



City of Stuart

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

**May 20, 2021 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.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

VIOLATION HEARINGS

1. **Stipulation and Agreed Order-Jennifer Citino** V.Lorenzo
CE21030043
10-61 (i), 10-61 (m) (6)
Stipulation and Agreed Order
2. **Stipulation and Agreed Order/ Robert Haas** Deborah Carrasco
CE2105005
10-61
Stipulation and Agreed Order
3. **City of Stuart vs Leah Bell** V. Lorenzo
CE21050040
10-61(j)(2), 10-66 (D)((1)(3), 10-61 D(3)
Outdoor Storage, No Electricity and No Water. FPL removed the meter and
some one tampered with the power lines causing damage/melting.

ADJOURNMENT

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

Meeting Date: 5/20/2021

Narrative:

Stipulation and Agreed Order

Magistrate Action:

ATTACHMENTS:

<i>Description</i>	<i>Upload Date</i>	<i>Type</i>
Stipulation and Agreed Order-Jennifer Citino	5/19/2021	Cover Memo

CITY OF STUART, FLORIDA
CODE ENFORCEMENT MAGISTRATE

Case No. CE21030043

CITY OF STUART, FLORIDA,
Petitioner,

v.

PCN: 053841009002001900

Jennifer J Citino
Po Box 1528
Stuart, FL 34995

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 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 as Exhibit "A."
3. The Respondent is granted until **June 20, 2021**, to take the necessary corrective action to bring the property into compliance with the cited sections of the City of Stuart Code of Ordinances, Florida Building Code, as applicable, as described in the Notice of Hearing/ Notice of Violation.
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 **\$100.00 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 **\$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 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.

Case No: CE21030043
Stipulation and Agreed Order

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 OF STUART, FLORIDA
CODE ENFORCEMENT DIVISION

By: Vito Lorenzo
Vito Lorenzo

Date: 5/7/2021

RESPONDENT(S)

By: Jennifer J. Citino

By: Jennifer J. Citino

Date: 5/5/21

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 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.

PAUL J. NICOLETTI
MAGISTRATE

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



Basic Info

PIN 05-38-41-009-002-00190-0	AIN 22417	Situs Address 562 SW HALPATIOKEE ST STUART FL	Website Updated 5/10/21
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General Information		
Property Owners CITINO, JENNIFER J	Parcel ID 05-38-41-009-002-00190-0	Use Code/Property Class 0100 - 0100 Single Family
Mailing Address PO BOX 1528 STUART FL 34995-1528	Account Number 22417	Neighborhood 353870 Halpatiokee PK, Bessey Addn
Tax District 3100 - STUART	Property Address 562 SW HALPATIOKEE ST STUART FL	Legal Acres .3040
	Legal Description HALPATIOKEE PARK, LOTS 19 20 21 (LESS E 10') BLK 2	Ag Use Acres N/A

Current Value							
Year 2020	Land Value \$ 175,000	Improvement Value \$ 35,630	Market Value \$ 210,630	Value Not Taxed \$ 20,045	Assessed Value \$ 190,585	Total County Exemptions \$ 0	County Taxable Value \$ 190,585

Current Sale		
Sale Date 8/9/01	Grantor (Seller) SHRIGLEY, MARY J	Doc Num JMB
Sale Price \$ 150,000 05202021 MAGISTRATE	Deed Type Special Warranty Deed	Book & Page 1574.0528

CITY EXHIBIT A

This Warranty Deed

Made this 9th day of August A.D. 2001
by Mary J. Shrigley, a single woman

hereinafter called the grantor, to
Jennifer J. Citino, a single woman

whose post office address is: 524 INDIANOLA STREET
STUART, FLORIDA 34994

hereinafter called the grantees:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees, all that certain land situate in Martin County, Florida, viz:

Lots 19, 20 and 21, Block 2, less, however the East 10 feet thereof of Halpatiokee Park, according to the Plat thereof recorded in Plat Book 8, Page 25, in the public records of Palm Beach (now Martin) County, Florida.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 05-38-41-009-002-00190/0

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 00.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Gina S. Powers
Name & Address: _____

Witness Christine S. Modine
Name & Address: _____

Witness _____
Name & Address: _____

Witness _____
Name & Address: _____

State of Florida
County of Martin

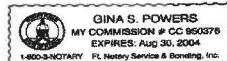
The foregoing instrument was acknowledged before me this 9th day of August, 2001, by

Mary J. Shrigley, a single woman
who is personally known to me or who has produced Drivers License as identification.

