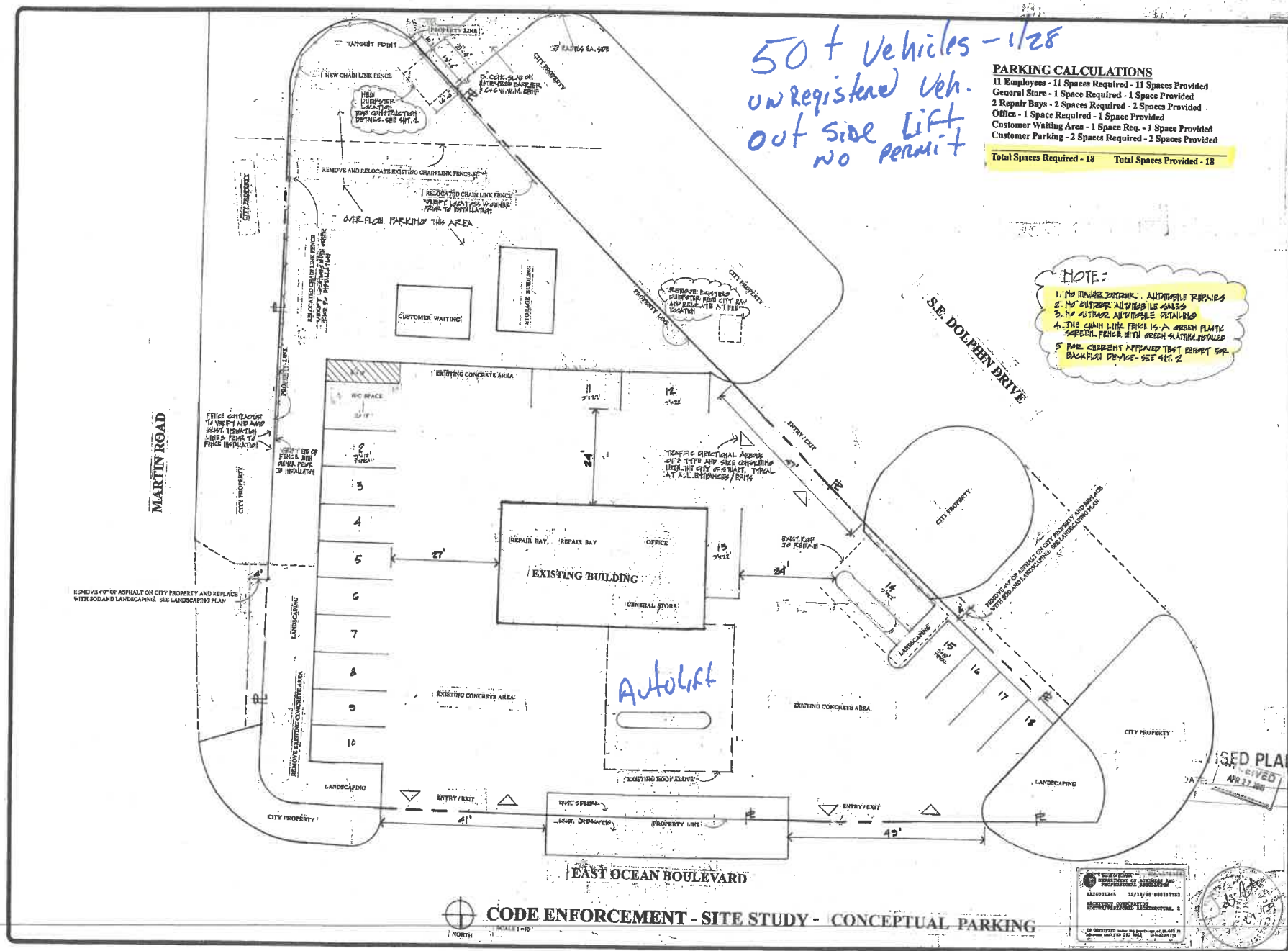
[Signature]
Thomas J. Baird, Magistrate

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



4/7/2010

CITY EXHIBIT 5B



REVISIONS	BY
1-28-10	N.F.
2-19-10	N.F.
4-16-10	N.F.

