TOWN OF SEWALL'S POINT

CODE ENFORCEMENT BOARD MEETING AGENDA

Town of Sewall's Point Town Hall
1 S. Sewall's Point Road
Sewall's Point, FL 34996

November 20, 2024
10:00 AM

HONORABLE TYSON J. WATERS PRESIDING

I. **CALL TO ORDER**
   a. **Pledge of Allegiance**
   b. **Swearing-In of Board Members Dr. Chuck Farrow and Jesse Stein**
      Dr Chuck Farrow CEB 11 20 24.pdf
      Jesse Stein Oath of Office CEB 11 20 24.pdf
   c. **Roll Call**

II. **PUBLIC COMMENT ON NON-AGENDA ITEMS- PLEASE SUBMIT A COMMENT CARD TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING AND LIMIT YOUR COMMENTS TO THREE MINUTES**

III. **VIOLATION CASES**
   a. **B24-0063 – Gregory Terraglio – 33 N. River Road – Section 62-174 – Prohibited Docks; Section 82-274 (1) - (f) Setbacks - Riverfront Lots; Section 62-172 – Construction standards for marine construction and Section 50-86 – Permit application required**
      B24-0063 33 N River Rd_Hearing Packet.pdf
   b. **B24-0066 – Lisa Foster – 7 Timor Street – Section 42-24 – Parking Restrictions - oversized trailer**
      B24-0066 7 Timor St_Hearing Packet.pdf
      B24-0066 7 Timor St_notice Delivered tracking.pdf

IV. **COMMENTS FROM BOARD MEMBERS**

V. **ADJOURN**

CIVILITY CLAUSE: It is the policy of the Sewall's Point Town Commission that all persons addressing a town board or attending a Town board meeting shall conduct themselves in a manner that does not disrupt the orderly and efficient conduct of the meeting. Boisterous or unruly behavior; threatening or inciting an immediate breach of the peace; or use of profane, slanderous or obscene speech will not be tolerated and could result in ejection from the meeting after warning from the presiding officer. In accordance with the provisions of the Americans with Disabilities Act (ADA) this document may be requested in an alternate format. Persons in need of a special accommodation to participate in this proceeding shall, within 3 working days prior to any proceeding, contact the Town Clerk's office, One South Sewall's Point Road, Sewall's Point, Florida 34996 (772) 287-2455. If any person decides to appeal any decision made by the Town Commission with regard to any matter considered at such meeting or hearing, s/he will 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.

Town of Sewall's Point

Oath of Office

***I DO SOLEMNLY SWEAR** THAT I WILL SUPPORT, PROTECT, AND DEFEND THE CONSTITUTION AND GOVERNMENT OF THE UNITED STATES AND THE STATE OF FLORIDA, AND THAT I AM DULY QUALIFIED TO HOLD OFFICE UNDER THE CONSTITUTION OF THE STATE AND THE SEWALL'S POINT TOWN CODE; AND THAT I WILL FAITHFULLY PERFORM THE DUTIES OF:*

Code Enforcement Board Member

OF THE TOWN OF SEWALL'S POINT, FLORIDA, SO HELP ME GOD.

Chuck Farrow

Chuck Farrow

STATE OF FLORIDA
COUNTY OF MARTIN

Signed and sworn to (or affirmed) before me on this 20th day of November, 2024, by Chuck Farrow, who is personally known to me.

APRIL C. STONCIUS
Notary Public - State of Florida
Commission # HH 172350
My Comm. Expires Sep 19, 2025
Bonded through National Notary Assn.

April Stoncius

April Stoncius, Notary Public
State of Florida

Commission No.: #HH172350

My Commission Expires: September 19, 2025

(Notary Seal)

Town of Sewall's Point

Oath of Office

I DO SOLEMNLY SWEAR *THAT I WILL SUPPORT, PROTECT, AND DEFEND THE CONSTITUTION AND GOVERNMENT OF THE UNITED STATES AND THE STATE OF FLORIDA, AND THAT I AM DULY QUALIFIED TO HOLD OFFICE UNDER THE CONSTITUTION OF THE STATE AND THE SEWALL'S POINT TOWN CODE; AND THAT I WILL FAITHFULLY PERFORM THE DUTIES OF:*

Code Enforcement Board Member

OF THE TOWN OF SEWALL'S POINT, FLORIDA, SO HELP ME GOD.

Jesse Stein

STATE OF FLORIDA
COUNTY OF MARTIN

Signed and sworn to (or affirmed) before me on this 20th day of November, 2024, by Jesse Stein, who is personally known to me.

