



MAGISTRATE HEARING DOCKET

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

**APRIL 19, 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 Anna Trotter

Deborah Carrasco

CASE NO: CE23020010

ADDRESS OF VIOLATION: 301 SE Detroit Ave. Stuart Florida

CODE SECTION: 105.1

DESCRIPTION OF VIOLATION: Work without a permit.

ADJOURNMENT

Basic Info

PIN	AIN	Situs Address	Website Updated
04-38-41-006-000-00460-3	21369	301 SE DETROIT AVE STUART FL	2/22/23

General Information

Property Owners TROTTER ANNA	Parcel ID 04-38-41-006-000-00460-3	Use Code/Property Class 0110 - 0110 Single FamilyTransitional
Mailing Address 301 SE DETROIT AVE STUART FL 34994	Account Number 21369	Neighborhood 30200 Downtown Stuart N of E Ocean
Tax District STUART	Property Address 301 SE DETROIT AVE STUART FL	Legal Acres 0.1148
	Legal Description HIGH SCHOOL, LOT 46	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
2022	\$ 154,454	\$ 156,130	\$ 310,584	\$ 26,120	\$ 284,464	\$ 50,000	\$ 234,464

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 9/8/20	Grantor (Seller) COURTHOUSE COMMONS LLC	Doc Num 2837310
Sale Price \$ 350,000	Deed Type Wd Full Covenant and Warranty Deed	Book & Page <u>3157 1625</u>

Legal Description

HIGH SCHOOL, LOT 46

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

04384100600004603

**City of Stuart
Code Enforcement Division**

Date: 2/6/2023

Address: 301 SE Delmar Ave
Stuart FL 34994

A FRIENDLY REMINDER

YOU ARE IN VIOLATION OF THE CITY ORDINANCE(S) LISTED BELOW:

The Code Enforcement Division asks for your immediate cooperation in complying with your violation(s).
FAILURE TO COMPLY WITHIN 10 DAYS COULD RESULT IN FINES AND A SUMMONS TO APPEAR IN FRONT OF THE MAGISTRATE.

☐ **Duty to keep property mowed and maintained**

☐ **NO PARKING OR STORING** of motor vehicles, vessels, travel trailers, motorhomes, light utility trailers, or recreational vehicles in rear yard on any premises. **No parking or storing** in front or side yard *unless*, on an approved paved surface. No vehicle shall be in a state of major disassembly or disrepair.

☐ **Breeding conditions prohibited.** Swimming pools must be maintained and chlorinated.

☐ **Duty to keep land free from the accumulation thereon** of dead and dying trees and limbs and any other flora; rubbish, trash and other refuse including but not limited to; discarded appliances, furniture, tools, machinery, equipment, metal goods or other solid waste.

☒ **Other** Parking space - work without permit.
Destroyed curb.

When complied please call:

Code Enforcement Officer

(772) 600-1254

Deborah Canales

CITY EXHIBIT 2

NO: CE 23020010 CITATION NO. **S03893**

TO THE OWNER, LESSEE, TENANT, OCCUPANT OR PERSON IN CHARGE OF THE PROPERTY/VEHICLE DESCRIBED BELOW:

NAME: Anna Trotter

PREMISE ADDRESS: 301 SE Detroit Ave.

VEHICLE MAKE _____ MODEL _____ LICENSE _____ STATE _____

PLEASE TAKE NOTICE THAT ON (Date): 2/6/23 (Time) 8:40
YOU WERE FOUND IN VIOLATION OF:

ORDINANCE(S) # <u>105.1</u> # _____ # _____	
SPECIFICALLY THE VIOLATION CONSISTS OF:	
☐ ILLEGALLY PARKED OR INOPERABLE VEHICLE(S) ON	
☐ PROPERTY ☐ STREET	FINE \$ _____
☐ UNPERMITTED EVENT	FINE \$ _____
☐ TRASH	FINE \$ _____
☐ HIGH GRASS OR WEEDS	FINE \$ _____
☐ LITTERING ☐ LITTERING BY HANDBILLS	FINE \$ _____
☐ NOISE	FINE \$ _____
☒ WORK WITHOUT A PERMIT	FINE \$ <u>500.00</u>
☐ OTHER _____	FINE \$ _____
ADDITIONAL DESCRIPTION OF VIOLATION: <u>All fees Apply</u> <u>Restore curb only resolve</u>	

THE ABOVE LISTED CHARGE(S) MUST BE PAID WITHIN 10 DAYS TO AVOID ANY FURTHER ACTION. TO PAY THE INDICATED FINE(S) MAIL OR RETURN IN PERSON YOUR SIGNED COPY OF THE VIOLATION ALONG WITH A CHECK TO:

CITY OF STUART
121 SW Flagler Avenue, Stuart, FL 34994
8:00 AM until 4:00 PM, Monday through Friday,
except holidays, or by phone at 772-600-1254

IN LIEU OF PAYING THE FINE YOU MAY CONTEST THE CITATION AND REQUEST TO APPEAR BEFORE THE MAGISTRATE. IF YOU WISH TO CONTEST THE CITATION, YOU MUST DO SO BY CALLING THE CODE CLERK AT 772-600-1254 WITHIN TEN (10) DAYS OF THE ISSUANCE OF THIS CITATION. IF YOU FAIL TO CONTEST THE CITATION WITHIN 10 DAYS, OR FAIL TO APPEAR AT THE HEARING TO CONTEST THE CITATION, OR IF YOU FAIL TO PAY THE FINE, YOU SHALL BE DEEMED TO HAVE WAIVED YOUR RIGHT TO CONTEST THE CITATION AND A MAGISTRATE'S ORDER MAY BE ENTERED AGAINST YOU FOR AN AMOUNT UP TO THE MAXIMUM CIVIL PENALTY ESTABLISHED BY ORDINANCE, PLUS COSTS.

ISSUING OFFICER: Deborah Canuso ID# _____

SIGNATURE OF VIOLATOR: _____ DATE 2/6/23

CITY EXHIBIT 3



CITY EXHIBIT 4



CITY EXHIBIT 5





City of Stuart

February 22, 2023

Anna Trotter
301 SE Detroit Ave.
Stuart, FL 34994

Re: Code Violation(s)
301 SE Detroit Ave.
PCN: 0438410060000046030000

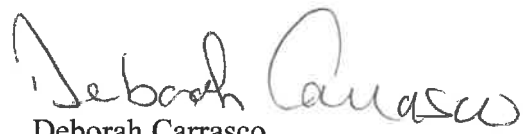
To Whom This May Concern:

Please be advised we have noticed a violation regarding the above-mentioned property. You are in violation of City of Stuart **Florida's Land Development Code Sec. 105 Permits 105.1 Required.** a copy of the ordinance is enclosed.

This letter is a friendly reminder that this violation must be corrected by **March 1, 2023**, and this office notified of the date of compliance. If you choose not to comply by **March 1, 2023**, a Notice of Violation and Summons will be issued on your behalf.

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 7



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

NOTICE OF VIOLATION

Apr 03, 2023

TROTTER, ANNA
301 SE DETROIT AVENUE
STUART, FL 34994

Case #: CE23020010

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: 301 SE DETROIT AVE	OBSERVATION DATE: 02/06/23
PARCEL ID #: 0438410060000046030000	CORRECTION DATE: 04/03/2023
VIOLATION(S) 105.1	
AND CONSTRUCT, ENLARGE, ALTER, REPAIR, MOVE, DEMOLISH OR INSTALL	
CORRECTIVE WITHOUT A PERMIT.	
ACTIONS: Correction: 105.1	
OBTAIN REQUIRED PERMIT.	

NOTICE OF HEARING SUMMONS

Failure to correct the violation(s) by the above date will result in a presentation of this matter at a hearing before the Neighborhood Services Magistrate on **04/19/2023 at 2PM** in the City of Stuart Commission Chambers located at 121 SW Flagler Avenue, Stuart, Florida. The violation charged is a civil infraction and subjects you to a maximum civil penalty of up to \$250 per offense, per day, for repeat violations.

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

FAILURE to appear will result in the Magistrate proceeding in your absence. All fines constitute liens against the Real and Personal Property of the Respondent. Please govern yourself accordingly

An administrative fee of \$300.00 will be assessed if you should fail to comply by the correction date above.

Should you require additional information regarding this notice, please contact Neighborhood Services at (772) 288-5325 or (772) 600-1254.


Neighborhood Services Officer
Vito Lorenzo / Deborah Carrasco

7621272000163730762
Certified Mail #

CITY EXHIBIT 8

7021 2720 0001 6373 0762

U.S. Postal ServiceTM
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

4/3/23

Sent To
A. Trotter

Street and Apt. No., or PO Box No.
301

City, State, ZIP+4[®]

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 <i>Anna Trotter</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No APR 07 2023 CODE ENFORCEMENT CITY OF STUART
1. Article Addressed to: Anna Trotter 301 SE Detroit Ave. Stuart FL 34994  9590 9402 7852 2234 4397 95	3. Service Type ☐ Adult Signature ☐ Priority Mail Express[®] ☐ Adult Signature Restricted Delivery ☐ Registered MailTM ☒ Certified Mail[®] ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature ConfirmationTM ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery Insured Mail (over \$500)
2. Article Number (Transfer from service label) 7021 2720 0001 6373 0762 PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

CITY EXHIBIT 9



CITY EXHIBIT 10