CITY EXHIBIT B

Notary Public Gina S. Powers
Print Name: Gina S. Powers
My Commission Expires: _____

PREPARED BY: Gina S. Powers
RECORD & RETURN TO:
First American Title Insurance Company
729 S. Federal Hwy, Ste 103
Stuart, Florida 34994
File No: 004846ST



INSTR # 1515999
OR BK 01574 PG 0528
RECORDED 08/10/2001 02:47 PM
WORTH EMMING
MARTIN COUNTY Florida
DOC TAX 1,050.00
RECORDED BY L. Wood



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

NOTICE OF VIOLATION

May 04, 2021
CITINO, JENNIFER J
PO BOX 1528
STUART, FL 34995-1528

Case #: CE21030043

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: 561 SW HALPATIOKEE ST
PARCEL ID #: 0538410090020019000000
OBSERVATION DATE: 03/25/21
CORRECTION DATE: 05/14/2021

VIOLATION(S) 10-61 (i)
AND FENCE IN DISREPAIR
CORRECTIVE 10-61 (m) (6)
ROOF AND EXTERIOR PROPERTY IN DISREPAIR.

ACTIONS: Correction: 10-61 (i)
REPAIR FENCE- ALL ACCESSORY STRUCTURES, INCLUDING DETACHED
GARAGES, FENCES and WALLS, SHALL BE MAINTAINED STRUCTURALLY
SOUND and IN GOOD REPAIR.
10-61 (m) (6)
REPAIR AND MAINTAIN ROOF AND EXTERIOR PROPERTY TO A SAFE AND
SANITARY CONDITION.

NOTICE OF HEARING SUMMONS

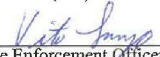
Failure to correct the violation(s) by the above date will result in a presentation of this matter at a hearing before the Code Enforcement Magistrate on **05/20/2021 at 10:00AM** in the City of Stuart Commission Chambers located at 121 SW Flagler Avenue, Stuart, Florida. The violation charged is a civil 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

Certified Mail #

CITY EXHIBIT 



CITY EXHIBIT D



CITY EXHIBIT E



CITY EXHIBIT F

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

Meeting Date: 5/20/2021

Narrative:

Stipulation and Agreed Order

Magistrate Action:

ATTACHMENTS:

<i>Description</i>	<i>Upload Date</i>	<i>Type</i>
Stipulation Agreement/ Robert Haas	5/17/2021	Cover Memo

CITY OF STUART, FLORIDA
CODE ENFORCEMENT MAGISTRATE

Case No. CE2105005

CITY OF STUART, FLORIDA,
Petitioner,

PCN: 093841001007008020000

v.

Robert J. Haas Jr.
615 SW Anchorage Way
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 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 which is located at: 228 SE ILA Street and described therein, and the legal description of the property is attached as Exhibit "A."
3. The Respondent is granted until **June 14, 2021** 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, and as described in the Notice of Hearing/ Notice of Violation attached hereto as Exhibit "B."
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 **\$100.00 per violation, per day** shall accrue for each day the violation continues after the compliance date. **Fines and costs may result in a lien being placed on any real or personal property owned by Respondent.**
5. Administrative costs **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 notification will be sent.

Case No: CE2105005
Stipulation and Agreed Order

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

6. 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.
7. **The Respondent bears the burden of contacting the City's Code Enforcement Division at 772-600-0118 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

By: Debrah Carrasco

Date: 5/11/2021

RESPONDENT(S)

By: RJ Haas

By: _____

Date: 5/11/21

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 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.