April Stoncius, Notary Public
State of Florida

APRIL C. STONCIUS
Notary Public - State of Florida
Commission # HH 172350
My Comm. Expires Sep 19, 2025
Bonded through National Notary Assn.

Commission No.: #HH172350

My Commission Expires: September 19, 2025

(Notary Seal)

Town of Sewall's Point

BUILDING DEPARTMENT

Notice of Violation and Notice of Hearing*

CASE #B24-0063

Property Owner: Gregory Terraglio
Owner Address: 33 N River Rd
Sewall's Point, FL 34996

DATE: October 31, 2024

VIOLATION ADDRESS: 33 N River Rd
PARCEL ID #: 35-37-41-002-008-00130-6

The Town of Sewall's Point works to ensure that the Town is a great place to live and visit and to keep its neighborhoods safe and well maintained. Sometimes this requires Town staff to issue a code enforcement violation that may result in fines, administrative costs and liens. In an attempt to prevent that from occurring, we would like to make you aware that your property is in violation of the following Town of Sewall's Point Code of Ordinances and/or the Florida Building Code:

Violations:

Sec. 62-174. Prohibited docks.

Except for private residential single docks and private residential common boundary docks, there shall be no docks (including commercial docks or the commercial use of a residential dock) permitted within the jurisdictional limits of the town.

Sec. 82-274. Setbacks.

Each lot in a residential district shall have front, side and rear setbacks not less than the following:

(1) *Primary residential structure.*

f. *Riverfront lots.* On riverfront lots, buildings, as well as garden walls, fences and railings in excess of three feet in height, except those exempted in section 82-276, shall maintain a setback in no case less than 50 feet from the existing mean high water line measured perpendicular from the primary structure to the sea wall or the river.

Sec. 62-172. Construction standards for marine construction.

(b) Docks for single-family use may moor no more than four vessels which are used for private recreational or leisure purposes only in the town. Docks shared by two single-family residences can provide moorings for no more than eight vessels, as described above.

Sec. 50-86. Permit application.

(a) *When required.* Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change the occupancy or occupant content of a building or structure, or any outside area being used as part of the building's designated occupancy (single or mixed) or to erect, install, enlarge, alter, repair, remove, convert or replace any structural, electrical, gas, mechanical or plumbing system, the installation of which is regulated by the technical codes, or to cause any such work to be done, shall first make application to the building official and obtain the required permit for the work.

To avoid the need to go to a hearing and the possibility of any fines, please comply the violation(s) on or before **November 7, 2024**, and contact the undersigned Code Enforcement Officer to verify compliance on or before that date. If you do not understand what is required to come into compliance or if you have any other questions regarding the violation, please contact the Code Enforcement Officer at the number below. We strive to work with our residents to resolve all code enforcement issues without the need for a hearing. However, if the violation remains after the time set for compliance above, the Code provides that the Town will hold a **public hearing before the Code Enforcement Board/Special Magistrate.** **This hearing will be held on November 20, 2024, at 10 a.m.** in the Town Commission Chambers, 1 S. Sewall's Point Road, Sewall's Point, Florida. The Code provides that the hearing may be held if the violation is not complied prior to the date given for compliance, even if the violation has been corrected prior to the hearing. These provisions also provide that if the violation is corrected and then re-occurs, the hearing may go forward. If you do not attend the hearing, the Code Enforcement Board/Special Magistrate may base the findings solely upon the testimony of the code enforcement officer and that of any other witness present and upon any evidence presented. Therefore, it is important that you are present at the hearing to share your perspective, testimony and evidence regarding the alleged violation.

If the Code Enforcement Board/Special Magistrate finds that the alleged violation exists on your property, Florida law makes the property owner responsible for the administrative costs incurred by the Town in pursuing the enforcement of the violation. These costs may be included with any fines imposed by the Code Enforcement

Board/Special Magistrate or may be collected as otherwise authorized by ordinance and/or law. The Code Enforcement Board/Special Magistrate has the authority to levy fines of up to $250.00 per day, per violation and up to $500.00 per day, per repeat violation, for each and every day that each violation continues.

Florida law provides that once ordered and recorded, the administrative costs (and all other costs incurred) and any fines imposed by the Code Enforcement Board/Special Magistrate will constitute a lien on the property described above and upon any other real or personal property owned by the property owner(s). The Town encourages all property owners who receive a notice of violation to contact the Town so that we may work together towards compliance so that these legal remedies are unnecessary.