CODE ENFORCEMENT - SITE STUDY FOR
GRECO'S AUTOMOTIVE
 8410 E. OCEAN BLVD
 STUART, FL

Architect - City, Registration #A.A. 26081345
FOSTER/FREIEMEL
 Architects, Inc.
 51 SW Flagler Ave., Stuart, Florida 34994 772-258-8180

Scale: 1" = 10'
Date: 4-13-10
Sheet: 1
Project: 1



2/ 1/2022

CITY EXHIBIT 7



CITY EXHIBIT 8



CITY EXHIBIT 9







CITY EXHIBIT 12

**CITY OF STUART
DEVELOPMENT DEPARTMENT**



MEETING NOTE

FROM: KEV FREEMAN, DIRECTOR, DEVELOPMENT DEPARTMENT

SUBJECT: GRECO AUTO REPAIR, 1410 SE OCEAN BLVD

DATE: FEBRUARY 15, 2022

Dominic & Tony,

Notes of meeting 2/15/2022 with Tony.

To resolve the current code enforcement issues:

1. Remove excess vehicles prior to March 1st, 2022. - 18 vehicles max to remain.
2. Remove or obtain permit for vehicle lift.

We will discuss redesign/expansion of site, which may include ROW abandonment or Licence agreement after Code Enforcement issues are resolved.

Thank you.

CITY EXHIBIT B



CITY EXHIBIT 14



CITY EXHIBIT 15









CITY EXHIBIT 19









CITY EXHIBIT 23



CITY EXHIBIT 24



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

Case: **CE22010013**
Officer Name: Vito Lorenzo

CITY OF STUART, FLORIDA,
Petitioner,

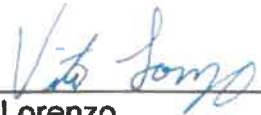
v.
**A D F R C INC
C/O ANTHONY F GRECO
1410 SE OCEAN BLVD
STUART FL 34996**

Respondent(s).

NOTICE OF MAGISTRATE HEARING

Please take notice that on **Thursday the 21st day of April 2022, at 10:00 AM**, in the City of Stuart Commission Chambers located at **121 SW Flagler Ave, Stuart, FL**, the City will bring on to be heard the Code Enforcement Cases **CE22010013**. Please govern yourself accordingly.

I HEREBY CERTIFY that a true copy of this Notice of Hearing was served upon the Respondent by Certified Mail on this **25th** day of **March, 2022**.



Vito Lorenzo
121 SW Flagler Ave
Stuart, FL 34994
(772) 288-5325

7021 2720 0002 5246 9283

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
3/25/22

Sent To
AD.F.R.C. Inc. c/o Anthony F Greco

Street and Apt. No., or PO Box No.
1410 SE Ocean Blvd

City, State, ZIP+4[®]
Stuart, FL 34996

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0002 5246 9290

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
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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
3/25/22

Sent To
Anthony F Greco

Street and Apt. No., or PO Box No.
1410 SE Ocean Blvd

City, State, ZIP+4[®]
Stuart, FL 34996

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



City of Stuart

RECEIPT OF HAND DELIVERY

DATE 4/7/22

Property Owner

TO: A D F R C INC

ATTENTION Anthony F Greco

Location of Property in violation 1410 SE ocean Blvd

Date and Time of Service 4/7/22 8:21 am

Recipient _____

Signature of Owner/Recipient

CITY EXHIBIT 28



City of Stuart

March 8, 2022

A D F R C INC
C/O Anthony F Greco
1410 Se Ocean Blvd
Stuart, FL 34996

Re: Code Violation(s)
1410 Se Ocean Blvd Stuart, FL
PCN: 0338410230280001000000

Dear Mr. Greco:

Pursuant to the Consent Order you signed on June 1, 2012, you agreed to bring your property into compliance prior to March 1, 2022. The City inspected the site on March 2, 2022 and determined that none of the cars had been removed. In fact, it looks like there are additional cars and it has effectively been business as usual without regard for the Consent Order. As a result, this letter is to inform you that daily fines are accruing and will continue until such time as you bring the property into compliance and contact the City for an inspection to verify same.