Magistrate

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

Basic Info

PIN
09-38-41-001-007-00080-2

AIN
25936

Situs Address
228 SE ILA ST STUART FL

Website Updated
5/11/21

General Information

Property Owners
HAAS
ROBERT J JR

Mailing Address
228 SE ILA
ST
STUART FL
34994

Tax District
3100 -
STUART

Parcel ID
09-38-41-001-007-00080-2

Account Number
25936

Property Address
228 SE ILA ST STUART FL

Legal Description
LOTS 8, 9, 10 & 11 BLOCK 7 CASA TERRACE ACCORDING TO THE PLAT
THEREOF RECORDED IN PLAT BOOK 1 PAGE 35 PUBLIC RECORDS MARTIN
COUNTY FLORIDA

Use Code/Property Class
0100 - 0100 Single Family

Neighborhood
383881 Indian
Grvs,PalmettoHbr,Rivr P

Legal Acres
.6100

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
2020	\$ 196,000	\$ 154,140	\$ 350,140	\$ 0	\$ 350,140	\$ 50,000	\$ 300,140

CITY EXHIBIT A

Current Sale

Sale Date
10/3/19
05202021 MAGISTRATE

Grantor (Seller)
GORDON REVOCABLE TRUST 09/28/2001

Sale Price
Deed Type

Doc Num
2783345
Page 15 of 36

Book & Page



Recorded in Martin County, FL 11/4/2019 4:11 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$18.50Deed Tax: \$2,625.00
CFN#2783345 BK 3092 PG 2312 PAGE 1 of 2

Prepared by and return to:
Nina L. Ferraro, Esq.
President
Nina L. Ferraro, PA, a Florida corporation
943 SE Central Parkway
Stuart, FL 34994
772-324-2006
File Number: 3453
Will Call No.:
CONSIDERATION \$375,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 3rd day of October, 2019 between Roger K.C. Gordon and Bonnie Keay Gordon, husband and wife, Individually and as Co-Trustees of THE GORDON REVOCABLE TRUST dated the 28th day of September, 2001 whose post office address is 228 SE 11a St, Stuart, FL 34994, grantor, and Robert J. Haas, Jr., a single man whose post office address is 615 SW Anchorage Way, Stuart, FL 34994, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida to-wit:

Lots 8, 9, 10 and 11, Block 7, CASA TERRACE, according to the map or plat thereof as recorded in Plat Book 1, Page 35, Public Records of Martin County, Florida.

Parcel Identification Number: 09-38-41-001-007-00080-2

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

DoubleTime®
CITY EXHIBIT 3



**CITY OF STUART
CODE ENFORCEMENT**

830 SE MARTIN LUTHER KING, JR. BLVD
STUART, FL 34994-2139

NOTICE OF VIOLATION

May 03, 2021

**HAAS ROBERT J JR
615 SW ANCHORAGE WAY
STUART, FL 34994**

Case #: CE21050005

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: 228 SE ILA ST

OBSERVATION DATE: 05/03/21

PARCEL ID #: 0938410010070008020000

CORRECTION DATE: 05/07/2021

**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 (B) (9)

**ONLY FULLY OPERABLE VEHICLES, VESSELS, OR AIRCRAFT SHALL BE
PARKED OR STORED ON RESIDENTIAL PROPERTY.**

Correction: 10-61 (J) (1)

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

10-69 (B) (9)

**PARKED OR STORED VEHICLES, VESSELS AND AIRCRAFT MUST BE
FULLY OPERABLE.**

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 **05/20/2021 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.