The Town is required by law to advise you that if you disagree with a decision of the Code Enforcement Board/Special Magistrate, you may appeal to the Circuit Court of Martin County within 30 days after the order is entered. If a person decides to appeal any such order, with respect to any matter considered at subject hearing, they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based (sec. 286.0105, Fla. Stat.).

If you require further information or otherwise wish to discuss the violation, please contact Jack Reisinger, Town Building Official, at **772-287-2455**. Please be sure to have your case number available so we may promptly assist you.

Thank you and we look forward to working with you to resolve this matter.

Jack Reisinger

Jack Reisinger, C.B.O., Town Building Official

*This Notice was __X__ sent certified mail, return receipt requested and first class mail.

TOWN of SEWALL'S POINT
One South Sewall's Point Road
Sewall's Point, Florida 34996

FORWARD SERVICE REQUESTED

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®



7022 2410 0002 2184 8434

FIRST-CLASS



US POSTAGE IMI PITNEY BOWES

ZIP 34996
02 7H
0006051328

$ 009.64⁰
OCT 31 2024

GREGORY TERRAGLIO
33 N RIVER RD
SEWALLS POINT, FL 34996

TOWN of SEWALL'S POINT
One South Sewall's Point Road
Sewall's Point, Florida 34996

FORWARD SERVICE REQUESTED

FIRST-CLASS



US POSTAGE IMI PITNEY BOWES

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02 7H
0006051328

$ 000.69⁰
OCT 31 2024

GREGORY TERRAGLIO
33 N RIVER RD
SEWALLS POINT, FL 34996

AFFIDAVIT CONFIRMING HAND DELIVERY OF NOTICE

Street Address: 33 N River Rd
PCN: 35-37-41-002-008-00130-6
Case No.: B24-0063

Signature of recipient of Notice of Violation and Notice of Hearing

_____ _____
Signature Print Name

____ Respondent accepted notice but refused to sign.

✓ Posted Property and took photo, no answer at residence.

STATE OF FLORIDA)
COUNTY OF MARTIN)

I, Jack Reisinger, being duly sworn, depose and say that:

1. I am a Code Enforcement Officer for the Town of Sewall's Point.
2. I hand delivered the Notice of Violation and Notice of Hearing to Front gate at 33 N. River Rd, Sewall's Point, Florida, on the 31 day of October, 2023.

I understand that I am swearing or affirming under oath to the truthfulness of the claims made above.

_____ 10-31-24
Signature **Date**

The foregoing instrument was acknowledged before me this 31st day of October, 2024, by Jack Reisinger. He/She is personally known to me or has produced _____ as identification.

_____
Notary Public, State of Florida
My Commission Expires:

CHRYSTAL GOMEZ
Commission # HH 339139
Expires February 24, 2027



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 $ _____

10.31.24

Postmark Here

Postage

$

Total Po

$

Sent To

GREGORY TERRAGLIO

Street an

33 N RIVER RD

City, Stat

SEWALLS POINT, FL 34996

10

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

7022 2410 0002 2184 8434

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
  - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt;* attach PS Form 3811 to your mailpiece; for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.
  - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
  - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
  - Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your 11 **ls.**

Town of Sewall's Point

BUILDING DEPARTMENT

Notice of Non-Compliance

CASE #B24-0063

Property Owner: Gregory Terraglio
Owner Address: 33 N River Rd
Sewall's Point, FL 34996

DATE: August 30, 2024

VIOLATION ADDRESS: 33 N River Rd
PARCEL ID #: 35-37-41-002-008-00130-6

The Town of Sewall's Point works to ensure that the Town is a great place to live and visit and to keep its neighborhoods safe and well maintained. We would like to make you aware that your property is in violation of the following Town of Sewall's Point Code of Ordinances:

Non-Compliance violation:

Sec. 62-174. Prohibited docks.

Except for private residential single docks and private residential common boundary docks, there shall be no docks (including commercial docks or the commercial use of a residential dock) permitted within the jurisdictional limits of the town.

Sec. 82-274. Setbacks.

Each lot in a residential district shall have front, side and rear setbacks not less than the following:

(1)*Primary residential structure.*

f. *Riverfront lots.* On riverfront lots, buildings, as well as garden walls, fences and railings in excess of three feet in height, except those exempted in section 82-276, shall maintain a setback in no case less than 50 feet from the existing mean high water line measured perpendicular from the primary structure to the sea wall or the river.

Sec. 62-172. Construction standards for marine construction.