Be advised that the City will be seeking an adjudication of the outstanding fine at the April Code Enforcement hearing and if the amount of the Final Judgment is not paid in full within 90 days, the City will have the right to initiate foreclosure proceedings.

If you have any questions or concerns please feel free to contact me at (772) 288-5325.

Sincerely,

V. Lorenzo
Neighborhood Services

CITY EXHIBIT 29



Basic Info

PIN 08-38-41-033-000-00010-6	AIN 25788	Situs Address 1251 SW NORTONS LN STUART FL	Website Updated 4/15/22
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General Information

Property Owners STANCAVICH LEA STANCAVICH ROBERT J + <i>Show additional owners</i>	Parcel ID 08-38-41-033-000-00010-6	Use Code/Property Class 0100 - 0100 Single Family
Mailing Address 1251 SW NORTONS LN STUART FL 34994	Account Number 25788	Neighborhood 393840 Casa Terrace Creekfront
Tax District STUART	Property Address 1251 SW NORTONS LN STUART FL	Legal Acres .4550
	Legal Description NORTON'S LANDING, LOTS 1 & 2	Ag Use Acres N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	\$ 201,250	\$ 150,680	\$ 351,930	\$ 93,602	\$ 258,328	\$ 50,000	\$ 208,328

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 11/24/15	Grantor (Seller) ROBBINS CYNTHIA L	Doc Num 2549338
Sale Price \$ 350,000	Deed Type Wd Full Covenant and Warranty Deed	Book & Page <u>2824 0816</u>

Legal Description

NORTON'S LANDING, LOTS 1 & 2

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 OF STUART, FLORIDA
CODE ENFORCEMENT MAGISTRATE

Case No. CE21010007

CITY OF STUART, FLORIDA,
Petitioner,
v.

PCN: 083841033000000106

Lea and Robert Stancavich
Josephine R. Stancavich
1251 SW Nortons Lane
Stuart, FL 34994

Respondent(s).

STIPULATION AND AGREED ORDER

STIPULATION

The City of Stuart, Florida and the Respondent(s), hereby stipulate and agree to the following:

1. The person(s) signing this Stipulation have the authority to enter into the Stipulation and bind the respective parties to the terms contained herein.
2. The violations that are more fully described in the Notice of Violation/Notice of Hearing filed in this case do exist at the property described therein. A true and accurate copy of the Notice is attached hereto as ***Exhibit "A."***
3. The legal description of the real property is attached hereto as ***Exhibit "B."***
4. The Respondents are granted until **July 31, 2021**, to take the necessary corrective actions to bring the property into compliance with the cited sections of the City of Stuart Code of Ordinances, Florida Building Code, as applicable, as fully described in the Notice of Hearing/Notice of Violation and the Work Schedule attached hereto as ***Exhibit "C."***
5. If the Respondents do not correct the violations(s) and bring the property into compliance as set forth in Section 4 above, **the permit will be expired. A new permit will have to be applied for based upon current building codes. 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 for the issuance of an order imposing the fine, and no additional

CITY EXHIBIT C2

notification will be sent. Additional costs may be assessed for the later prosecution of this case, if the Respondents fail to comply with this Stipulation.

7. The Respondents approve this Stipulation, and request the Magistrate enter the Agreed Order which requires the Respondents to correct the violations and bring the property into compliance, or be liable for the fines and additional costs described above.
8. **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)

By: Vito Longo

By: Robert Stancavich

Date: 2/17/2021

By: [Signature]

Date: 2/17/21

AGREED ORDER

THIS MATTER came before the Magistrate on February 18, 2021, and having been fully advised of the premises;

IT IS HEREBY ORDERED that the above Stipulation 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.