Deborah Carrasco

Code Enforcement Officer

Chalimar Gregory / Vito Lorenzo / Deborah Carrasco

7019 2976 0001 7674 8886

Certified Mail #

CITY EXHIBIT

C



CITY EXHIBIT D



5/11/2021

CITY EXHIBIT



5/11/2021

CITY EXHIBIT F



5/11/2021

CITY EXHIBIT G



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

Meeting Date: 5/20/2021

Narrative:

Outdoor Storage, No Electricity and No Water. FPL removed the meter and some one tampered with the power lines causing damage/melting.

Magistrate Action:

Administrative Costs:

\$300.00

ATTACHMENTS:

<i>Description</i>	<i>Upload Date</i>	<i>Type</i>
City of Stuart vs Leah Bell	5/18/2021	Attachment



MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN 05-38-41-001-000-01220-4	AIN 22212	Situs Address 644 SW BRYANT AVE STUART FL	Website Updated 5/11/21
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General Information

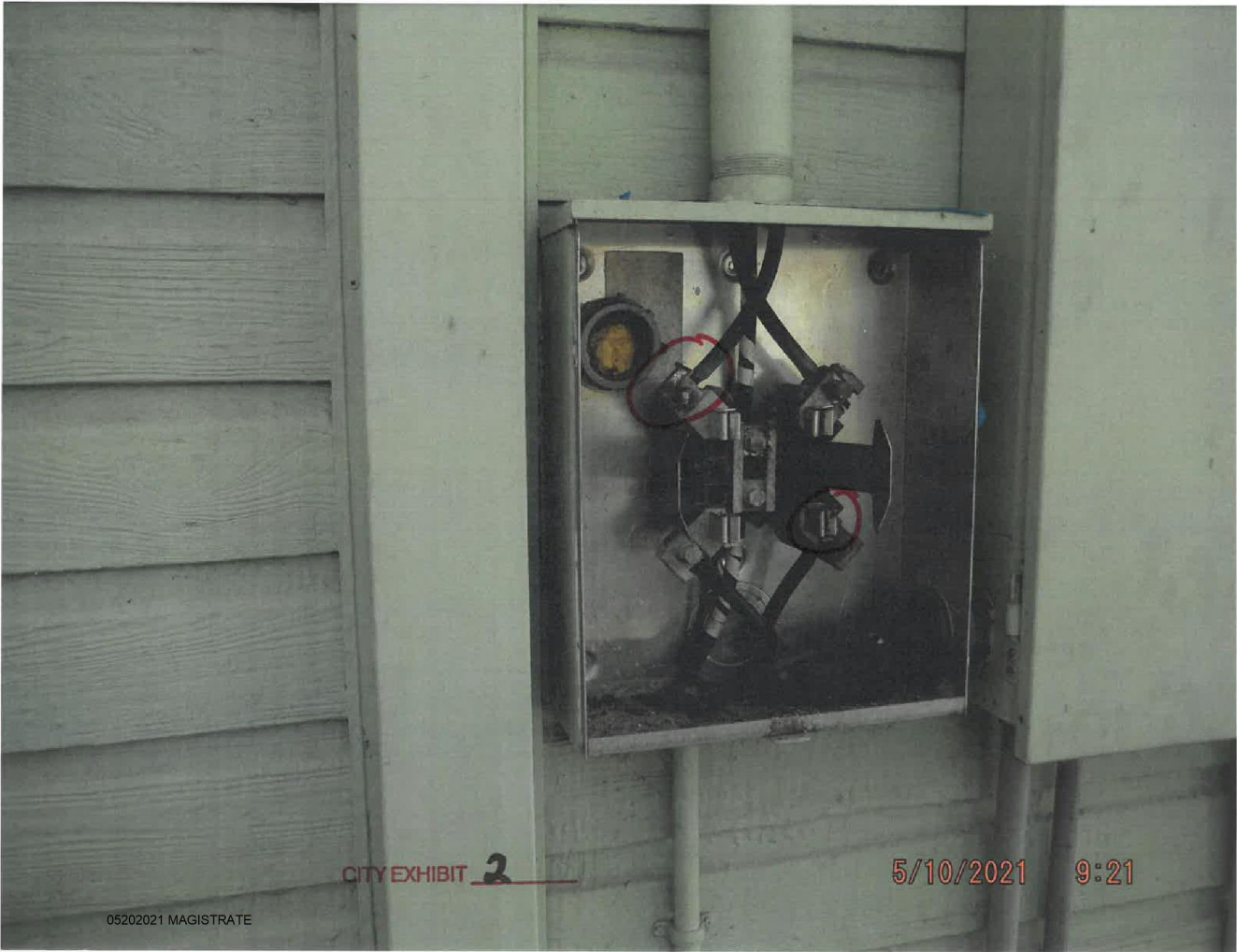
Property Owners BELL LEAH MEREDITH FRANKLIN	Parcel ID 05-38-41-001-000-01220-4	Use Code/Property Class 0100 - 0100 Single Family
Mailing Address 644 SW BRYANT AVE STUART FL 34994	Account Number 22212	Neighborhood 353870 Halpatiokee PK, Bessey Addn
Tax District 3100 - STUART	Property Address 644 SW BRYANT AVE STUART FL	Legal Acres .1800
	Legal Description BESSEY ADD'N, LOT 122	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
2020	\$ 105,000	\$ 72,000	\$ 177,000	\$ 3,299	\$ 173,701	\$ 50,000	\$ 123,701