(b) Docks for single-family use may moor no more than four vessels which are used for private recreational or leisure purposes only in the town. Docks shared by two single-family residences can provide moorings for no more than eight vessels, as described above.

Sec. 50-86. Permit application.

(a) *When required.* Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change the occupancy or occupant content of a building or structure, or any outside area being used as part of the building's designated occupancy (single or mixed) or to erect, install, enlarge, alter, repair, remove, convert or replace any structural, electrical, gas, mechanical or plumbing system, the installation of which is regulated by the technical codes, or to cause any such work to be done, shall first make application to the building official and obtain the required permit for the work.

Please comply on or before **September 13, 2024** and contact the undersigned Code Enforcement Officer to verify compliance. If you require further information or otherwise wish to discuss the notice of non-compliance, please contact Jack Reisinger, Town Building Official, at **772-287-2455**. Please be sure to have your case number available so we may promptly assist you.

Thank you and we look forward to working with you to resolve this matter.

Jack Reisinger

Jack Reisinger, C.B.O., Town Building Official

Basic Info

PIN	AIN	Situs Address	Website Updated
35-37-41-002-008-00130-6	9485	33 N RIVER RD SEWALLS POINT FL	8/30/24

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
TERRAGLIO GREGORY

Mailing Address
33 N RIVER RD
STUART FL 34996

Tax District
SEWALL'S POINT

Parcel ID
35-37-41-002-008-00130-6

Account Number
9485

Property Address
33 N RIVER RD SEWALLS POINT FL

Legal Description
INDIALUCIE LOT 13 BLK 8

Use Code/Property Class
0100 - 0100 Single Family

Neighborhood
193190 Indialucie

Legal Acres
0.693

Ag Use Size (Acre\Sq Ft)
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 2,016,000	$ 1,312,160	$ 3,328,160	$ 514,434	$ 2,813,726	$ 0	$ 2,813,726

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
12/10/20

Sale Price
$ 2,500,000

Grantor (Seller)
SINTON PAUL

Deed Type
Wd Full Covenant and Warranty Deed

Doc Num
2856821

Book & Page
3182 2718

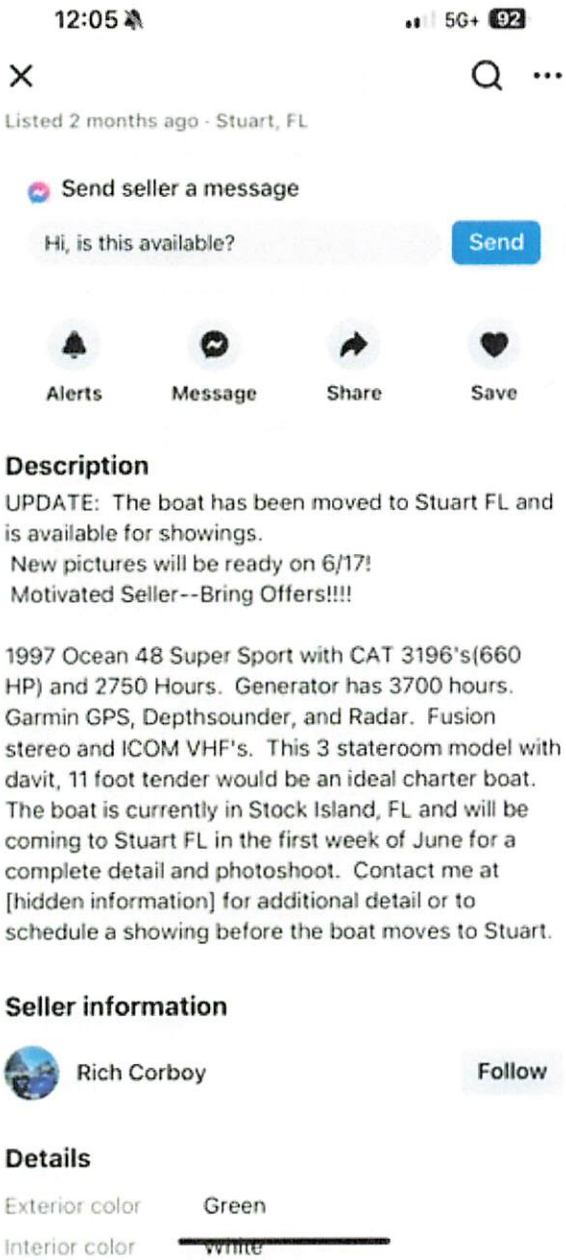
Legal Description

INDIALUCIE LOT 13 BLK 8

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

Chrystal Gomez

From: Jack Reisinger
Sent: Wednesday, August 28, 2024 8:42 AM
To: Chrystal Gomez



Sent from my iPhone

12:05 5G+ 92



1997 Ocean 48 super sport

$199,900

Listed 2 months ago · Stuart, FL

Chrystal Gomez

From: Jack Reisinger
Sent: Wednesday, August 28, 2024 8:42 AM
To: Chrystal Gomez

Sec. 50-86. Permit application.