[Signature]
Paul J. Nicoletti
Magistrate

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

CITY EXHIBIT C3



CITY OF STUART
CODE ENFORCEMENT
830 SE MARTIN LUTHER KING, JR. BLVD
STUART, FL 34994-2139

NOTICE OF VIOLATION

Feb 02, 2021

STANCAVICH LEA
1251 SW NORTONS LN
STUART, FL 34994

Case #: CE21010007

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: 1251 SW NORTONS LN
PARCEL ID #: 0838410330000001060000

OBSERVATION DATE: 01/05/21
CORRECTION DATE: 02/12/2021

VIOLATION(S)
AND
CORRECTIVE
ACTIONS:

10-61 (i) (2)
No accumulation or storage shall be located within any
required front yard, side yard or carport that is visible
from public view
10-34
The contractor and owner have not provided a dumpster to
keep the work site clean
10-69(B)(3)
Commercial Vehicles parking prohibited on residential
property
Correction: 10-61 (j) (2)
Remove outdoor storage
10-34
Clean site and provide dumpster for future debris
10-69(B)(3)
Remove commercial vehicles

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 Code Enforcement Magistrate on **02/18/2021 at 10:00AM** 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 Code Enforcement 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 the Code Enforcement Division at (772) 288-5325 or (772) 600-1254.

Code Enforcement Officer

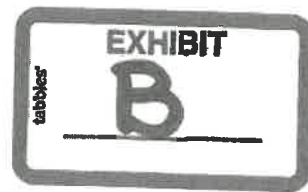
Chalimar Gregory / Vito Lorenzo / Deborah Carrasco

7019 2970 0001 7698 2590
Certified Mail #



CITY EXHIBIT C4

Lots 1 and 2, Norton's Landing, according to the Plat thereof, recorded in Plat Book 11, Page(s) 7, of the Public Records of Martin County, Florida.



CITY EXHIBIT CS

Done
Done
1/2
not completed

Work Schedule For 1251 SW Norton's Lane, #16120107		2/17/2021
Work Performed	Approximate Date Completed	
Fill The Second Floor Cells	Schedule Within 14 Days From Now	
Install Second Floor Roof Trusses	After Cells Poured	
Roof Sheathing and Tie Down Inspection	After Trusses Up & Sheathing In Place	
Roof	After Passing Inspection	
Windows & Doors	April - May 2021	
Shell Completed	June - July 2021 Outside Completed	



CITY EXHIBIT C6





CITY EXHIBIT C8



CITY EXHIBIT C9



CITY EXHIBIT 40



• CITY EXHIBIT CH

7021 1970 0000 7170 3311

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com

OF E

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
Date
1/19/2022

Sent to
Lee & Robert Stanavich
1051 SW Norton Ln
Stuart, FL 34994

Original Recipient's Address (if different from above)

CITY EXHIBIT 02



City of Stuart

RECEIPT OF HAND DELIVERY

DATE 1/28/22

Property Owner

TO: Lea and Robert Stankovich

ATTENTION Notice of Violation

Location of Property in violation 1251 SW Norton Ln

Date and Time of Service 1/28/22 8:50am

Recipient [Signature] 1/28/22
Signature of Owner/Recipient

CITY EXHIBIT C13

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

Case No: CE21010007

Case No. CE22010026

CITY OF STUART, FLORIDA,
Petitioner,
v.

ROBERT J. STANCAVICH and
JOSEPHINE ROSE STANCAVICH,

Respondent(s).

ORDER GRANTING 2nd CONTINUANCE

THIS CAUSE came before the Magistrate on February 18, 2022, upon the City's request for a Final Judgment on a Stipulation in Case No. CE21010007, and the City's charge of additional alleged violations in Case No. CE22010026, involving the Subject Property at 1251 SW Norton's Lane, Stuart, Florida 34994 (PCN# 093841033-000-00010-6), and having taken testimony and admitted Exhibits 1-15 into evidence¹, in each case, the magistrate found there was reasonable doubt concerning the issuance of a possible Variance having been granted by the City to allow for the construction of buildings on the Subject Property, which is material to these cases. The case was reset for March 17, 2022, at which time, the City Attorney asked for additional time to resolve the matters prior to a final ruling. Therefore,

IT IS HEREBY ORDERED the cases are continued, and shall be set for final hearing, as follows:

Final Hearing Date: **APRIL 21, 2022**
Time: 10:00 AM, or as soon thereafter as practicable
Hearing Location: **Stuart City Commission Chambers**
 121 SW Flagler Avenue
 Stuart, Florida 34994

IT IS FURTHER ORDERED, that the parties are directed to, and shall present, a factual determination as to the alleged Variance for the Subject Property. The Respondent presented a 3 or 4 page variance order, which was unsigned, but gave sworn testimony that a such a completed and recorded Variance exists. At the time of

¹ Coincidentally, each case has 15 items entered into Evidence; however, the evidence items are separate and not identical.

CITY OF STUART, FLORIDA
CODE ENFORCEMENT MAGISTRATE
Case No: CE21010007 and Case No. CE22010026
City of Stuart v. Robert J. Stancavich and Josephine Rose Stancavich
Order Granting 2nd Continuance

the hearing on February 17, 2022, and again on March 17, 2022, the Variance could not be located and verified by the City. The daily fine, if any, in Case No. CE21010007 is hereby suspended from February 17, 2022, until this matter can be heard. If the magistrate determines that no such Variance exists, the daily fine shall be reinstated in full, and the Respondent, if found guilty of perjury, is subject to an additional fine for Contempt of the tribunal as provided by Sec. 26-31, City Code, and subject to other legal sanctions as provided by law.

IT IS FURTHER ORDERED, that should the parties reach a determination concerning the issuance of a Variance, and at the discretion of the City in conjunction with the Respondent, the City may request that this Hearing be continued at a date earlier than April 21, 2022.

DONE AND ORDERED this 17th day of March, 2022.

I hereby certify that a correct copy of the above Final Order of Violation has been furnished by email to the city staff at: rcavo@ci.stuart.fl.us, mmortell@ci.stuart.fl.us, snicolosi@ci.stuart.fl.us, vlorenzo@ci.stuart.fl.us and to the Respondent at robertjs5@yahoo.com on this 18th day of March, 2022.


Paul J. Nicoletti, Magistrate

order granting continuance

7021 2720 0002 5246 9306

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 3/25/22
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 Robert Stancavich Street and Apt. No., or PO Box No. 1251 SW Nortons Ln City, State, ZIP+4® Stuart FL 34994	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- 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.		A. Signature X <u>LS</u> ☐ Agent ☐ Addressee	
1. Article Addressed to: Robert Stancavich 1251 SW Nortons Ln Stuart, FL 34994		B. Received by (Printed Name) <u>LO C/9 CBS</u>	C. Date of Delivery <u>3/29/22</u>
2. Article Number (Transfer from service label) 9590 9402 7232 1284 1430 67		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
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	
7021 2720 0002 5246 9306		APR 04 2022 CODE ENFORCEMENT CITY OF STUART	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

CITY EXHIBIT C15



Basic Info

PIN	AIN	Situs Address	Website Updated
04-38-41-016-003-00110-9	21698	945 SE NASSAU AVE STUART FL	4/15/22

General Information

Property Owners BRINKLEY, BETTY J	Parcel ID 04-38-41-016-003-00110-9	Use Code/Property Class 0100 - 0100 Single Family
Mailing Address 945 SE NASSAU AVE STUART FL 34994	Account Number 21698	Neighborhood 343840 Lincoln Pk, Mcdonalds, Ruffs
Tax District STUART	Property Address 945 SE NASSAU AVE STUART FL	Legal Acres .1950
	Legal Description RUFF'S LITTLE DIXIE ADD'N, LOTS 11 & 12 ...	Ag Use Acres N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	\$ 36,100	\$ 83,410	\$ 119,510	\$ 67,197	\$ 52,313	\$ 27,313	\$ 25,000

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 4/27/00	Grantor (Seller) GAINES, SAMUEL S	Doc Num N/A
Sale Price \$ 6,000	Deed Type Special Warranty Deed	Book & Page <u>1476 1870</u>

Legal Description

RUFF'S LITTLE DIXIE ADD'N, LOTS 11 & 12 BLK 3

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 OF STUART
NEIGHBORHOOD SERVICES**

121 SW FLAGLER AVE
STUART, FL 34994-2139

NOTICE OF VIOLATION

Mar 31, 2022

**BRINKLEY, BETTY J
945 SE NASSAU AVE
STUART, FL 34994**

Case #: CE22030049

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: 945 SE NASSAU AVE

OBSERVATION DATE: 03/31/22

PARCEL ID #: 0438410160030011090000

CORRECTION DATE: 04/07/2022

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

10-61 (J) (1)

**GENERAL STORAGE OF MATERIALS SHALL BE LOCATED ENTIRELY
WITHIN AN ENCLOSED BUILDING OR SCREENED FROM VIEW.**

10-69 (C) (1)

INOPERABLE VEHICLE PARKED IN DRIVEWAY.