Current Sale

Sale Date 3/31/16	Grantor (Seller) RICKLEFS KENNETH W	CITY EXHIBIT <u>1</u>	Doc Num 2567538
Sale Price \$ 195,000	Deed Type Wd Full Covenant and Warranty Deed		Book & Page <u>2845 0620</u>





05202021 MAGISTRATE



05202021 MAGISTRATE



CITY EXHIBIT 5

5/10/2021 9:24



05202021 MAGISTRATE



CITY EXHIBIT 7

Customer Information

Account Number 06-1230 - 3
 Customer Name BELL, LEAH M F
 Service Address 644 SW BRYANT AVE

Work Order #	Service	Meter ID	Requested	Scheduled	Completed	Amount	Printed
2021040446	701		04/23/2021	04/23/2021		0.00	Yes
2021040445	201	79921554	04/23/2021	04/23/2021		0.00	Yes
2021030592	201	79921554	03/24/2021	03/24/2021	03/24/2021	34.00	Yes

Work Order Information

Work Order 2021030592
 Service 201 - 5/8" IN RESIDENT DOMESTIC
 Meter ID 79921554
 Work Order Type DNP - TURN OFF - NON PAYMENT

Action

Action ID

Scheduled Requested Charges Completion

Scheduled

Work Crew READER - METER READER
 Date 03/24/2021
 Time

Instructions

TURN OFF FOR NON-PAYMENT

CITY EXHIBIT 8



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

NOTICE OF VIOLATION

May 10, 2021

BELL LEAH MEREDITH FRANKLIN
644 SW BRYANT AVE
STUART, FL 34994

Case #: CE21050040

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: 644 SW BRYANT AVE
PARCEL ID #: 0538410010000122040000

OBSERVATION DATE: 05/10/21
CORRECTION DATE: 05/10/2021

VIOLATION(S)
AND
CORRECTIVE
ACTIONS:

10-61 (j) (2)

No accumulation or storage shall be located within any required front yard, side yard or carport that is visible from public view

10-66 (D) (1) (3)

Responsibility. The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements.

10-67 D (3)

No electrical service

Correction: 10-61 (j) (2)

Remove outdoor storage

10-66 (D) (1) (3)

Connect to city water and repair plumbing

10-67 D (3)

Connect to FP&L grid, and repair damaged wiring

NOTICE OF HEARING SUMMONS

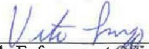
Failure to correct the violation(s) by the above date will result in a presentation of this matter at a hearing before the Code Enforcement Magistrate on **05/20/2021 at 10:00AM** in the City of Stuart Commission Chambers located at 121 SW Flagler Avenue, Stuart, Florida. The violation charged is a civil 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