(a) *When required.* Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change the occupancy or occupant content of a building or structure, or any outside area being used as part of the building's designated occupancy (single or mixed) or to erect, install, enlarge, alter, repair, remove, convert or replace any structural, electrical, gas, mechanical or plumbing system, the installation of which is regulated by the technical codes, or to cause any such work to be done, shall first make application to the building official and obtain the required permit for the work.

(Ord. No. 298, Exh. A, 2-18-2004; Ord. No. 314, § 5, 6-21-2005)

Sec. 62-174. Prohibited docks.

Except for private residential single docks and private residential common boundary docks, there shall be no docks (including commercial docks or the commercial use of a residential dock) permitted within the jurisdictional limits of the town.

(Code 1978, § 4.5-5(d); Ord. No. 421, § 6, 2-25-2020)

Sec. 82-274. Setbacks.

Each lot in a residential district shall have front, side and rear setbacks not less than the following:

(1) *Primary residential structure.*

f. *Riverfront lots.* On riverfront lots, buildings, as well as garden walls, fences and railings in excess of three feet in height, except those exempted in section 82-276, shall maintain a setback in no case less than 50 feet from the existing mean high water line measured perpendicular from the primary structure to the sea wall or the river.

(Ord. No. 95, § VI.G, 11-17-1976; Ord. No. 111, pt. 1, § 5, 9-13-1978; Ord. No. 117, 11-14-1979; Ord. No. 145, 2-8-1984; Ord. No. 237, § IV, 10-19-1996; Ord. No. 249, § I, 11-4-1998; Ord. No. 290, Exh. A, 1-15-2002; Ord. No. 299, Exh. A, 2-17-2004; Ord. No. 327, § 2, 9-12-2006; Ord. No. 330, § 2, 2-27-2007; Ord. No. 363, § 3, 2-22-2011)

Sec. 62-172. Construction standards for marine construction.

(b) Docks for single-family use may moor no more than four vessels which are used for private recreational or leisure purposes only in the town. Docks shared by two single-family residences can provide moorings for no more than eight vessels, as described above.

(Ord. No. 421, § 6, 2-25-2020)

Editor's note(s)—Ord. No. 333, § 2, adopted April 24, 2007, repealed the former § 62-172 in its entirety. Formerly, said section pertained to private residential single docks as enacted by Code 1978, § 4.5-5(b).

TOWN of SEWALL'S POINT
One South Sewall's Point Road
Sewall's Point, Florida 34996

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AUG 30 2024

FORWARD SERVICE REQUESTED

GREGORY TERRAGLIO
33 N RIVER RD
SEWALLS POINT, FL 34996

Chrystal Gomez B24-0063

From: Jack Reisinger
Sent: Friday, November 8, 2024 10:34 AM
To: Chrystal Gomez
Subject: 33 N River



Sent from my iPhone

Town of Sewall's Point

BUILDING DEPARTMENT

Notice of Violation and Notice of Hearing*

CASE #B24-0066

Property Owner: Lisa Foster
Owner Address: 7 Timor St
Sewall's Point, FL

DATE: October 18, 2024

VIOLATION ADDRESS: 7 Timor St
PARCEL ID #: 13-38-41-001-000-00270-9

The Town of Sewall's Point works to ensure that the Town is a great place to live and visit and to keep its neighborhoods safe and well maintained. Sometimes this requires Town staff to issue a code enforcement violation that may result in fines, administrative costs and liens. In an attempt to prevent that from occurring, we would like to make you aware that your property is in violation of the following Town of Sewall's Point Code of Ordinances and/or the Florida Building Code:

Violation: Parking restrictions (oversized trailer)

Restricted vehicles. All vehicles that are not defined as standard passenger vehicles, including but not limited to, commercial vehicles, nonstandard vehicles, and inoperable vehicles. Restricted vehicles also include vehicles greater than seven feet in height, having more than two axles, or having more than four tires regardless of whether it is otherwise defined as a standard vehicle.

