



MAGISTRATE HEARING DOCKET

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

**MARCH 15, 2023 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 FLIPPIN KRAZY STUART LLC**
CASE NO: CE23020039
ADDRESS OF VIOLATION: 620 Poinsettia St. Stuart FL
CODE SECTION: 105.5
DESCRIPTION OF VIOLATION: Work without a permit
Vito Lorenzo

- 2. CITY OF STUART V. LEA AND ROBERT STANCAVICH AND JOSEPHINE STANCAVICH**
CASE NO: CE 21010007
ADDRESS OF VIOLATION: 1251 SW Nortons Lane, Stuart, FL 34994
CODE SECTION: Consent Order
DESCRIPTION OF VIOLATION: None Compliance with Consent Order
Michael Mortell

ADJOURNMENT

CITY OF STUART, FLORIDA
CODE ENFORCEMENT MAGISTRATE

Case No. CE23020039

CITY OF STUART, FLORIDA,
Petitioner,

PCN: 3237410040030020160000

v.

Flippin Krazy Stuart, LLC

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: **620 NW Poinsettia St. Stuart FL** and described therein, and the legal description of the property is attached as Exhibit "A."
3. The Respondent is granted until **May 15, 2023**, 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 **\$250 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 in the amount of **\$0.00 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.

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 772-600-1254 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: [Signature]

Date: 3/6/23

RESPONDENT(S)

By: [Signature: Diana Hoffman]

By: _____

Date: 3/6/23

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	AIN	Situs Address	Website Updated
32-37-41-004-003-00201-6	8539	620 NW POINSETTIA ST STUART FL	2/3/23

General Information

Property Owners	Parcel ID	Use Code/Property Class
FLIPPIN KRAZY STUART LLC	32-37-41-004-003-00201-6	0800 - 0800 Duplex
Mailing Address	Account Number	Neighborhood
2392 NW BAY COLONY CT STUART FL 34994	8539	232040 Sunset Estates, Bahama Terr
Tax District	Property Address	Legal Acres
STUART	620 NW POINSETTIA ST STUART FL	0.2
	Legal Description	Ag Use Size (Acre\Sq Ft)
	THE EAST 50 FEET OF LOTS 20 & 21 AND AL...	N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2022	\$ 121,190	\$ 66,730	\$ 187,920	\$ 0	\$ 187,920	\$ 0	\$ 187,920

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	Grantor (Seller)	Doc Num
4/20/22	WOODCO MARINE CONSTRUCTION LLC	2957807
Sale Price	Deed Type	Book & Page
\$ 390,000	Warranty Deed	<u>3310 1217</u>

Legal Description

THE EAST 50 FEET OF LOTS 20 & 21 AND ALL OF LOTS 22 & 23 BLOCK C RIVERSIDE PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4 PAGE 98 PUBLIC RECORDS OF ST LUCIE NOW MARTIN COUNTY FLORIDA

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 1



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

Detail by Entity Name

Florida Limited Liability Company
FLIPPIN KRAZY STUART, LLC

Filing Information

Document Number L19000248483
FEI/EIN Number 84-3370768
Date Filed 10/02/2019
Effective Date 09/27/2019
State FL
Status ACTIVE