70192970000176948893
Certified Mail #

CITY EXHIBIT 9



City of Stuart

RECEIPT OF HAND DELIVERY

DATE 5-10-21

Property Owner

TO: Leah Bell

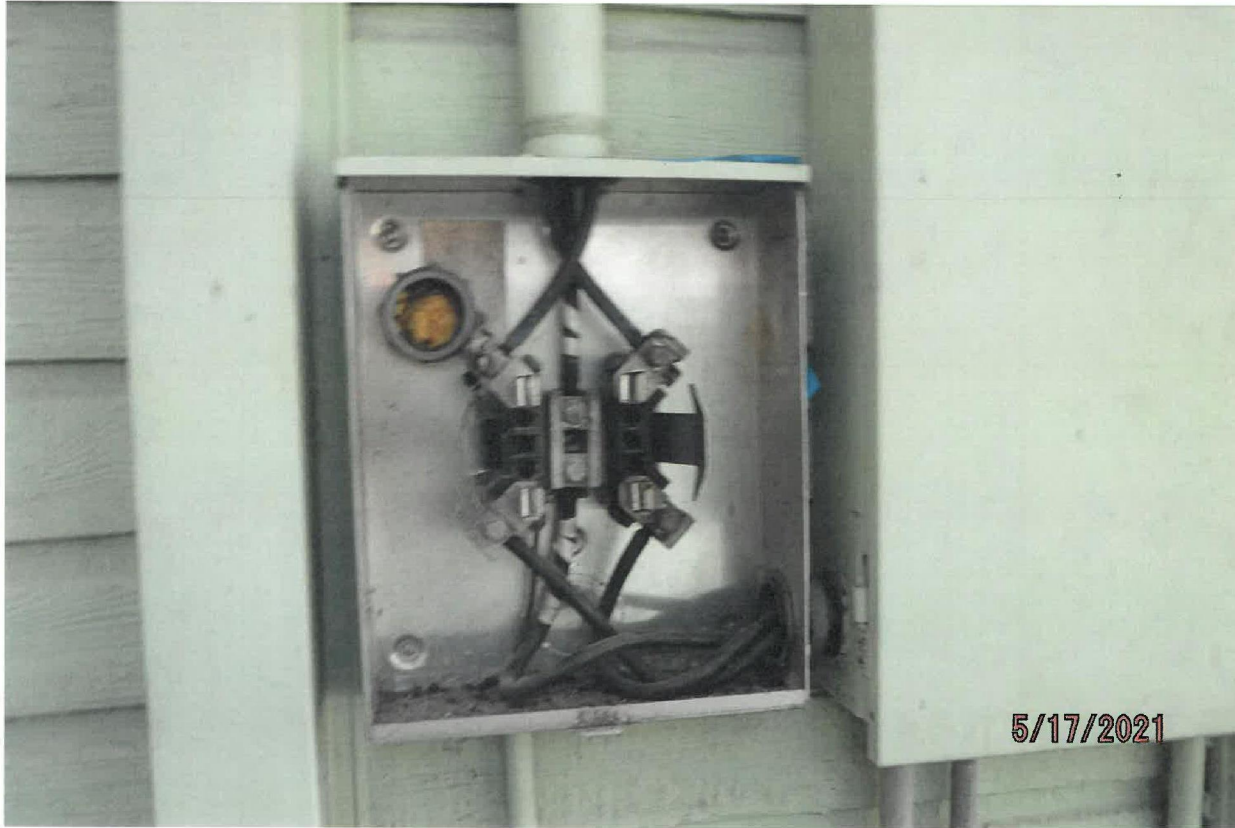
ATTENTION Notice of Violation

Location of Property in violation 644 Bryant Ave

Date and Time of Service 5-10-21 3:13 PM

Recipient Leah Bell
Signature of Owner/Recipient

CITY EXHIBIT 10



CITY EXHIBIT 11



CITY EXHIBIT 12



CITY EXHIBIT 