Nonstandard vehicles. All passenger vehicles not defined as standard vehicles shall be considered nonstandard vehicles. Nonstandard vehicles include those that have been manufactured or altered for a purpose other than, or in addition to, private conveyance of drivers and passengers on roadways and those that have been individually designed, individually manufactured or individually altered to feature nonstandard bodies, seats, windows, sides or other characteristics. Nonstandard vehicles also include those that provide plumbing, cooking, refrigerator, living, conduct of business or trade, recreation, towing, hauling, trailering, delivering, camping or sleeping facilities. Nonstandard vehicles include commercial vehicles, recreational vehicles or RVs, **trailers**, campers, travel trailers, mobile homes, travel cars, dune buggies, swamp buggies, agricultural vehicles, tractors, or vehicles with passenger-conveying forward cabs and open or enclosed rear compartments, flatbeds, or areas intended or used for purposes other than conveying passengers. An otherwise standard vehicle that has been modified or altered to display commercial lettering shall be considered and classified as a nonstandard vehicle.

Sec. 42-24

(c) *Enclosure of restricted vehicles required in R-1 district.* No restricted vehicles may be parked, kept, stored or maintained upon a street, road or right-of-way or on private property within any R-1 district of the town unless the vehicle meets one of the following exceptions:

(1) The restricted vehicle is totally concealed from the view by a fence or wall set behind the front building line, or a hedge, constructed in compliance with section 82-276, of any abutting property (whether occupied or not) or any street or road, whether public or private, right-of-way or easement serving the property on which the restricted vehicle is located. A restricted vehicle not concealed as specified herein is in violation of this section.

To avoid the need to go to a hearing and the possibility of any fines, please comply the violation(s) on or before **October 30, 2024**, and contact the undersigned Code Enforcement Officer to verify compliance on or before that date. If you do not understand what is required to come into compliance or if you have any other questions regarding the violation, please contact the Code Enforcement Officer at the number below. We strive to work with our residents to resolve all code enforcement issues without the need for a hearing. However, if the violation remains after the time set for compliance above, the Code provides that the Town will hold a **public hearing before the Code Enforcement Board/Special Magistrate. This hearing will be held on November 20, 2024 at 10 a.m.** in the Town Commission Chambers, 1 S. Sewall's Point Road, Sewall's Point, Florida. The Code provides that the hearing may be held if the violation is not complied prior to the date given for compliance, even if the violation has been corrected prior to the hearing. These provisions also provide that if the violation is corrected and then re-occurs, the hearing may go forward. If you do not attend the hearing, the Code Enforcement Board/Special Magistrate may base the findings solely upon the testimony of the code enforcement officer and that of any other witness present and upon any evidence presented. Therefore, it is important that you are present at the hearing to share your perspective, testimony and evidence regarding the alleged violation.

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Board/Special Magistrate or may be collected as otherwise authorized by ordinance and/or law. The Code Enforcement Board/Special Magistrate has the authority to levy fines of up to $250.00 per day, per violation and up to $500.00 per day, per repeat violation, for each and every day that each violation continues.

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If you require further information or otherwise wish to discuss the violation, please contact Jack Reisinger, Town Building Official, at **772-287-2455.** Please be sure to have your case number available so we may promptly assist you.

Thank you and we look forward to working with you to resolve this matter.

Jack Reisinger

Jack Reisinger, C.B.O., Town Building Official

*This Notice was __X___ sent certified mail, return receipt requested and first class mail.

TOWN of SEWALL'S POINT
One South Sewall's Point Road
Sewall's Point, Florida 34996

FORWARD SERVICE REQUESTED

FIRST-CLASS

US POSTAGE IMI PITNEY BOWES

ZIP 34996
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0006051328

$ 000.69⁰
OCT 18 2024

LISA FOSTER
7 TIMOR ST
SEWALLS POINT, FL 34996

TOWN of SEWALL'S POINT
One South Sewall's Point Road
Sewall's Point, Florida 34996

FORWARD SERVICE REQUESTED

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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ZIP 34996
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OCT 18 2024

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7 TIMOR ST
SEWALLS POINT, FL 34996

U.S. Postal Service™
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Domestic Mail Only

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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 Po

$

Postmark Here

Sent To

LISA FOSTER

Street ar

7 TIMOR ST

City, Stat

SEWALLS POINT, FL 34996

26

PS Form [illegible] See Reverse for Instructions

7022 2410 0002 2184 8427

Certified Mail service provides the following benefits:

- A receipt (this portion of the Certified Mail label).
- A unique identifier for your mailpiece.
- Electronic verification of delivery or attempted delivery.
- A record of delivery (including the recipient's signature) that is retained by the Postal Service™ for a specified period.