10-61(M)(20)(C)

**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: 10-61 (J) (1)

**MATERIALS SHALL BE ENTIRELY WITHIN AND ENCLOSED BUILDING OR
SCREENED FROM VIEW.**

10-69 (C) (1)

REMOVE OR REGISTER VEHICLE.

10-61(M)(20)(C)

Remove shutters within 5 days of notice

NOTICE OF HEARING SUMMONS

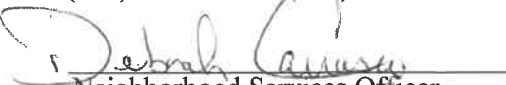
Failure to correct the violation(s) by the above date will result in a presentation of this matter at a hearing before the Neighborhood Services Magistrate on **04/21/2022 at 10AM** in the City of Stuart Commission Chambers located at 121 SW Flagler Avenue, Stuart, Florida. The violation charged is a civil infraction and subjects you to a maximum civil penalty of up to \$250 per offense, per day, for repeat violations.

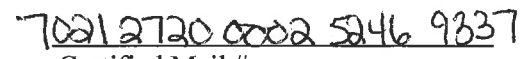
The Neighborhood Services Magistrate will receive testimony and evidence at said Hearing and make Findings of Fact, as supported by the testimony and evidence pertaining to matters alleged in the Notice of Violation. You are entitled to present evidence and witnesses at the Hearing.

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


Certified Mail #

CITY EXHIBIT 3

7021 2720 0002 5246 9337

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 3/30/22
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	
Street and Apt. No., or PO Box No. Betty Brinkley 945 SE Nassau Ave	
City, State, ZIP+4® Stuart FL	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: Betty Brinkley 945 SE Nassau Ave. Stuart, FL 34994		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 70212720000252469337		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)		RECEIVED APR 06 2022 PRIORITY MAIL EXPRESS® REGISTERED MAIL™ REGISTERED MAIL RESTRICTED DELIVERY SIGNATURE CONFIRMATION™ SIGNATURE CONFIRMATION RESTRICTED DELIVERY	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

CITY EXHIBIT 4

Track Another Package +

Tracking Number: 70212720000252469337

Remove X

Your item was delivered to an individual at the address at 2:41 pm on April 4, 2022 in STUART, FL 34994.

USPS Tracking Plus® Available ▾

✓ Delivered, Left with Individual

April 4, 2022 at 2:41 pm
STUART, FL 34994

Feedback

Get Updates ▾

Text & Email Updates	▾
Tracking History	▾
USPS Tracking Plus®	▾
Product Information	▾

See Less ^

CITY EXHIBIT 5

Product Tracking & Reporting

Home

Delivery

Reports

Mailbox Entry

Return/Complaints

1-800-234-3747

USPS Corporate Accounts

April 7, 2022

USPS Tracking Intranet
Delivery Signature and Address

Tracking Number: 7037 0X28 0000 0246 0007
This item was delivered on 04/07/2022 at 13:41:00
[Click here to view details](#)

Signature

Address

Enter up to 25 items validated by software

Cancel

Print

Close

Cancel

Print

Close

Product Tracking & Reporting - All Rights Reserved
version: 0.1.0.10

CITY EXHIBIT 6







City of Stuart

April 15, 2022

Selena Davis
931 SE Martin Luther King Jr. Blvd
Stuart FL 34994

Re: Code Violation(s)
931 SE MLK
PCN: 0438410110040008080000

To Whom This May Concern:

This letter is a friendly reminder regarding code violations, All OUTDOOR STORAGE MUST BE REMOVED OR SCREENED FROM VIEW.

EXAMPLE: Privacy fence along back yard. Or remove any items other than chairs, grills tables.

*This is to include carport area. If it can be seen from the street, you continue to be in violation.

We thank you for your cooperation. If you have any questions or concerns, please feel free to contact me at (772) 600-0118 Ext. 3950.

Sincerely,

Deborah Carrasco
Code Enforcement
Encl

CITY EXHIBIT

9