Principal Address

2392 NW BAY COLONY COURT
STUART, FL 34994

Mailing Address

2392 NW BAY COLONY COURT
STUART, FL 34994

Registered Agent Name & Address

HOFFMAN, RAINA V
2392 NW BAY COLONY COURT
STUART, FL 34994

Authorized Person(s) Detail

CITY EXHIBIT 2

Name & Address

Title MGR

HOFFMAN, RAINA V
2392 NW BAY COLONY COURT
STUART, FL 34994

Title AR

POLHEMUS, KARI M
1373 NW COCONUT POINT LANE
STUART, FL 34994

Title AR

POLHEMUS, BRYAN W
1373 NW COCONUT POINT LANE
STUART, FL 34994

Title AR

HOFFMAN, JAMES D
2392 NW BAY COLONY COURT
STUART, FL 34994

Annual Reports

Report Year	Filed Date
2020	01/15/2020
2021	03/29/2021
2022	03/08/2022

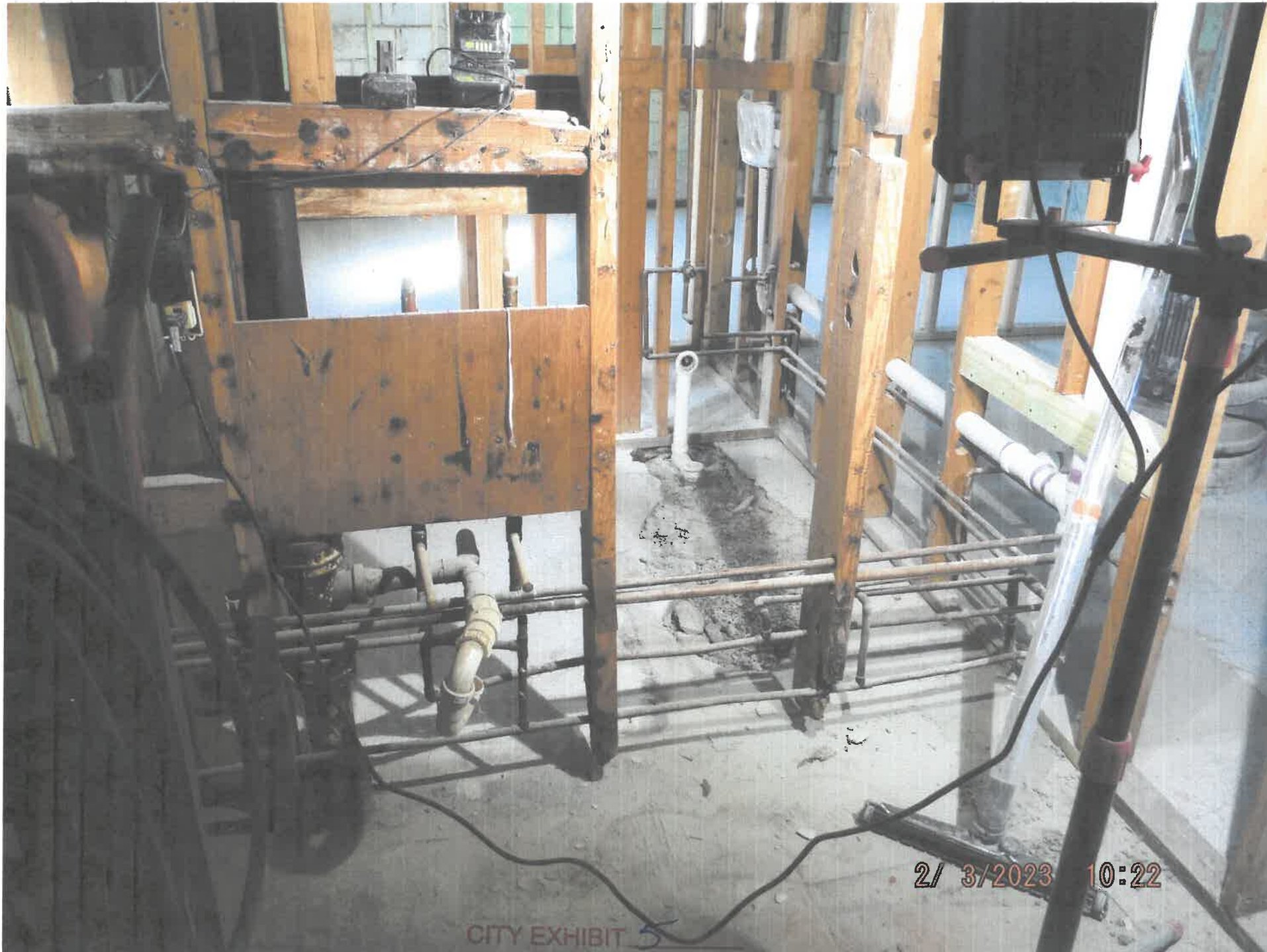
Document Images

03/08/2022 – ANNUAL REPORT	View image in PDF format
03/29/2021 – ANNUAL REPORT	View image in PDF format
01/15/2020 – ANNUAL REPORT	View image in PDF format
10/02/2019 – Florida Limited Liability	View image in PDF format

CITY EXHIBIT 2A











**CITY OF STUART
NEIGHBORHOOD SERVICES**

121 SW FLAGLER AVE
STUART, FL 34994-2139

NOTICE OF VIOLATION

Feb 28, 2023

**FLIPPIN KRAZY STUART, LLC
2392 NW BAY COLONY CT
STUART, FL 34994**

Case #: CE23020039

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: 620 NW POINSETTIA ST
PARCEL ID #: 3237410040030020160000**

**OBSERVATION DATE: 02/28/23
CORRECTION DATE: 03/10/2023**

**VIOLATION(S) 105.1
AND CONSTRUCT, ENLARGE, ALTER, REPAIR, MOVE, DEMOLISH OR INSTALL
WITHOUT A PERMIT.
CORRECTIVE ACTION: 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 **03/15/2023 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

7021 1970 0006 7170 3700
7021 1970 0006 7170 3717
Certified Mail #

CITY EXHIBIT 7



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

NOTICE OF VIOLATION

Feb 28, 2023

FLIPPIN KIMMY STUART, LLC
2291 NW BAY COLONY CT
STUART, FL 34994

Case #: CE23020039

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: 678 NW POINSETTIA ST

OBSERVATION DATE: 02/28/23

PARCEL ID #: 5237410040030030160000

CORRECTION DATE: 03/10/2023

VIOLATION(S):

185.1

CONSTRUCT, ENLARGE, ALTER, REPAIR, MOVE, DEMOLISH OR INSTALL

AND

WITHOUT A PERMIT.

CORRECTIVE

185.1

ACTIONS:

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 03/15/2023 at 2:00 PM in the City of Stuart Commission Chambers located at 121 SW Flagler Avenue, Stuart, Florida. The violation charged is a civil infraction and subjects you to a maximum civil penalty of up to \$250 per offense, per day, for repeat violations.

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.

Vito Lorenz
Neighborhood Services Officer
Vito Lorenz / Deborah Carrasco

7021 1970 0000 7170 3700
7021 1970 0000 7170 3717
Certified Mail #

3/ 1/2023

CITY EXHIBIT

8

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

NOTICE OF VIOLATION

Page 26, 2023
FLIPPIN GRAIN STUART, LLC
1280 NW BAY COLONY CT
STUART, FL 34994

Case #: CE23020039

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: 610 NW FOINSETT ST
VIOLATION(S): 1237410040(300201640000)
AND: CONSTRUCT, ENLARGE, ALTER, REPAIR, MOVE, DEMOLISH OR INSTALL WITHOUT A PERMIT.
CORRECTIVE ACTIONS: OBTAIN REQUIRED PERMIT.

OBSERVATION DATE: 02/28/23
CORRECTION DATE: 03/10/2023

NOTICE OF HEARING SUMMONS

Failure to correct the violation(s) by the above date will result in a presentation of this matter to a hearing before the Neighborhood Services Magistrate on 03/15/2023 at 1:00 PM in the City of Stuart Commission Chambers located at 121 SW Flagler Avenue, Stuart, Florida. This 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 in 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 imposed are due against the Real and Personal Property of the Respondent. Please govern yourself accordingly.

An administrative fee of \$200.00 will be assessed if you should fail to comply by the correcting date above. Should you require additional information regarding this notice, please contact Neighborhood Services at (772) 288-5325 or (772) 600-1234.

Neighborhood Services Office
Via Certified / Delivery Service

Date: 1/9/2023
Page: 26 of 27
Certified Mail #

STOP WORK

ADDRESS: 610 Foinsett St
REASON: NO PERMIT

City of Stuart
121 SW Flagler Ave
Stuart, FL 34994-2139

SN 24

3/ 1/2023

CITY EXHIBIT 8A

STATE OF FLORIDA
CITY OF STUART
CODE ENFORCEMENT

AFFIDAVIT OF POSTING-MAGISTRATE HEARING

Code Enforcement Case Number: CE23020039

STATE OF FLORIDA)
COUNTY OF MARTIN)

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

- 1. That I am an employee of the City of Stuart, Florida Code Enforcement Department; and
- 2. That part of my duties includes posting Notice of Violations/Notice of Hearing letters, Notice to Abate Nuisance and other correspondence; and
- 3. That on February 28, 2023 at 1:35pm, I posted a Notice of Violation, for Case No. CE23020039, Flippin Krazy Stuart, LLC to: 620 NW Poinsettia, 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 February 28, 2023.

FURTHER AFFIANT SAYETH NAUGHT.

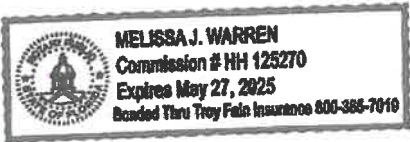
BY: Vito Lorenzo
Vito Lorenzo, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF MARTIN

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 28 day of February, 2023, by Vito Lorenzo, Code Enforcement Officer for the City of Stuart, Florida who is personally known to me or who has produced _____ as identification.

Melissa J. Warren
Notary Public, State of Florida

(Seal)



CITY EXHIBIT 9