Important Reminders:

- You may purchase Certified Mail service with First-Class Mail®, First-Class Package Service®, or Priority Mail® service.
- Certified Mail service is *not* available for international mail.
- Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
- For an additional fee, and with a proper endorsement on the mailpiece, you may request the following services:
  - Return receipt service, which provides a record of delivery (including the recipient's signature). You can request a hardcopy return receipt or an electronic version. For a hardcopy return receipt, complete PS Form 3811, *Domestic Return Receipt;* attach PS Form 3811 to your mailpiece; for an electronic return receipt, see a retail associate for assistance. To receive a duplicate return receipt for no additional fee, present this USPS®-postmarked Certified Mail receipt to the retail associate.
  - Restricted delivery service, which provides delivery to the addressee specified by name, or to the addressee's authorized agent.
  - Adult signature service, which requires the signee to be at least 21 years of age (not available at retail).
  - Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
- To ensure that your Certified Mail receipt is accepted as legal proof of mailing, it should bear a USPS postmark. If you would like a postmark on this Certified Mail receipt, please present your Certified Mail item at a Post Office™ for postmarking. If you don't need a postmark on this Certified Mail receipt, detach the barcoded portion of this label, affix it to the mailpiece, apply appropriate postage, and deposit the mailpiece.

IMPORTANT: Save this receipt for your 27 **s.**

Town of Sewall's Point

BUILDING DEPARTMENT

Notice of Non-Compliance

CASE #B24-0066

Property Owner: Lisa Foster
Owner Address: 7 Timor St
Sewall's Point, FL

DATE: September 23, 2024

VIOLATION ADDRESS: 7 Timor St
PARCEL ID #: 13-38-41-001-000-00270-9

The Town of Sewall's Point works to ensure that the Town is a great place to live and visit and to keep its neighborhoods safe and well maintained. We would like to make you aware that your property is in violation of the following Town of Sewall's Point Code of Ordinances:

Non-Compliance violation: Parking restrictions (oversized trailer)

Restricted vehicles. All vehicles that are not defined as standard passenger vehicles, including but not limited to, commercial vehicles, nonstandard vehicles, and inoperable vehicles. Restricted vehicles also include vehicles greater than seven feet in height, having more than two axles, or having more than four tires regardless of whether it is otherwise defined as a standard vehicle.

Nonstandard vehicles. All passenger vehicles not defined as standard vehicles shall be considered nonstandard vehicles. Nonstandard vehicles include those that have been manufactured or altered for a purpose other than, or in addition to, private conveyance of drivers and passengers on roadways and those that have been individually designed, individually manufactured or individually altered to feature nonstandard bodies, seats, windows, sides or other characteristics. Nonstandard vehicles also include those that provide plumbing, cooking, refrigerator, living, conduct of business or trade, recreation, towing, hauling, trailering, delivering, camping or sleeping facilities. Nonstandard vehicles include commercial vehicles, recreational vehicles or RVs, trailers, campers, travel trailers, mobile homes, travel cars, dune buggies, swamp buggies, agricultural vehicles, tractors, or vehicles with passenger-conveying forward cabs and open or enclosed rear compartments, flatbeds, or areas intended or used for purposes other than conveying passengers. An otherwise standard vehicle that has been modified or altered to display commercial lettering shall be considered and classified as a nonstandard vehicle.

Sec. 42-24

(c) *Enclosure of restricted vehicles required in R-1 district.* No restricted vehicles may be parked, kept, stored or maintained upon a street, road or right-of-way or on private property within any R-1 district of the town unless the vehicle meets one of the following exceptions:

(1) The restricted vehicle is totally concealed from the view by a fence or wall set behind the front building line, or a hedge, constructed in compliance with section 82-276, of any abutting property (whether occupied or not) or any street or road, whether public or private, right-of-way or easement serving the property on which the restricted vehicle is located. A restricted vehicle not concealed as specified herein is in violation of this section.

Please comply on or before **September 30, 2024** and contact the undersigned Code Enforcement Officer to verify compliance. If you require further information or otherwise wish to discuss the notice of non-compliance, please contact Jack Reisinger, Town Building Official, at **772-287-2455**. Please be sure to have your case number available so we may promptly assist you.

Thank you and we look forward to working with you to resolve this matter.

Jack Reisinger, C.B.O., Town Building Official

Chrystal Gomez

From: Jack ReisingerTSP <jreisingertsp@icloud.com>
Sent: Monday, September 23, 2024 10:40 AM
To: Chrystal Gomez
Subject: 7 Timor st

Oversized trailer please send letter



Sent from my iPhone

Chrystal Gomez

From: Chrystal Gomez
Sent: Monday, September 23, 2024 11:02 AM
To: 'E46STI@gmail.com'
Subject: Code violation at 7 Timor st

Town of Sewall's Point

BUILDING DEPARTMENT

Notice of Non-Compliance

CASE #B24-0066

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Owner Address: 7 Timor St
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DATE: September 23, 2024

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Thank you and we look forward to working with you to resolve this matter. See below picture

Chrystal Gomez
Administrative Assistant
Town of Sewall's Point
One S. Sewall's Point Road
Sewall's Point, FL 34996
(772) 287-2455 x10
Cgomez@sewallspoint.org

From: Jack ReisingerTSP <jreisingertsp@icloud.com>
Sent: Monday, September 23, 2024 10:40 AM
To: Chrystal Gomez <CGomez@sewallspoint.org>
Subject: 7 Timor st

Oversized trailer please send letter



Sent from my iPhone

Basic Info

PIN	AIN	Situs Address	Website Updated
13-38-41-001-000-00270-9	27677	7 TIMOR ST SEWALLS POINT FL	9/23/24

General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
FOSTER LISA I

Mailing Address
7 TIMOR ST
STUART FL 34996

Tax District
SEWALL'S POINT

Parcel ID
13-38-41-001-000-00270-9

Account Number
27677

Property Address
7 TIMOR ST SEWALLS POINT FL

Legal Description
THE ACHIPELAGO (PB 4 PG 48), LOT 27 (les...

Use Code/Property Class
0100 - 0100 Single Family

Neighborhood
193120 High Pt Ind River

Legal Acres
0.84

Ag Use Size (Acre\Sq Ft)
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	$ 3,168,000	$ 308,490	$ 3,476,490	$ 2,266,981	$ 1,209,509	$ 55,000	$ 1,154,509

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
4/21/05	FOSTER, R JAMES	1832660
Sale Price	**Deed Type**	**Book & Page**
$ 0	Special Warranty Deed	2005 1599

Legal Description

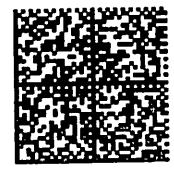
THE ACHIPELAGO (PB 4 PG 48), LOT 27 (less BEGINNING AT THE NORTHWEST CORNER OF LOT 27, NW 58 FT, NE TO THE NORTHEAST CORNER OF LOT 27 AND THE WATERS OF THE INDIAN RIVER, RUN SOUTHERLY ALONG THE EAST SIDE OF THE SEAWALL FOR 85 FT, PROCEED SOUTHWESTERLY IN A STRAIGHT LINE TO THE POB) & LOT 28 & LOT 29 (less BEGINNING AT THE MOST NORTHWEST CORNER OF LOT 29, NE ALONG THE SOUTH ROW LINE OF TIMOR ST 27.51 FT, THEN WITH A CURVE TO THE LEFT HAVING A CHORD BEARING OF SE AND RADIUS FO 30 FT AND AN ARC OF 25.95 FT, THEN SE 31.68 FT, SE 79.25 FT, SE 37.88 FT TO THE PLATTED PROPERTY LINE OF LOT 29, THEN SW 67.71 FT TO THE WEST LINE OF LOT 29, NW 149.04 FT TO THE POB

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

TOWN of SEWALL'S POINT
One South Sewall's Point Road
Sewall's Point, Florida 34996

FORWARD SERVICE REQUESTED

FIRST-CLASS



US POSTAGE PITNEY BOWES

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SEP 23 2024

LISA FOSTER
7 TIMOR ST
SEWALLS POINT, FL 34996

USPS Tracking®

FAQs >

b24-0066 7 timor st

Remove ×

Tracking Number:

70222410000221848427

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Latest Update

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Delivered
Delivered, Front Desk/Reception/Mail Room
STUART, FL 34996
October 21, 2024, 5:22 pm

In Transit to Next Facility
October 20, 2024

Arrived at USPS Regional Facility
WEST PALM BEACH FL DISTRIBUTION CENTER
October 18, 2024, 9:59 pm

Hide Tracking History

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Text & Email Updates

USPS Tracking Plus®

Product Information

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Feedback

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs