TOWN OF SEWALL'S POINT

SPECIAL MAGISTRATE HEARING AGENDA

Town of Sewall's Point, Town Hall Chambers,
One South Sewall's Point Road,
Sewall's Point, Florida 34996

June 14, 2023
10:00 AM

HONORABLE TYSON J. WATERS PRESIDING

I. **CALL TO ORDER**
   a. **Pledge of Allegiance**

   b. **Swearing-in of Staff**

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. If the thirty (30) minute time period has been exhausted, the Commission will entertain any remaining comments near the end of the meeting with the same three (3) minute per person time limitation.**
   a. **TOSP Public Comment Guidelines**
      1) SM TSP-Public Comment Guidelines.pdf

III. **VIOLATION HEARINGS**
   a. **B23-0020 – Terra Partners, LLC – 120 N. Sewall's Point Road – Violation – Tall Grass – Section 22-2 – Property Maintenance Standards; General; Section 22-32 – Prohibited Nuisances on Developed or Vacant Lots; and F.S.S. 162.06 (3) Code Enforcement Board Repeat Violations**

      1) B23-0020 120 N Sewall's Pt Rd_SM PACKET.pdf
      2) Code Sections.pdf
   b. **B23-0021 – Katherine Frohlich – 13 S. River Road - Violation – Tall Grass – Section 22-2 – Property Maintenance Standards; General; Section 22-32 – Prohibited Nuisances on Developed or Vacant Lots; and F.S.S. 162.06 (3) Code Enforcement Board Repeat Violations**
      1) B23-0021 13 S RIVER RD_SM PACKET.pdf

2) Code Sections.pdf

c. **B23-0022 – 36 S. Sewall's Point Road, LLC - Violation – Tall Grass – Section 22-2 – Property Maintenance Standards; General; Section 22-32 – Prohibited Nuisances on Developed or Vacant Lots; and F.S.S. 162.06 (3) Code Enforcement Board Repeat Violations**

1) B23-0022 36 S SEWALLS PT RD_SM PACKET.pdf

2) Code Sections.pdf

d. **B23-0024 – Palmetto House Holdings, LLC - 59 S. River Road - Violation – Tall Grass – Section 22-2 – Property Maintenance Standards; General; Section 22-32 – Prohibited Nuisances on Developed or Vacant Lots; and F.S.S. 162.06 (3) Code Enforcement Board Repeat Violations**

1) B23-0024 59 S RIVER RD_SM PACKET.pdf

2) Code Sections.pdf

e. **B23-0026 - Thomas & Diane Getz Trust – 7 Palm Road - Violation – Tall Grass – Section 22-2 – Property Maintenance Standards; General; Section 22-32 – Prohibited Nuisances on Developed or Vacant Lots; and F.S.S. 162.06 (3) Code Enforcement Board Repeat Violations**

1) B23-0026 7 PALM RD_SM PACKET.pdf

2) Code Sections.pdf

IV. 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.

Guidelines for Public Comments

- Everyone will have 3 minutes
- When recognized step forward to the podium and state your name for the record
- Remarks should be addressed to the Special Magistrate
- The public comment period is for receipt of public comments, not debate. It is not intended as a time for problem solving but rather for hearing the citizens for their input
- Any person addressing the Special Magistrate who disrupts the orderly and efficient conduct of the meeting, uses profane or obscene language may be removed from the meeting

Town of Sewall's Point

BUILDING DEPARTMENT

Notice of Violation and Notice of Hearing*

CASE #B23-0020

Property Owner: Terra Partners LLC
Owner Address: 19 Palmetto Dr
STUART, FL 34996

DATE: May 11, 2023

VIOLATION ADDRESS: 120 N Sewall's Point Rd
PARCEL ID #: 35-37-41-000-000-00010-0

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: Tall Grass

Sec. 22-2 - Property maintenance standards; general.

Sec. 22-32 - Prohibited nuisances on developed or vacant lots.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property or lot of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance and are prohibited within the town; provided, however, this enumeration shall not be deemed or construed to be conclusive, limiting or restrictive.

F.S.S 162.06 (3) Code Enforcement Board Repeat Violations.

If a repeat violation is found, the code inspector shall notify the violator but is not required to give the violator a reasonable time to correct the violation. The code inspector, upon notifying the violator of a repeat violation, shall notify an enforcement board and request a hearing. The code enforcement board, through its clerical staff, shall schedule a hearing and shall provide notice pursuant to s. 162.12. The case may be presented to the enforcement board even if the repeat violation has been corrected prior to the board hearing, and the notice shall so state. If the repeat violation has been corrected, the code enforcement board retains the right to schedule a hearing to determine costs and impose the payment of reasonable enforcement fees upon the repeat violator. The repeat violator may choose to waive his or her rights to this hearing and pay said costs as determined by the code enforcement board.

Previous violation history dates for tall grass: 06/14/21, 08/13/2021, 11/17/2021

Please comply the violation(s) on or before **May 24, 2023** 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. The Code provides that the Town will hold a **public hearing before the Code Enforcement Board/Special Magistrate. This hearing will be held on June 14, 2023 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 Michelle Berger, Town Manager, 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
*This Notice was __X___ sent certified mail, return receipt requested and first class mail.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
35-37-41-000-000-00010-0	9370	120 N SEWALLS POINT RD SEWALLS POINT FL	5/10/23

General Information

Property Owners
TERRA PARTNERS LLC

Mailing Address
19 PALMETTO DR
STUART FL 34996

Tax District
SEWALL'S POINT

Parcel ID
35-37-41-000-000-00010-0

Account Number
9370

Property Address
120 N SEWALLS POINT RD SEWALLS POINT FL

Legal Description
SEC 35-T37S-R41E, THAT PORTION OF GOV LO...

Use Code/Property Class
0000 - 0000 Vacant Residential

Neighborhood
193000 N. Sewall Pt Indialucie East

Legal Acres
1.091

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	$ 790,500	$ 0	$ 790,500	$ 156,240	$ 634,260	$ 0	$ 634,260

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
4/29/05

Sale Price
$ 900,000

Grantor (Seller)
GREENE, MARC S

Deed Type
Special Warranty Deed

Doc Num
1835184

Book & Page
2008 2011

Legal Description

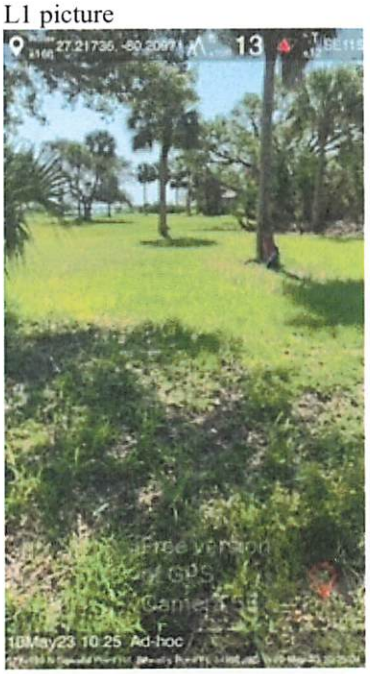
SEC 35-T37S-R41E, THAT PORTION OF GOV LOT 1 LYING E OF SEWALL'S PT RD & N OF TWIN RIVERS S/D (LESS PARCELS KNOWN AS LOTS 1 THRU 5 INDIAN RIVER HAMMOCKS) AKA LOT 6 INDIAN RIVER HAMMOCKS AS DESC'D IN OR 1268/697

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

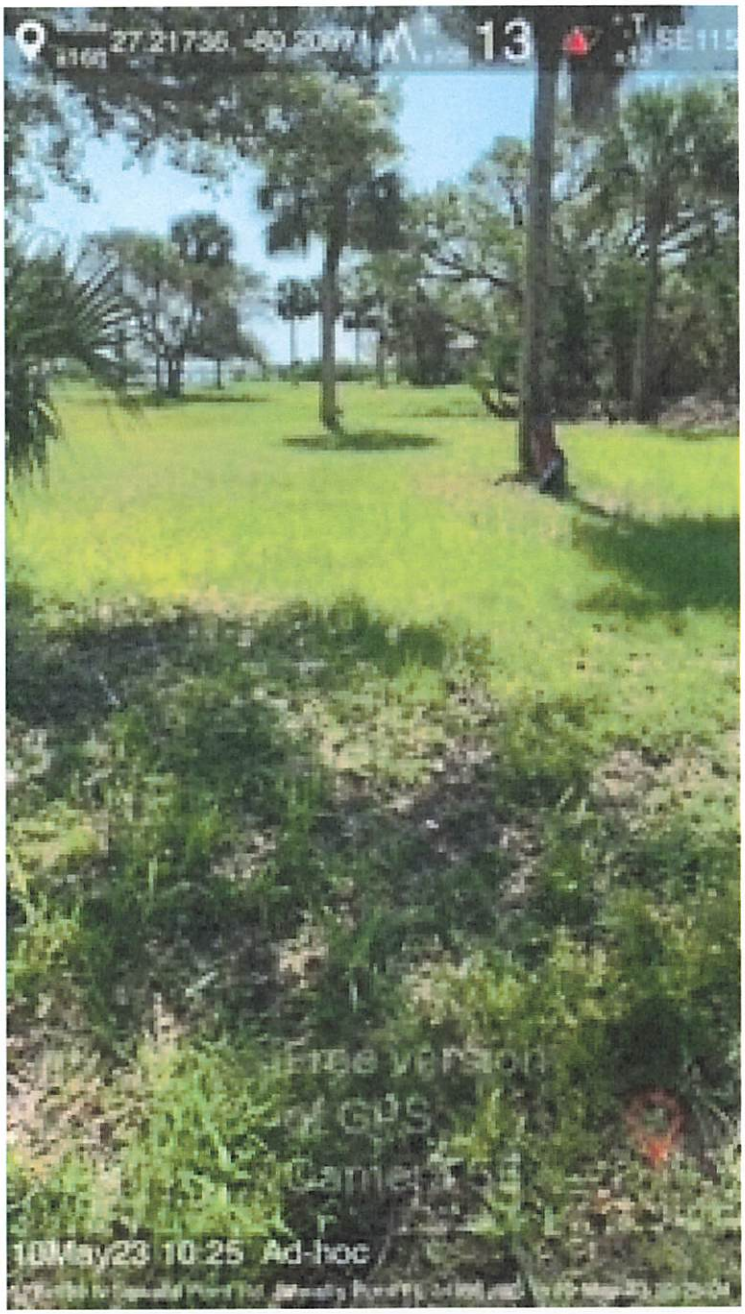
From: clift.sppd@gmail.com
Sent: Wednesday, May 10, 2023 10:26 AM
To: Chrystal Gomez
Subject: Lot checks

L1 picture



Jeff Clift, Public Works
Town of Sewall's Point
1 S. Sewall's Point Rd.
Sewall's Point, FL 34996
Telephone: 772-287-2455

120 N Sewall's Point Rd



CERTIFIED MAIL®

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

7021 1970 0000 7171 8889

FIRST-CLASS

US POSTAGE IMI PITNEY BOWES
ZIP 34996
02 7H
0006051328
$ 008.10⁰
MAY 11 2023

FORWARD SERVICE REQUESTED

TERRA PARTNERS LLC
19 PALMETTO DR
STUART, FL 34996

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

FIRST-CLASS

US POSTAGE IMI PITNEY BOWES
ZIP 34996
02 7H
0006051328
$ 000.60⁰
MAY 11 2023

FORWARD SERVICE REQUESTED

TERRA PARTNERS LLC
19 PALMETTO DR
STUART, FL 34996

7021 1970 0000 7171 8884

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CERTIFIED MAIL® RECEIPT
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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 $ _____

Postmark Here

5/11/23

Postage

$

To

$

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Si

Ci

TERRA PARTNERS LLC
19 PALMETTO DR
STUART, FL 34996

10

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

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 **s.**

From: Jack Reisinger
To: Chrystal Gomez
Subject: 120 N Sewall's Point Rd
Date: Thursday, May 11, 2023 12:28:57 PM



Sent from my iPhone

From: Jack Reisinger
To: Chrystal Gomez
Subject: 120 N Sewall's Point Rd
Date: Thursday, May 11, 2023 12:28:05 PM



Sent from my iPhone

Town of Sewall's Point

BUILDING DEPARTMENT

Notice of Violation and Notice of Hearing*

CASE #B21-0030

Property Owner: Terra Partners LLC
Owner Address: 19 Palmetto Drive
Sewall's Point, FL 34996

DATE: June 14, 2021

VIOLATION ADDRESS: Lot 6 Indian River Hammocks
PARCEL ID #: 35-37-41-000-000-00010-0

Pursuant to the provisions of the Town of Sewall's Point, you are hereby notified that the property described above is in violation of the following Town of Sewall's Point Code of Ordinances and/or the Florida Building Code:

Sec. 22-2 - Property maintenance standards; general.

Sec. 22-32 - Prohibited nuisances on developed or vacant lots.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property or lot of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance and are prohibited within the town; provided, however, this enumeration shall not be deemed or construed to be conclusive, limiting or restrictive:

1. Accumulation of rubbish, trash, refuse, junk, debris, and other abandoned materials, metals, lumber or other things;
2. Any condition which provides harborage for rats, mice, and other vermin or for the breeding of mosquitoes;
3. Any building or other structure which is in such a dilapidated condition that it is unfit for human habitation, or kept in such an unsanitary condition that it is a menace to the health of people residing in the vicinity thereof, or presents a more than ordinarily dangerous fire hazard in the vicinity where it is located;
4. All disagreeable or obnoxious odors and stenches, as well as the conditions, substances or other causes which give rise to the emission or generation of such odors and stenches;
5. The carcasses of animals or fowl not disposed of within a reasonable time after death;
6. The pollution of any public well or cistern, stream, lake, canal or body of water by sewage, dead animals, industrial wastes or other substances;
7. Any building, structure or other place or location where any activity which is in violation of local, state or federal law is conducted, performed or maintained;
8. Any accumulation of stagnant water on any lot or piece of ground;
9. Dense smoke, noxious fumes, gas, soot or cinders, in unreasonable quantities.
10. Uncultivated vegetation, common and noxious weeds, or grass constitutes a nuisance when it is:
a. Greater than 18 inches in height located on vacant lots; or
b. Greater than eight inches in height when located on developed residential or nonresidential lots; or
c. An unmanaged prohibited species as set forth in subsection 22-2(f)(4)b.; or
d. A prohibited species as set forth in subsection 22-2(f)(4)a. and d. and subsection 22-2(f)(5).
(Code 1978, § 7-17; Ord. No. 313, § 3, 8-2-05; Ord. No. 328, § 2, 9-12-2006; Ord. No. 350, § 4, 10-27-2009)

Please comply the violation(s) on or before **June 23, 2021**, and contact the undersigned Code Enforcement Officer to verify compliance on or before that date. If you do not understand what is required, please contact the Code Enforcement Officer at the number below. If you fail to correct the violation by the time set for compliance above, a **public hearing before the Code Enforcement Board/Special Magistrate will be held on July 14, 2021, at 10 a.m.** in the Town Commission Chambers, 1 S. Sewall's Point Road, Sewall's Point, Florida, even if the violation has been corrected prior to the hearing. Further, if the violation is corrected and then re-occurs, the hearing will go forward. If you fail to 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.

If the Town is successful in prosecuting your case before the Code Enforcement Board/Special Magistrate, administrative costs will be assessed to cover the cost of such prosecution and said 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. **Once ordered and recorded, the administrative costs (and all other costs incurred) and any fines imposed by the Code Enforcement Board/Special Magistrate shall constitute a lien on the property described above and upon any other real or personal property owned by the property owner(s). Failure to pay these costs and fines may result in a foreclosure action by the Town.**

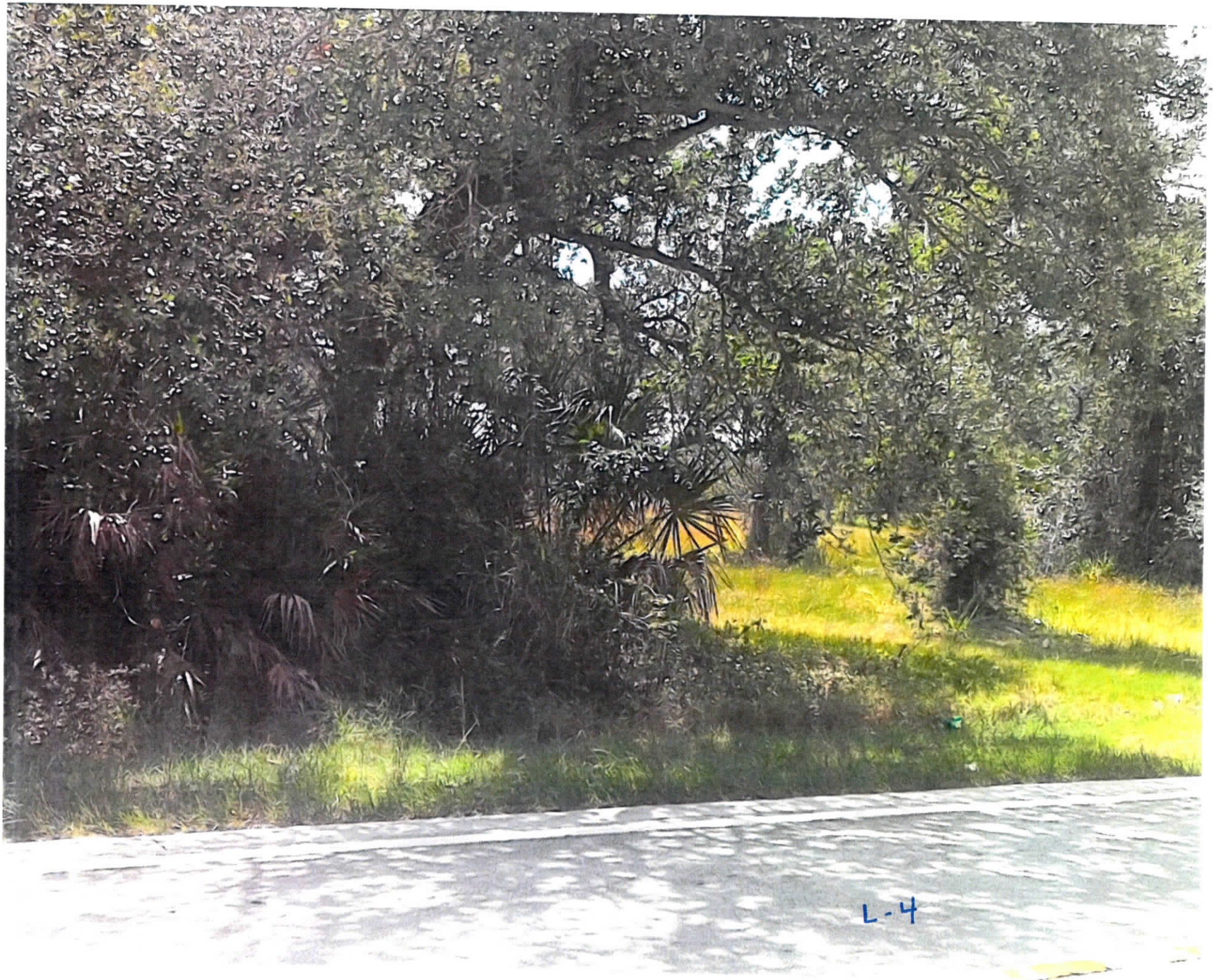
If you disagree with a decision of the Code Enforcement Board/Special Magistrate, you may appeal to the Circuit Court of Martin County within 30 days after the order is entered. If a person decides to appeal any such order, with respect to any matter considered at subject hearing, they will need a record 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 wish to discuss a settlement of this case prior to the scheduled hearing or if you require further information, please contact Michelle Berger, Town Manager, at **772/287-2455**. Please be sure to have your case number available so we may promptly assist you.

Please govern yourself accordingly.

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

*This Notice was ✓ sent certified mail, return receipt requested to the address above.


L-4

7013 0600 0000 7698 4155

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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

6/16/21

Sent To Terra Partners

Street, Apt. No.; or PO Box No. 19 Palmetto Dr.

City, State, ZIP+4 SP 34996

17

PS Form 3800, August 2006 — See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

- 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.

1. Article Addressed to:

Terra Partners
19 Palmetto Dr.
Sewall's Point FL
34996

9590 9402 6379 0303 7233 37

2. Article Number *(Transfer from service label)*

7013 0600 0000 1698 4155

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X CC C21

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

CR

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

18

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

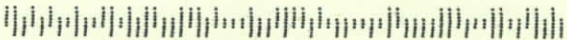


First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

TOWN OF SEWALL'S POINT
1 S SEWALL'S POINT ROAD
SEWALL'S POINT, FL 34996



19

Town of Sewall's Point

BUILDING DEPARTMENT

Notice of Violation and Notice of Hearing*

CASE #B21-0065

Property Owner: TERRA PARTNERS LLC
Owner Address: 19 PALMETTO DR.
SEWALL'S POINT, FL 34996

DATE: August 13, 2021

VIOLATION ADDRESS: Lot 6, Indian River Hammocks
PARCEL ID #: 35-37-41-000-000-00010-0

Good afternoon. 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:

Tall Grass

Sec. 22-2 - Property maintenance standards; general.

Sec. 22-32 - Prohibited nuisances on developed or vacant lots.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property or lot of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance and are prohibited within the town; provided, however, this enumeration shall not be deemed or construed to be conclusive, limiting or restrictive.

To avoid the need to go to a hearing and the possibility of any fines, please comply the violation(s) on or before **August 20, 2021**, 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 September 8, 2021, 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 Michelle Berger, Town Manager, 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

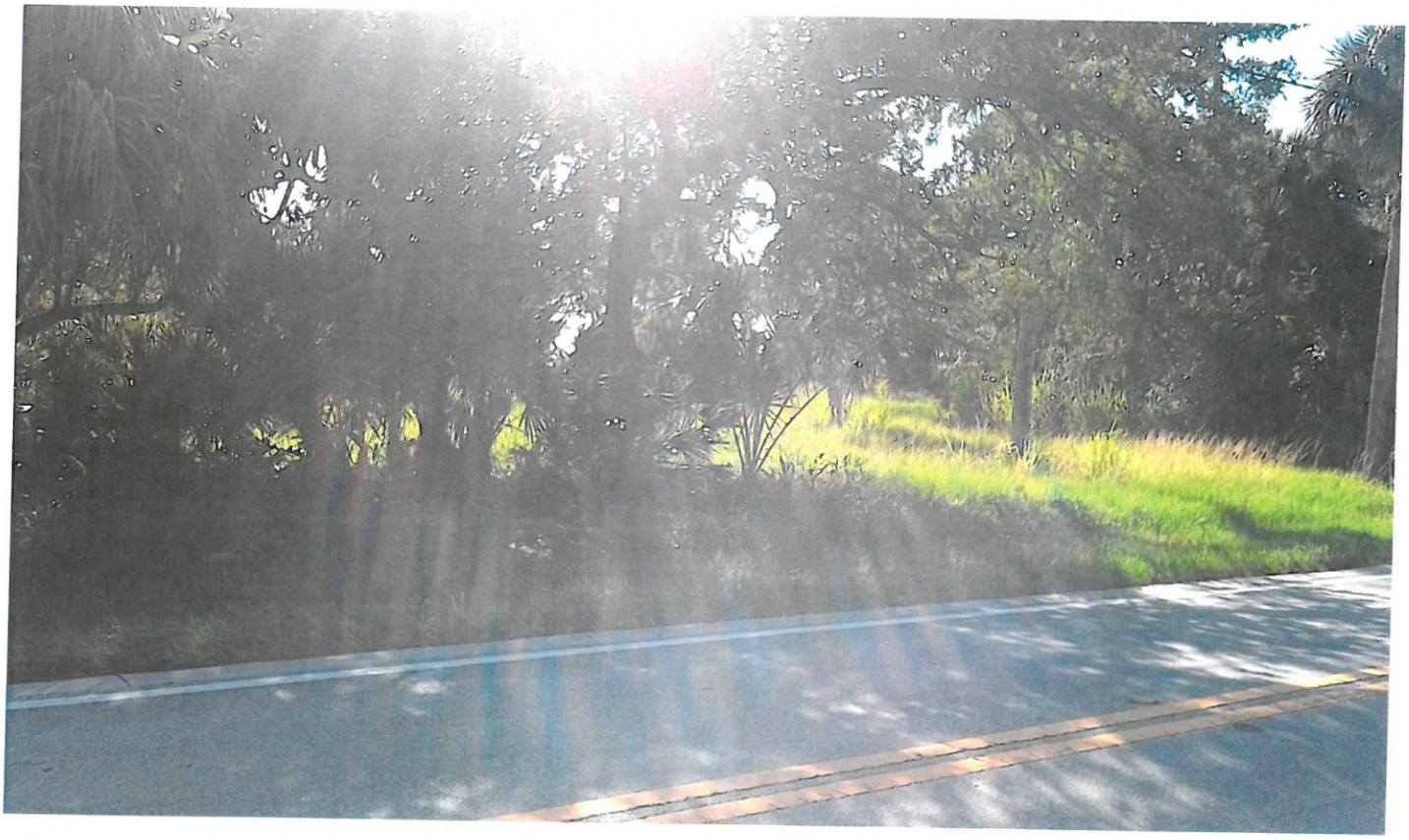
*This Notice was __X__ sent certified mail, return receipt requested and first class mail.

Address: Lot 6, Indian River Hammocks

Date of Photo: 08/12/2021

Case Number: B21-0065

Photo Taken By: Jeff Clift



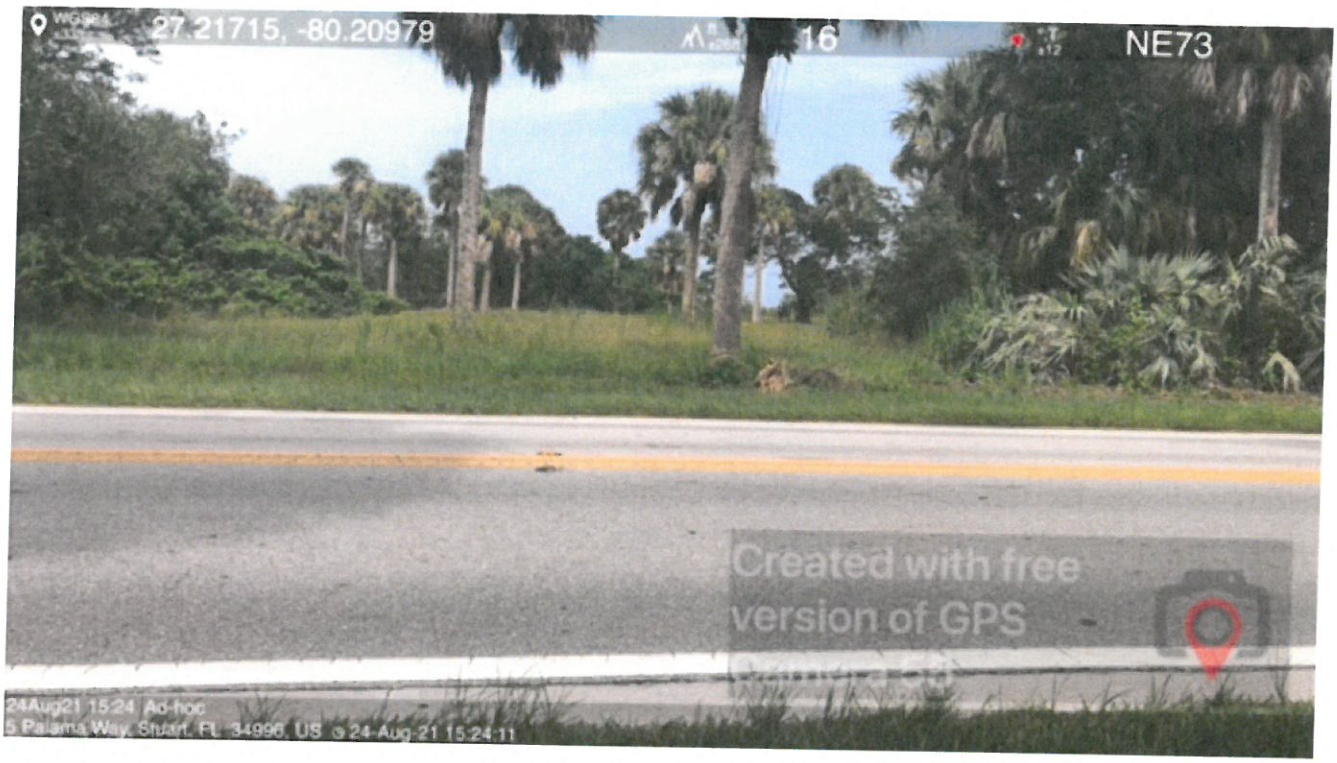
I-3

Address: Lot 6, Indian River Hammocks (120 NSPR)

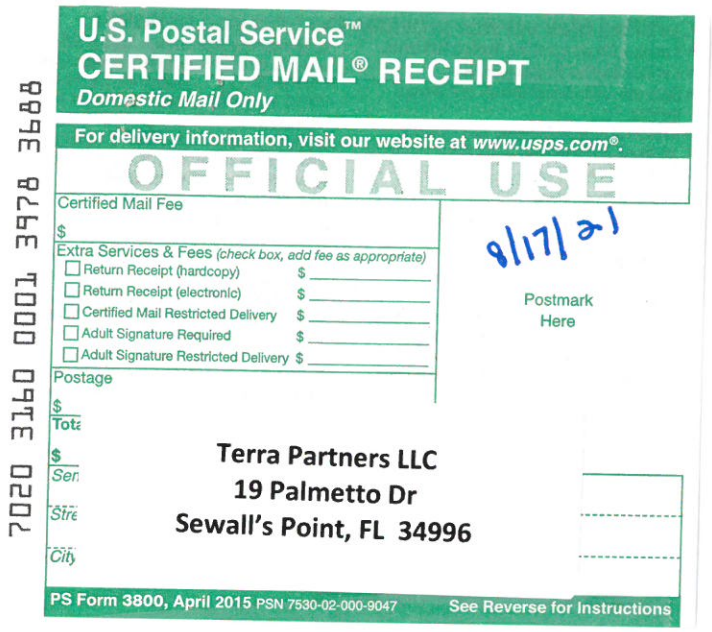
Date of Photo: 08/24/2021

Case Number: B21-0065

Photo Taken By: Jack Reisinger







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OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)
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- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Tota
$
Ser
Stre
City

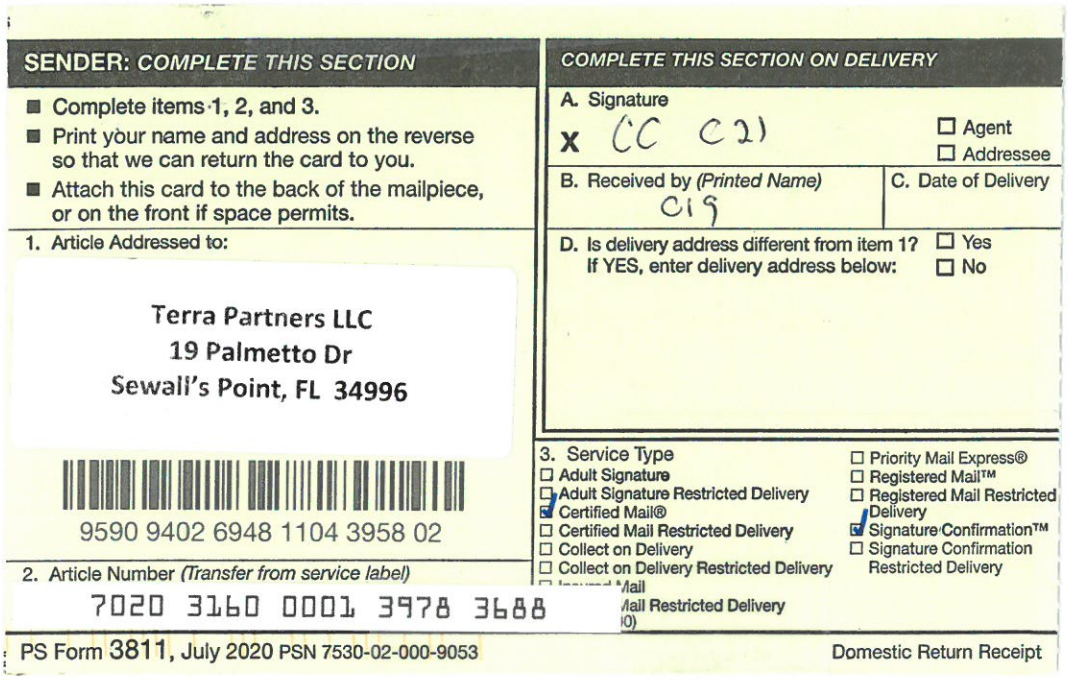
9/17/21

Postmark Here

Terra Partners LLC
19 Palmetto Dr
Sewall's Point, FL 34996

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

7020 3160 0001 3978 3688



SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

Terra Partners LLC
19 Palmetto Dr
Sewall's Point, FL 34996

9590 9402 6948 1104 3958 02

2. Article Number (Transfer from service label)
7020 3160 0001 3978 3688

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X (C (C 21)
☐ Agent
☐ Addressee

B. Received by (Printed Name)
CIS

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT ORDER
TOWN OF SEWALL'S POINT, FLORIDA

TOWN OF SEWALL'S POINT, FLORIDA, Case No.:B21-0065

Petitioner,

vs.

TERRA PARTNERS, LLC,

Respondent(s).
_____/

ORDER FINDING VIOLATION AND ASSESSING FINE

Property Address: Lot 6, Indian River Hammocks

Re: Violation of Code Section(s): Section 22-2– Property maintenance standards; Section 22-32 – Prohibited nuisances on developed or vacant lots.

The Special Magistrate appointed by the Town of Sewall's Point to hear code enforcement cases for the Town, in accordance with Chapter 18, Article II, Division 1 of the Town's Code of Ordinances, has heard testimony at the Code Enforcement hearing held on the 8th day of September, 2021, and based on the evidence and testimony presented, the following FINDINGS OF FACT, CONCLUSIONS OF LAW, and ORDER are hereby entered:

FINDINGS OF FACT

1. The Respondent, Terra Partners, LLC, was not present at the hearing.
2. The Respondent was properly notified of the violation and the hearing.
3. The Town Building Official, John "Jack" Reisinger, presented competent substantial evidence which included testimony, documents and photographs to establish that the Respondent was in violation of the above cited section of the Code of Ordinances.
4. Town staff presented testimony and/or a cost recovery sheet supporting the costs incurred by the Town in the prosecution and in the overall enforcement of the Code of Ordinances in this case.

CONCLUSIONS OF LAW

1. Pursuant to Section 18-102 of the Town of Sewall's Point Code of Ordinances, the Building Official is a code enforcement officer.
2. Respondent was in violation of the above listed code sections of the Town of Sewall's Point Code of Ordinances for the property maintenance standard and prohibited nuisances on developed or vacant lots.

ORDER

The Special Magistrate found the Respondent in violation of Section 22-2 and Section 22-32, as the compliance date of August 20, 2021 was not met. As of August 24, 2021, based on the inspection by staff, the lot was not in compliance, but has since been brought into compliance. As of compliance date, the property was in violation, therefore any additional violation will be deemed a repeat violator and subject to the fines set forth in the code. The Special Magistrate awarded the Town $40 for administrative costs.

Should you violate the same Section of the Code again, you may be subject to a fine of up to Five Hundred Dollars ($500.00) per day for such repeat violation. Should the violations be deemed to be irreparable and

irreversible, you may be subject to a fine of up to $5,000.00 for each violation. Additionally, the Code Inspector is not required to give a reasonable time to correct a repeat violation or an irreparable/irreversible violation and the case may be presented to the Special Magistrate even if the repeat violation has been corrected or the irreparable/irreversible violation has stopped prior to the Special Magistrate hearing.

All payments shall be made to the Town of Sewall's Point, One South Sewall's Point Road, Sewall's Point, FL 34996.

DONE AND ORDERED this _____ day of October, 2021.

TOWN OF SEWALL'S POINT SPECIAL MAGISTRATE

BY: _____
TYSON J. WATERS

Copies of this Order were provided to the following:
Terra Partners, LLC, Respondent
Michelle Berger, Town Manager

TOWN OF SEWALL'S POINT
1 S SEWALL'S POINT RD
SEWALLS POINT, FL 34996
7722872455

ORDER: B21-0065 120 N Sewalls Pt Rd

08-Nov-2021 12:50:32P

1	CODE ENFORCEMENT	$40.00
Total		**$40.00**
CHECK SALE		$40.00

Online: https://clover.com/p
/SADC55C30Y328

SADC55C30Y328

Order GZFJ4KENWAY8T
Payment SADC55C30Y328

Clover Privacy Policy
https://clover.com/privacy

RECEIVED
NOV 0 8 2021
By

Enclosed is the $40 fee assessed by the special magistrate (SM) for case B21-0065 on 9/8/21. it is being paid under protest. filing an appeal costs $400. the appeal process is replete with intricate procedural requirements that require a lawyer to navigate. this is grossly unfair to residents with minor violations.

Case B21-0065 is a textbook example of a municipal code enforcement process in which deficient and incomplete evidence is presented, and property owners are being denied the input of their peers. the process is being manipulated to benefit the town of sewalls point, not the residents.

*on 8/13/21, TSP wrote a sec. 22-32 ("nuisance") violation on my waterfront lot. TSP then held this notice for 4 days before mailing it. when it arrived on 8/19, only one day remained for compliance.

* delivery was improper. carrier left the notice in my mailbox, did not attempt delivery. postal form PS311 in the evidence packet shows that I did not sign for it. similar improper delivery also occurred in cases B21-0062 and B21-0063. while this is the fault of the PO, it also indicts TSP for their knowing use of invalid postal documents in their prosecutions.

* the violation notice made reference to "any of the following (prohibited) items." no items followed. this lack of specificity allows for arbitrary interpretation of the code.

* the notice did not state which compliance section of the code enforcement process was being followed. "nuisances" are defined in sec 22-32. section 22-33 is specifically for "nuisance abatement." it mandates that 22-32 code violators be given 10 days from date of **receipt** of the violation, to comply. TSP did not follow this "nuisance abatement" procedure. had it done so, I would have been in compliance at re-inspection on 8/24.

* failure to specify which enforcement section is being followed denies an alleged violator the ability to determine if proper procedures are being followed. it also allows TSP to set arbitrary compliance dates. since being hired, the SM has heard over 25 cases of 22-32 violation. the alleged violators were given arbitrary compliance dates.

* TSP appears to be following sec 18-201(b), which is intended for construction violations. it allows "reasonable" time to comply. the clock begins ticking when the notice is written, not when it is delivered. allowing only 7 days from date of writing, than holding the notice for 4 days left me only one day to comply. this is not "reasonable."

* CEO was informed by two sources that my lot would be complied on 8/25. despite knowing this, he scheduled re-inspection for 8/24. in his 8/24 email, he failed to inform me of any re-inspection that day.

* despite improper documentation and delivery as described above, on 9/8/21 CEO falsely stated to the SM that proper notice was given. the SM apparently did not examine the postal evidence.

*. the notice of violation advises the recipient to call our town manager to discuss the violation and compliance with her. getting involved in granular matters like this is hardly the job of a town

manager. it suggests her substantial involvement in the entire arbitrary code enforcement process, to the detriment of property owners.

it is grossly unfair that the town can make up the rules as it goes along:

* using an enforcement process unintended for the cited violation advantage: TSP
* notice does not specify which enforcement section is being used advantage: TSP
*allowing alleged violators an arbitrary number of days to comply advantage: TSP
* submitting incomplete and invalid postal information at hearings advantage: TSP
* claiming proper service was given when it was not advantage: TSP
* lack of scrutiny regarding postal evidence submitted advantage: TSP
* manipulating the order of code enforcement entities' meetings advantage: TSP
* bypassing the CEB and using an SM to hear cases advantage: TSP
* subjecting alleged violators to a complex and costly appeals process advantage: TSP

the attached spreadsheet lists all 2021 code enforcement cases seen by the SM. note how inconsistent are the times allowed for compliance. since 1/1/21, only two 22-32 "nuisance" cases may have been given the sec. 22-33 ("nuisance abatement") mandated ten days from delivery of notice to comply. the postal documents show inadequate information to determine this.

the CEB has met only once this year, on 8/11. they have heard no cases. they met after the SM had held a hearing. by 8/11, the SM had already heard 23 cases. the CEB is authorised to perform essentially the same functions as n SM. why is the the CEB being bypassed? placing cases before an SM deprives alleged violators of the input of their peers, who would be more familiar with the nuances of cases than a SM who doesn't live here.

bypassing the CEB needlessly costs the town money to pay a SM to do what the CEB can do for free. it leaves the costly and complex appeals process as the only option for people who fail to respond properly . this ensures that most people will pay the fines. it eliminates the opportunity to find deficiencies in evidence presented by the town. lastly, it concentrates control of code enforcement in the hands of one individual. this is grossly unfair to people who have received notices of violation.

if any CEB meetings are canceled, the SM hearing should also be canceled. this preserves the important role of the CEB. when the CEB hearing is rescheduled, it should be *followed by* the SM hearing. this would return some balance to the code enforcement process, which is currently heavily weighed inequitably in TSPs favor.

donna joyce
19 palmetto drive

SM DATE	CASE #	DATE LETTER	DATE 2 COMPLY	# DAYS	VIOLATION CODE
3/3	B21-0001	1/8 or 14	1/28		70-22
	B21-0002	1/29 or 2/11			22-2
6/9	B21-0015	4/20	5/18	29	22-2
	B21-0023	5/10	5/17	7	22-32
7/14	B21-0026	6/15	6/25	10	22-32 + 202
	b21-0027	6/14	6/23	9	22-32
	B21-0028	6/14	6/23	9	22-32
	B21-0029	6/14	6/23	9	22-32
	B21-0030	6/14	6/23	9	22-32
	B21-0031	6/14	6/23	9	22-32
	B21-0032	6/14	6/23	9	22-32
	B21-0033	6/14	6/23	9	22-32
	B21-0034	6/14	6/23	9	22-32
	B21-0035	6/14	6/23	9	22-32
	B21-0036	6/14	6/23	9	22-32
	B21-0037	6/14	6/23	9	22-32
	b21-0038	6/14	6/23	9	22-32
	B21-0039	6/14	6/23	9	22-32
	B21-0040	6/14	6/23	9	22-32
8/11	B21-0043	7/2	7/16	14	22-32
	B21-0048	7/13	7/23	10	22-32
	B21-0047	7/13	7/23	10	50-101
	B21-0051	7/15	7/23	8	22-32
9/8	B21-0054	8/3	8/18	15	82-276
	B21-0056	8/3	8/18	15	82-276
	B21-0057	8/3	8/18	15	22-32
	B21-0060	8/13	8/20	7	22-32
	B21-0061	8/13	8/20	7	22-32
	B21-0062	8/13	8/20	7	50-101
	B21-0063	8/13	8/20	7	22-32
	B21-0065	8/13	8/20	7	22-32
	B21-0066	8/13	8/20	7	22-32

Town of Sewall's Point

BUILDING DEPARTMENT

Notice of Violation and Notice of Hearing*

CASE #B21-0070

Property Owner: TERRA PARTNERS
Owner Address: 19 PALMETTO DR
STUART, FL 34996

DATE: November 17, 2021

VIOLATION ADDRESS: 120 NSP ROAD
PARCEL ID #: 35-37-41-000-000-00010-0

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:

Tall Grass

Sec. 22-2 - Property maintenance standards; general.

Sec. 22-32 - Prohibited nuisances on developed or vacant lots.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property or lot of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance and are prohibited within the town; provided, however, this enumeration shall not be deemed or construed to be conclusive, limiting or restrictive.

F.S.S 162.06 (3) Code Enforcement Board Repeat Violations.

If a repeat violation is found, the code inspector shall notify the violator but is not required to give the violator a reasonable time to correct the violation. The code inspector, upon notifying the violator of a repeat violation, shall notify an enforcement board and request a hearing. The code enforcement board, through its clerical staff, shall schedule a hearing and shall provide notice pursuant to s. 162.12. The case may be presented to the enforcement board even if the repeat violation has been corrected prior to the board hearing, and the notice shall so state. If the repeat violation has been corrected, the code enforcement board retains the right to schedule a hearing to determine costs and impose the payment of reasonable enforcement fees upon the repeat violator. The repeat violator may choose to waive his or her rights to this hearing and pay said costs as determined by the code enforcement board.

To avoid the need to go to a hearing and the possibility of any fines, please comply the violation(s) on or before **December 1, 2021**, 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 January 12, 2022, 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 Michelle Berger, Town Manager, 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

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


11.16.2021 2:21PM

April Stoncius

From: Chrystal Gomez
Sent: Tuesday, May 30, 2023 10:30 AM
To: April Stoncius
Subject: code of ordinance

Sec. 22-2. Property maintenance standards; general

(f) *Landscape areas.* Owners and occupants of all private property, whether developed, undeveloped or uncleared, shall be responsible for maintaining their property, from the edge of their property line to the edge of the improved right-of-way, including the adjacent swale area, if any, in accordance with these standards.

(2) *Undeveloped property (not including uncleared property):*

a. Shall be kept free of debris, rubbish, trash or litter.

b. Shall be maintained free of diseased or dead trees and plant materials.

c. Shall be maintained so that the underbrush weeds do not exceed a height of 18 inches.

d. Shall be kept free and clear of all prohibited species unless otherwise set forth herein.

Sec. 22-32. Prohibited nuisances on developed or vacant lots.

(10) Uncultivated vegetation, common and noxious weeds, or grass constitutes a nuisance when it is:

a. Greater than 18 inches in height located on vacant lots; or

F.S.S 162.06 (3) Code Enforcement Board Repeat Violations.

If a repeat violation is found, the code inspector shall notify the violator but is not required to give the violator a reasonable time to correct the violation. The code inspector, upon notifying the violator of a repeat violation, shall notify an enforcement board and request a hearing. The code enforcement board, through its clerical staff, shall schedule a hearing and shall provide notice pursuant to s. 162.12. The case may be presented to the enforcement board even if the repeat violation has been corrected prior to the board hearing, and the notice shall so state. If the repeat violation has been corrected, the code enforcement board retains the right to schedule a hearing to determine costs and impose the payment of reasonable enforcement fees upon the repeat violator. The repeat violator may choose to waive his or her rights to this hearing and pay said costs as determined by the code enforcement board.

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

Town of Sewall's Point

BUILDING DEPARTMENT

Notice of Violation and Notice of Hearing*

CASE #B23-0021

Property Owner: KATHERINE FROHLICH
Owner Address: 9 PALM RD
STUART, FL 34996

DATE: May 11, 2023

VIOLATION ADDRESS: 13 S RIVER RD
PARCEL ID #: 01-38-41-013-000-00250-0

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: Tall Grass

Sec. 22-2 - Property maintenance standards; general.

Sec. 22-32 - Prohibited nuisances on developed or vacant lots.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property or lot of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance and are prohibited within the town; provided, however, this enumeration shall not be deemed or construed to be conclusive, limiting or restrictive.

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If a repeat violation is found, the code inspector shall notify the violator but is not required to give the violator a reasonable time to correct the violation. The code inspector, upon notifying the violator of a repeat violation, shall notify an enforcement board and request a hearing. The code enforcement board, through its clerical staff, shall schedule a hearing and shall provide notice pursuant to s. 162.12. The case may be presented to the enforcement board even if the repeat violation has been corrected prior to the board hearing, and the notice shall so state. If the repeat violation has been corrected, the code enforcement board retains the right to schedule a hearing to determine costs and impose the payment of reasonable enforcement fees upon the repeat violator. The repeat violator may choose to waive his or her rights to this hearing and pay said costs as determined by the code enforcement board.

Previous violation history dates for tall grass: 06/15/2022

Please comply the violation(s) on or before **May 24, 2023** 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. The Code provides that the Town will hold a **public hearing before the Code Enforcement Board/Special Magistrate.** This hearing will be held on June 14, 2023 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 Michelle Berger, Town Manager, 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.

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
01-38-41-013-000-00250-0	1119266	13 S RIVER RD SEWALLS POINT FL	5/10/23

General Information

Property Owners
FROHLICH KATHERINE A

Mailing Address
9 PALM RD
STUART FL 34996

Tax District
SEWALL'S POINT

Parcel ID
01-38-41-013-000-00250-0

Account Number
1119266

Property Address
13 S RIVER RD SEWALLS POINT FL

Legal Description
LOT 25 HERITAGE PLACE ACCORDING TO THE P...

Use Code/Property Class
0001 - 0001 Vacant Res w/Misc Imp

Neighborhood
193170 Lucindia,Riverview St LucieRvr

Legal Acres
1.54

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	$ 1,867,320	$ 7,780	$ 1,875,100	$ 360,004	$ 1,515,096	$ 0	$ 1,515,096

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
10/18/19

Sale Price
$ 1,160,000

Grantor (Seller)
FREDERIC M AYRES III TRUST

Deed Type
Deed of Reconveyance or Trustee's Deed

Doc Num
2781077

Book & Page
3090 0193

Legal Description

LOT 25 HERITAGE PLACE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10 PAGE 2 PUBLIC RECORDS 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.

Chrystal Gomez

From: clift.sppd@gmail.com
Sent: Wednesday, May 10, 2023 10:37 AM
To: Chrystal Gomez
Subject: Lot checks

L2



Jeff Clift, Public Works
Town of Sewall's Point
1 S. Sewall's Point Rd.
Sewall's Point, FL 34996
Telephone: 772-287-2455

13 S RIVER RD


27.20033, -80.20174
14
Free version
of GPS
Camera 55
10May23 10:33 Ad-hoc
16 S River Rd, Sewall's Point FL 34996, US 10-May-23 10:33:10

CERTIFIED MAIL®

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

7021 1970 0000 7171 8896

FIRST-CLASS

US POSTAGE IMI PITNEY BOWES

ZIP 34996
02 7H
0006051328

$ 008.10⁰
MAY 11 2023

FORWARD SERVICE REQUESTED

KATHERINE FROHLICH
9 PALM RD
STUART, FL 34996

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

FIRST-CLASS

US POSTAGE IMI PITNEY BOWES

ZIP 34996
02 7H
0006051328

$ 000.60⁰
MAY 11 2023

FORWARD SERVICE REQUESTED

KATHERINE FROHLICH
9 PALM RD
STUART, FL 34996

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee

$

Extra Services & Fees *(check box, add fee as appropriate)*

- ☐ Return Receipt (hardcopy) $ _____
- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postage

$

Tota

$

Postmark Here

5/11/23

KATHERINE FROHLICH

9 PALM RD

STUART, FL 34996

Sent

Stree

City,

42

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

7021 1970 0000 7171 8896

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 records.

PS Form **3800,** April 2015 *(Reverse)* PSN 7530-02-000-9047

From: Jack Reisinger
To: Chrystal Gomez
Subject: 13 S River Rd
Date: Thursday, May 11, 2023 11:44:47 AM



Sent from my iPhone

From: Jack Reisinger
To: Chrystal Gomez
Subject: 13 S River Rd
Date: Thursday, May 11, 2023 11:46:07 AM



Sent from my iPhone

Town of Sewall's Point

BUILDING DEPARTMENT

Notice of Non-Compliance

CASE #B22-0028

Property Owner: Katherine Frohlich
Owner Address: 9 Palm Rd
Sewall's Point, FL 34996

DATE: June 15, 2022

VIOLATION ADDRESS: 13 S River Rd
PARCEL ID #: 01-38-41-013-000-00250-0

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: Tall Grass

Sec. 22-2. - Property maintenance standards; general.

(f) *Landscape areas.* Owners and occupants of all private property, whether developed, undeveloped or uncleared, shall be responsible for maintaining their property, from the edge of their property line to the edge of the improved right-of-way, including the adjacent swale area, if any, in accordance with these standards.

(2) *Undeveloped property (not including uncleared property):*

a. Shall be kept free of debris, rubbish, trash or litter.
b. Shall be maintained free of diseased or dead trees and plant materials.
c. Shall be maintained so that the underbrush weeds do not exceed a height of 18 inches.
d. Shall be kept free and clear of all prohibited species unless otherwise set forth herein.

Sec. 22-32. Prohibited nuisances on developed or vacant lots.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property, developed or undeveloped, of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance and are prohibited within the town; provided, however, this enumeration shall not be deemed or construed to be conclusive, limiting or restrictive:

(10) Uncultivated vegetation, common and noxious weeds, or grass constitutes a nuisance when it is:

a. Greater than 18 inches in height located on vacant lots

Please comply on or before **June 29, 2022** 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

Chrystal Gomez

From: clift.sppd@gmail.com
Sent: Monday, June 13, 2022 11:12 AM
To: Chrystal Gomez
Subject: L2 lot checks



Jeff Clift, Public Works
Town of Sewall's Point
1 S. Sewall's Point Rd.
Sewall's Point, FL 34996
Telephone: 772-287-2455

April Stoncius

From: Chrystal Gomez
Sent: Tuesday, May 30, 2023 10:30 AM
To: April Stoncius
Subject: code of ordinance

Sec. 22-2. Property maintenance standards; general

(f) *Landscape areas.* Owners and occupants of all private property, whether developed, undeveloped or uncleared, shall be responsible for maintaining their property, from the edge of their property line to the edge of the improved right-of-way, including the adjacent swale area, if any, in accordance with these standards.

(2) *Undeveloped property (not including uncleared property):*

a. Shall be kept free of debris, rubbish, trash or litter.

b. Shall be maintained free of diseased or dead trees and plant materials.

c. Shall be maintained so that the underbrush weeds do not exceed a height of 18 inches.

d. Shall be kept free and clear of all prohibited species unless otherwise set forth herein.

Sec. 22-32. Prohibited nuisances on developed or vacant lots.

(10) Uncultivated vegetation, common and noxious weeds, or grass constitutes a nuisance when it is:

a. Greater than 18 inches in height located on vacant lots; or

F.S.S 162.06 (3) Code Enforcement Board Repeat Violations.

If a repeat violation is found, the code inspector shall notify the violator but is not required to give the violator a reasonable time to correct the violation. The code inspector, upon notifying the violator of a repeat violation, shall notify an enforcement board and request a hearing. The code enforcement board, through its clerical staff, shall schedule a hearing and shall provide notice pursuant to s. 162.12. The case may be presented to the enforcement board even if the repeat violation has been corrected prior to the board hearing, and the notice shall so state. If the repeat violation has been corrected, the code enforcement board retains the right to schedule a hearing to determine costs and impose the payment of reasonable enforcement fees upon the repeat violator. The repeat violator may choose to waive his or her rights to this hearing and pay said costs as determined by the code enforcement board.

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

Town of Sewall's Point

BUILDING DEPARTMENT

Notice of Violation and Notice of Hearing*

CASE #B23-0022

Property Owner: 36 S SEWALLS POINT ROAD LLC
Owner Address: 63 MONTGOMERY AVE
STATEN ISLAND, NY 10301

DATE: May 11, 2023

VIOLATION ADDRESS: 36 S SEWALLS POINT RD
PARCEL ID #: 01-38-41-014-000-00020-2

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: Tall Grass

Sec. 22-2 - Property maintenance standards; general.

Sec. 22-32 - Prohibited nuisances on developed or vacant lots.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property or lot of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance and are prohibited within the town; provided, however, this enumeration shall not be deemed or construed to be conclusive, limiting or restrictive.

F.S.S 162.06 (3) Code Enforcement Board Repeat Violations.

If a repeat violation is found, the code inspector shall notify the violator but is not required to give the violator a reasonable time to correct the violation. The code inspector, upon notifying the violator of a repeat violation, shall notify an enforcement board and request a hearing. The code enforcement board, through its clerical staff, shall schedule a hearing and shall provide notice pursuant to s. 162.12. The case may be presented to the enforcement board even if the repeat violation has been corrected prior to the board hearing, and the notice shall so state. If the repeat violation has been corrected, the code enforcement board retains the right to schedule a hearing to determine costs and impose the payment of reasonable enforcement fees upon the repeat violator. The repeat violator may choose to waive his or her rights to this hearing and pay said costs as determined by the code enforcement board.

Previous violation history dates for tall grass: B21-0032 06/14/21, B21-0066 08/13/21, B22-0048 09/14/2022

Please comply the violation(s) on or before **May 24, 2023** 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. The Code provides that the Town will hold a **public hearing before the Code Enforcement Board/Special Magistrate.** **This hearing will be held on June 14, 2023 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 Michelle Berger, Town Manager, 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

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

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
01-38-41-014-000-00020-2	17849	36 S SEWALLS POINT RD SEWALLS POINT FL	5/10/23

General Information

Property Owners
36 S SEWALLS POINT ROAD LLC

Mailing Address
63 MONTGOMERY AVE
STATEN ISLAND NY 10301

Tax District
SEWALL'S POINT

Parcel ID
01-38-41-014-000-00020-2

Account Number
17849

Property Address
36 S SEWALLS POINT RD SEWALLS POINT FL

Legal Description
HILLCREST, LOT 2

Use Code/Property Class
0001 - 0001 Vacant Res w/Misc Imp

Neighborhood
193110 Archipelago, High Pt -Canal

Legal Acres
0.974

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	$ 1,137,940	$ 26,320	$ 1,164,260	$ 299,913	$ 864,347	$ 0	$ 864,347

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
9/24/20

Sale Price
$ 900,000

Grantor (Seller)
MCGOVERN STEPHEN P

Deed Type
Wd Full Covenant and Warranty Deed

Doc Num
2840397

Book & Page
3161 1716

Legal Description

HILLCREST, LOT 2

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

Chrystal Gomez

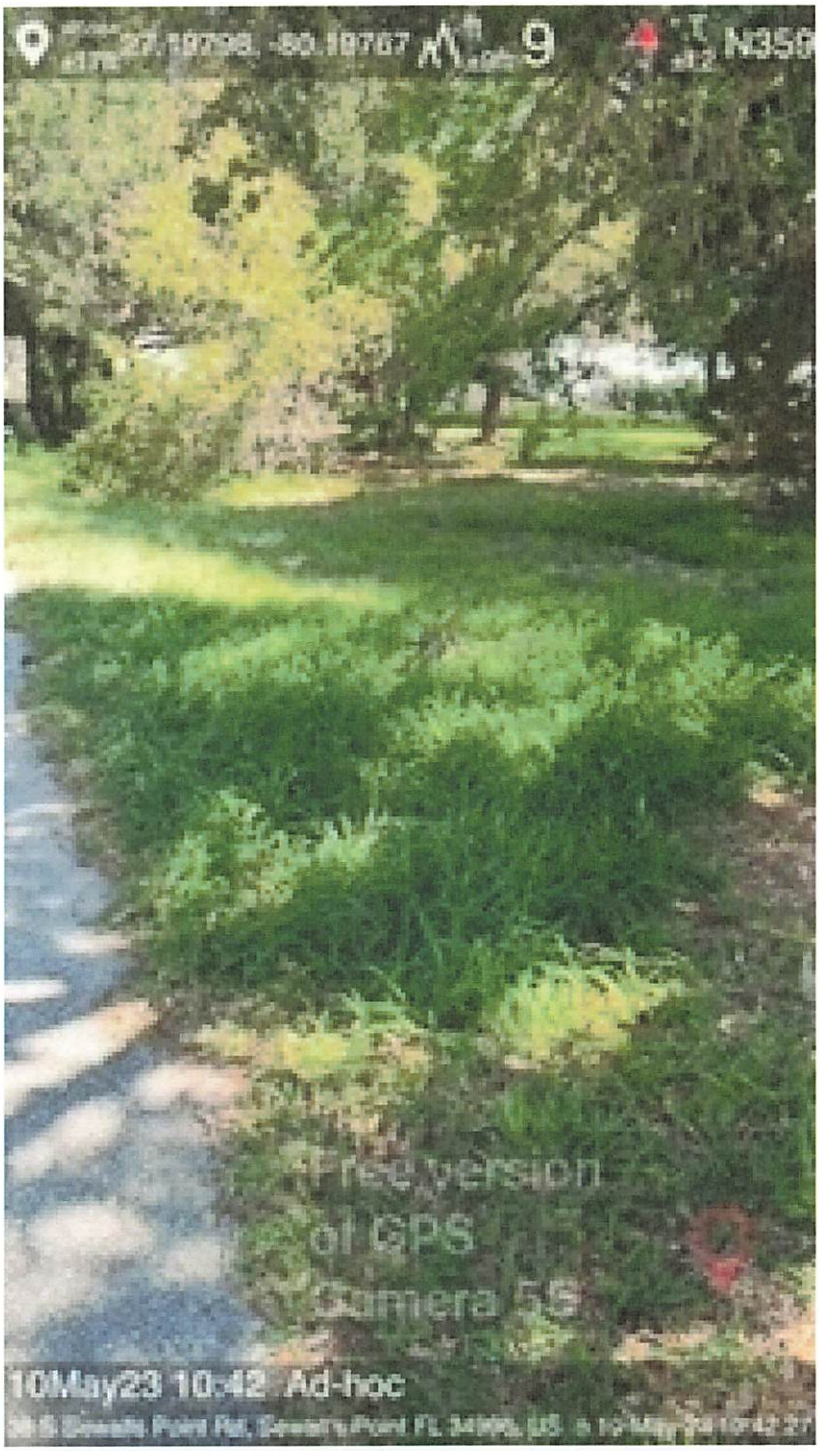
From: clift.sppd@gmail.com
Sent: Wednesday, May 10, 2023 10:46 AM
To: Chrystal Gomez
Subject: Lot checks

L3



Jeff Clift, Public Works
Town of Sewall's Point
1 S. Sewall's Point Rd.
Sewall's Point, FL 34996
Telephone: 772-287-2455

36 S SEWALLS POINT RD



CERTIFIED MAIL®

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

7021 1970 0000 7171 8902

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 34996 $ 008.10⁰
02 7H
0006051328 MAY 11 2023

FORWARD SERVICE REQUESTED

36 S SEWALLS POINT ROAD LLC
63 MONTGOMERY AVE
STATEN ISLAND, NY 10301

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

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 34996 $ 000.60⁰
02 7H
0006051328 MAY 11 2023

FORWARD SERVICE REQUESTED

36 S SEWALLS POINT ROAD LLC
63 MONTGOMERY AVE
STATEN ISLAND, NY 10301

7021 1970 0000 7171 8902

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee

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Extra Services & Fees *(check box, add fee as appropriate)*

- ☐ Return Receipt (hardcopy) $ _____
- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postage

$

Postmark Here

5.11.23

Total Postage and Fees

$

Sent T

Street

City, S

36 S SEWALLS POINT ROAD LLC
63 MONTGOMERY AVE
STATEN ISLAND, NY 10301

55

PS Form 3800, April 2015 PSN 7530-02-000-9047 ... structions

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 56 s.

From: Jack Reisinger
To: Chrystal Gomez
Subject: 36 S SPR
Date: Thursday, May 11, 2023 11:34:25 AM



Sent from my iPhone

From: Jack Reisinger
To: Chrystal Gomez
Subject: 36 SSPR
Date: Thursday, May 11, 2023 11:35:17 AM



Sent from my iPhone

From: Jack Reisinger
To: Chrystal Gomez
Subject: 36 S SPR
Date: Thursday, May 11, 2023 11:36:02 AM



Sent from my iPhone

Town of Sewall's Point

BUILDING DEPARTMENT

Notice of Violation and Notice of Hearing*

CASE #B21-0032

Property Owner: 36 S Sewalls Point Road LLC
Owner Address: 63 Montgomery Ave.
Staten Island, NY 10301

DATE: June 14, 2021
VIOLATION ADDRESS: Lot 6 Indian River Hammocks
PARCEL ID #: 01-38-41-014-000-00020-2

Pursuant to the provisions of the Town of Sewall's Point, you are hereby notified that the property described above is in violation of the following Town of Sewall's Point Code of Ordinances and/or the Florida Building Code:

Sec. 22-2 - Property maintenance standards; general.

Sec. 22-32 - Prohibited nuisances on developed or vacant lots.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property or lot of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance and are prohibited within the town; provided, however, this enumeration shall not be deemed or construed to be conclusive, limiting or restrictive:

1. Accumulation of rubbish, trash, refuse, junk, debris, and other abandoned materials, metals, lumber or other things;
2. Any condition which provides harborage for rats, mice, and other vermin or for the breeding of mosquitoes;
3. Any building or other structure which is in such a dilapidated condition that it is unfit for human habitation, or kept in such an unsanitary condition that it is a menace to the health of people residing in the vicinity thereof, or presents a more than ordinarily dangerous fire hazard in the vicinity where it is located;
4. All disagreeable or obnoxious odors and stenches, as well as the conditions, substances or other causes which give rise to the emission or generation of such odors and stenches;
5. The carcasses of animals or fowl not disposed of within a reasonable time after death;
6. The pollution of any public well or cistern, stream, lake, canal or body of water by sewage, dead animals, industrial wastes or other substances;
7. Any building, structure or other place or location where any activity which is in violation of local, state or federal law is conducted, performed or maintained;
8. Any accumulation of stagnant water on any lot or piece of ground;
9. Dense smoke, noxious fumes, gas, soot or cinders, in unreasonable quantities.
10. Uncultivated vegetation, common and noxious weeds, or grass constitutes a nuisance when it is:
a. Greater than 18 inches in height located on vacant lots; or
b. Greater than eight inches in height when located on developed residential or nonresidential lots; or
c. An unmanaged prohibited species as set forth in subsection 22-2(f)(4)b.; or
d. A prohibited species as set forth in subsection 22-2(f)(4)a. and d. and subsection 22-2(f)(5).
(Code 1978, § 7-17; Ord. No. 313, § 3, 8-2-05; Ord. No. 328, § 2, 9-12-2006; Ord. No. 350, § 4, 10-27-2009)

Please comply the violation(s) on or before **June 23, 2021**, and contact the undersigned Code Enforcement Officer to verify compliance on or before that date. If you do not understand what is required, please contact the Code Enforcement Officer at the number below. If you fail to correct the violation by the time set for compliance above, a **public hearing before the Code Enforcement Board/Special Magistrate will be held on July 14, 2021, at 10 a.m.** in the Town Commission Chambers, 1 S. Sewall's Point Road, Sewall's Point, Florida, even if the violation has been corrected prior to the hearing. Further, if the violation is corrected and then re-occurs, the hearing will go forward. If you fail to 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.

If the Town is successful in prosecuting your case before the Code Enforcement Board/Special Magistrate, administrative costs will be assessed to cover the cost of such prosecution and said 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. **Once ordered and recorded, the administrative costs (and all other costs incurred) and any fines imposed by the Code Enforcement Board/Special Magistrate shall constitute a lien on the property described above and upon any other real or personal property owned by the property owner(s). Failure to pay these costs and fines may result in a foreclosure action by the Town.**

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 wish to discuss a settlement of this case prior to the scheduled hearing or if you require further information, please contact Michelle Berger, Town Manager, at **772/287-2455**. Please be sure to have your case number available so we may promptly assist you.

Please govern yourself accordingly.

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

*This Notice was _____ sent certified mail, return receipt requested to the address above.


L-6

7013 0600 0000 1698 4179

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To 36 S SP Road LLC

Street, Apt. No.; or PO Box No. 63 Montgomery Ave

City, State, ZIP+4 Staten Island NY 10301

63

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

36 S Sewalls Point Rd LLC
63 montgomery Ave
Staten Island NY 10301

9590 9402 6379 0303 7233 51

2. Article Number *(Transfer from service label)*

7013 0600 0000 1698 4179

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ 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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

64

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

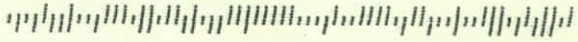


First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

TOWN OF SEWALL'S POINT
1 S SEWALL'S POINT ROAD
SEWALL'S POINT, FL 34996



65

Town of Sewall's Point

BUILDING DEPARTMENT

Notice of Violation and Notice of Hearing*

CASE #B21-0066

Property Owner: 36 S SEWALL'S POINT ROAD LLC
Owner Address: 63 MONTGOMERY AVE.
STATEN ISLAND, NY 10301

DATE: August 13, 2021

VIOLATION ADDRESS: Lot 2, Hillcrest
PARCEL ID #: 01-38-41-014-000-00020-2

Good afternoon. 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:

Tall Grass

Sec. 22-2 - Property maintenance standards; general.

Sec. 22-32 - Prohibited nuisances on developed or vacant lots.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property or lot of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance and are prohibited within the town; provided, however, this enumeration shall not be deemed or construed to be conclusive, limiting or restrictive.

To avoid the need to go to a hearing and the possibility of any fines, please comply the violation(s) on or before **August 20, 2021**, 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 September 8, 2021, 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 Michelle Berger, Town Manager, 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

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

Town of Sewall's Point

BUILDING DEPARTMENT

Notice of Non-Compliance

CASE #B22-0048

Property Owner: 36 S Sewalls Point Road LLC
Patrick Jones
Owner Address: 63 Montgomery Ave
Staten Island, NY 10301

DATE: September 14, 2022

VIOLATION ADDRESS: 36 S Sewall's Point Rd
PARCEL ID #: 01-38-41-014-000-00020-2

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: Tall Grass (repeat violation)

Sec. 22-2. - Property maintenance standards; general.

(f) *Landscape areas.* Owners and occupants of all private property, whether developed, undeveloped or uncleared, shall be responsible for maintaining their property, from the edge of their property line to the edge of the improved right-of-way, including the adjacent swale area, if any, in accordance with these standards.

(2) *Undeveloped property (not including uncleared property):*

c.Shall be maintained so that the underbrush weeds do not exceed a height of 18 inches.

Sec. 22-32. Prohibited nuisances on developed or vacant lots.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property, developed or undeveloped, of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance and are prohibited within the town; provided, however, this enumeration shall not be deemed or construed to be conclusive, limiting or restrictive:

(10) Uncultivated vegetation, common and noxious weeds, or grass constitutes a nuisance when it is:

a. Greater than 18 inches in height located on vacant lots

F.S.S 162.06 (3) Code Enforcement Board Repeat Violations.

If a repeat violation is found, the code inspector shall notify the violator but is not required to give the violator a reasonable time to correct the violation. The code inspector, upon notifying the violator of a repeat violation, shall notify an enforcement board and request a hearing. The code enforcement board, through its clerical staff, shall schedule a hearing and shall provide notice pursuant to s. 162.12. The case may be presented to the enforcement board even if the repeat violation has been corrected prior to the board hearing, and the notice shall so state. If the repeat violation has been corrected, the code enforcement board retains the right to schedule a hearing to determine costs and impose the payment of reasonable enforcement fees upon the repeat violator. The repeat violator may choose to waive his or her rights to this hearing and pay said costs as determined by the code enforcement board.

Please comply on or before **September 22, 2022** 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

TOWN OF SEWALL'S POINT
1 S SEWALL'S POINT ROAD
SEWALL'S POINT, FL 34996



36 S SEWALLS POINT ROAD LLC
C/O PATRICK JONES
63 MONTGOMERY AVE
STATEN ISLAND, NY 10301

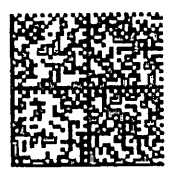
TOWN OF SEWALL'S POINT
1 S SEWALL'S POINT ROAD
SEWALL'S POINT, FL 34996



36 S SEWALLS POINT ROAD LLC
C/O PATRICK JONES
200 RADCLIFF RD
STATEN ISLAND, NY 10305

TOWN OF SEWALL'S POINT
1 S SEWALL'S POINT ROAD
SEWALL'S POINT, FL 34996

FIRST-CLASS



US POSTAGE IMI PITNEY BOWES

ZIP 34996
02 7H
0006051328

$ 000.57⁰
SEP 14 2022

36 S SEWALLS POINT ROAD LLC
C/O PATRICK JONES
36 S SEWALLS POINT RD
SEWALLS POINT, FL 34996

Basic Info

PIN	AIN	Situs Address	Website Updated
01-38-41-014-000-00020-2	17849	36 S SEWALLS POINT RD SEWALLS POINT FL	9/14/22

General Information

Property Owners
36 S SEWALLS POINT ROAD LLC

Mailing Address
63 MONTGOMERY AVE
STATEN ISLAND NY 10301

Tax District
SEWALL'S POINT

Parcel ID
01-38-41-014-000-00020-2

Account Number
17849

Property Address
36 S SEWALLS POINT RD SEWALLS POINT FL

Legal Description
HILLCREST, LOT 2

Use Code/Property Class
0700 - 0700 Misc Residential Imp

Neighborhood
193110 Archipelago, High Pt -Canal

Legal Acres
0.974

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	$ 1,137,940	$ 26,320	$ 1,164,260	$ 299,913	$ 864,347	$ 0	$ 864,347

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
9/24/20

Sale Price
$ 900,000

Grantor (Seller)
MCGOVERN STEPHEN P

Deed Type
Wd Full Covenant and Warranty Deed

Doc Num
2840397

Book & Page
3161 1716

Legal Description

HILLCREST, LOT 2

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



Detail by Entity Name

Florida Limited Liability Company
36 S SEWALLS POINT ROAD LLC

Filing Information

Document Number	L20000270623
FEI/EIN Number	NONE
Date Filed	08/31/2020
Effective Date	08/31/2020
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/24/2021
Event Effective Date	NONE

Principal Address

36 S SEWALLS POINT ROAD
SEWALLS POINT, FL 34996

Mailing Address

200 RADCLIFF ROAD
STATEN ISLAND 10305

Registered Agent Name & Address

JONES, PATRICK
36 S SEWALLS POINT ROAD
SEWALLS POINT, FL 34996

Authorized Person(s) Detail

Name & Address

Title MGR

JONES, PATRICK
36 S SEWALLS POINT ROAD
SEWALLS POINT, FL 34996 UN

Annual Reports

No Annual Reports Filed

Document Images

April Stoncius

From: Chrystal Gomez
Sent: Tuesday, May 30, 2023 10:30 AM
To: April Stoncius
Subject: code of ordinance

Sec. 22-2. Property maintenance standards; general

(f) *Landscape areas.* Owners and occupants of all private property, whether developed, undeveloped or uncleared, shall be responsible for maintaining their property, from the edge of their property line to the edge of the improved right-of-way, including the adjacent swale area, if any, in accordance with these standards.

(2) *Undeveloped property (not including uncleared property):*

a. Shall be kept free of debris, rubbish, trash or litter.

b. Shall be maintained free of diseased or dead trees and plant materials.

c. Shall be maintained so that the underbrush weeds do not exceed a height of 18 inches.

d. Shall be kept free and clear of all prohibited species unless otherwise set forth herein.

Sec. 22-32. Prohibited nuisances on developed or vacant lots.

(10) Uncultivated vegetation, common and noxious weeds, or grass constitutes a nuisance when it is:

a. Greater than 18 inches in height located on vacant lots; or

F.S.S 162.06 (3) Code Enforcement Board Repeat Violations.

If a repeat violation is found, the code inspector shall notify the violator but is not required to give the violator a reasonable time to correct the violation. The code inspector, upon notifying the violator of a repeat violation, shall notify an enforcement board and request a hearing. The code enforcement board, through its clerical staff, shall schedule a hearing and shall provide notice pursuant to s. 162.12. The case may be presented to the enforcement board even if the repeat violation has been corrected prior to the board hearing, and the notice shall so state. If the repeat violation has been corrected, the code enforcement board retains the right to schedule a hearing to determine costs and impose the payment of reasonable enforcement fees upon the repeat violator. The repeat violator may choose to waive his or her rights to this hearing and pay said costs as determined by the code enforcement board.

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

Town of Sewall's Point

BUILDING DEPARTMENT

Notice of Violation and Notice of Hearing*

CASE #B23-0024

Property Owner: PALMETTO HOUSE HOLDINGS LLC
Owner Address: 15 SW FLAGLER AVE
STUART, FL 34994

DATE: May 11, 2023
VIOLATION ADDRESS: 59 S RIVER RD
PARCEL ID #: 01-38-41-011-000-00180-1

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: Tall Grass

Sec. 22-2 - Property maintenance standards; general.

Sec. 22-32 - Prohibited nuisances on developed or vacant lots.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property or lot of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance and are prohibited within the town; provided, however, this enumeration shall not be deemed or construed to be conclusive, limiting or restrictive.

F.S.S 162.06 (3) Code Enforcement Board Repeat Violations.

If a repeat violation is found, the code inspector shall notify the violator but is not required to give the violator a reasonable time to correct the violation. The code inspector, upon notifying the violator of a repeat violation, shall notify an enforcement board and request a hearing. The code enforcement board, through its clerical staff, shall schedule a hearing and shall provide notice pursuant to s. 162.12. The case may be presented to the enforcement board even if the repeat violation has been corrected prior to the board hearing, and the notice shall so state. If the repeat violation has been corrected, the code enforcement board retains the right to schedule a hearing to determine costs and impose the payment of reasonable enforcement fees upon the repeat violator. The repeat violator may choose to waive his or her rights to this hearing and pay said costs as determined by the code enforcement board.

Previous violation history dates for tall grass: B22-0030 06/15/22, B22-0050 09/22/22, B23-0005 02/02/23

Please comply the violation(s) on or before **May 24, 2023** 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. The Code provides that the Town will hold a **public hearing before the Code Enforcement Board/Special Magistrate.** **This hearing will be held on June 14, 2023 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 Michelle Berger, Town Manager, 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
*This Notice was __X___ sent certified mail, return receipt requested and first class mail.

Basic Info

PIN	AIN	Situs Address	Website Updated
01-38-41-011-000-00180-1	17798	59 S RIVER RD SEWALLS POINT FL	5/10/23

General Information

Property Owners
PALMETTO HOUSE HOLDINGS LLC

Mailing Address
15 SW FLAGLER AVE
STUART FL 34994

Tax District
SEWALL'S POINT

Parcel ID
01-38-41-011-000-00180-1

Account Number
17798

Property Address
59 S RIVER RD SEWALLS POINT FL

Legal Description
RIDGELAND LOT 18

Use Code/Property Class
0000 - 0000 Vacant Residential

Neighborhood
120200 South Sewall's Point

Legal Acres
0.641

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	$ 350,000	$ 0	$ 350,000	$ 0	$ 350,000	$ 0	$ 350,000

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
6/18/21

Sale Price
$ 825,000

Grantor (Seller)
TAVORY OREN

Deed Type
Warranty Deed

Doc Num
2897136

Book & Page
3234 2310

Legal Description

RIDGELAND LOT 18

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: clift.sppd@gmail.com
Sent: Wednesday, May 10, 2023 10:55 AM
To: Chrystal Gomez
Subject: Lot checks

L5



Jeff Clift, Public Works
Town of Sewall's Point
1 S. Sewall's Point Rd.
Sewall's Point, FL 34996
Telephone: 772-287-2455

59 S RIVER RD



CERTIFIED MAIL

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

7021 1970 0000 7171 8926

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 34996
02 7H
0006051328
$ 008.10⁰
MAY 11 2023

FORWARD SERVICE REQUESTED

PALMETTO HOUSE HOLDINGS LLC
15 SW FLAGLER AVE
STUART, FL 34994

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

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 34996
02 7H
0006051328
$ 000.60⁰
MAY 11 2023

FORWARD SERVICE REQUESTED

PALMETTO HOUSE HOLDINGS LLC
15 SW FLAGLER AVE
STUART, FL 34994

7021 1970 0000 7171 8926

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee

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Extra Services & Fees *(check box, add fee as appropriate)*

- ☐ Return Receipt (hardcopy) $ _____
- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postage

$

Postmark Here

5.11.23

To

$

Se

Si

C

PALMETTO HOUSE HOLDINGS LLC
15 SW FLAGLER AVE
STUART, FL 34994

80

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

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 81 ls.

From: Jack Reisinger
To: Chrystal Gomez
Subject: 59 S River Rd
Date: Thursday, May 11, 2023 10:02:34 AM



Sent from my iPhone

From: Jack Reisinger
To: Chrystal Gomez
Subject: 59 S River Rd
Date: Thursday, May 11, 2023 10:01:31 AM

High grass and weeds



Sent from my iPhone

Town of Sewall's Point

BUILDING DEPARTMENT

Notice of Non-Compliance

CASE #B22-0030

Property Owner: Palmetto House Holdings LLC
Owner Address: 15 SW Flagler Ave
Stuart, FL 34994

DATE: June 15, 2022

VIOLATION ADDRESS: 59 S River Rd
PARCEL ID #: 01-38-41-011-000-00180-1

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: Tall Grass

Sec. 22-2. - Property maintenance standards; general.

(f) *Landscape areas.* Owners and occupants of all private property, whether developed, undeveloped or uncleared, shall be responsible for maintaining their property, from the edge of their property line to the edge of the improved right-of-way, including the adjacent swale area, if any, in accordance with these standards.

(2) *Undeveloped property (not including uncleared property):*

a. Shall be kept free of debris, rubbish, trash or litter.
b. Shall be maintained free of diseased or dead trees and plant materials.
c. Shall be maintained so that the underbrush weeds do not exceed a height of 18 inches.
d. Shall be kept free and clear of all prohibited species unless otherwise set forth herein.

Sec. 22-32. Prohibited nuisances on developed or vacant lots.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property, developed or undeveloped, of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance and are prohibited within the town; provided, however, this enumeration shall not be deemed or construed to be conclusive, limiting or restrictive:

(10) Uncultivated vegetation, common and noxious weeds, or grass constitutes a nuisance when it is:

a. Greater than 18 inches in height located on vacant lots

Please comply on or before **June 29, 2022** 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.

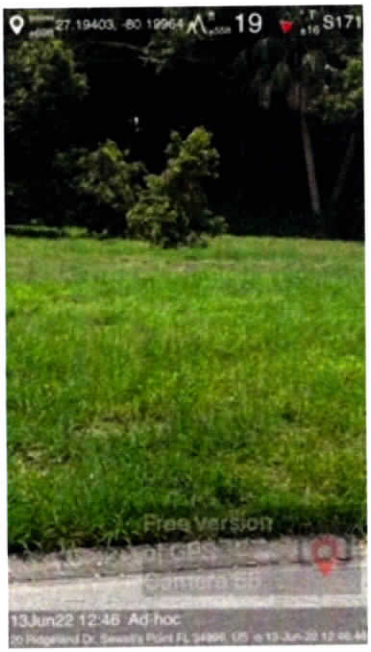
Thank you and we look forward to working with you to resolve this matter.

Jack Reisinger

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

Chrystal Gomez

From: Jeff Clift
Sent: Monday, June 13, 2022 12:47 PM
To: Chrystal Gomez
Subject: Lot check L4



Jeff Clift, Public Works
Town of Sewall's Point
1 S. Sewall's Point Rd.
Sewall's Point, FL 34996
Telephone: 772-287-2455

Town of Sewall's Point

BUILDING DEPARTMENT

Notice of Non-Compliance

CASE #B22-0050

Property Owner: Palmetto House Holdings LLC
Owner Address: 15 SW Flagler Ave
Stuart, FL 34994

DATE: September 22, 2022

VIOLATION ADDRESS: 59 S River Rd
PARCEL ID #: 01-38-41-011-000-00180-1

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: Tall Grass 2nd Violation

Sec. 22-2. - Property maintenance standards; general.

(f) *Landscape areas.* Owners and occupants of all private property, whether developed, undeveloped or uncleared, shall be responsible for maintaining their property, from the edge of their property line to the edge of the improved right-of-way, including the adjacent swale area, if any, in accordance with these standards.

(2) *Undeveloped property (not including uncleared property):*

c. Shall be maintained so that the underbrush weeds do not exceed a height of 18 inches.
d. Shall be kept free and clear of all prohibited species unless otherwise set forth herein.

Sec. 22-32. Prohibited nuisances on developed or vacant lots.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property, developed or undeveloped, of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance and are prohibited within the town; provided, however, this enumeration shall not be deemed or construed to be conclusive, limiting or restrictive:

(10) Uncultivated vegetation, common and noxious weeds, or grass constitutes a nuisance when it is:

a. Greater than 18 inches in height located on vacant lots

Please comply on or before **September 30, 2022** 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

From: jack Reisinger
To: Chrystal Gomez
Subject: High grass
Date: Thursday, September 22, 2022 9:51:01 AM

Please send a letter to owner of lot SW corner of Ridgeland and S River Rd
Thank you



Sent from my iPhone

Basic Info

PIN	AIN	Situs Address	Website Updated
01-38-41-011-000-00180-1	17798	59 S RIVER RD SEWALLS POINT FL	9/22/22

General Information

Property Owners
PALMETTO HOUSE HOLDINGS LLC

Mailing Address
15 SW FLAGLER AVE
STUART FL 34994

Tax District
SEWALL'S POINT

Parcel ID
01-38-41-011-000-00180-1

Account Number
17798

Property Address
59 S RIVER RD SEWALLS POINT FL

Legal Description
RIDGELAND LOT 18

Use Code/Property Class
0000 - 0000 Vacant Residential

Neighborhood
120200 South Sewall's Point

Legal Acres
0.641

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	$ 350,000	$ 0	$ 350,000	$ 0	$ 350,000	$ 0	$ 350,000

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
6/18/21
Sale Price
$ 825,000

Grantor (Seller)
TAVORY OREN
Deed Type
Warranty Deed

Doc Num
2897136
Book & Page
3234 2310

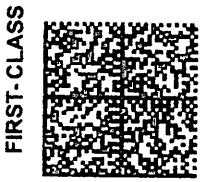
Legal Description

RIDGELAND LOT 18

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


19
24
25
SE Ridgeland DR
SE River RD SO
63.66'
16.66'
50.75

TOWN OF SEWALL'S POINT
1 S SEWALL'S POINT ROAD
SEWALL'S POINT, FL 34996



PALMETTO HOUSE HOLDINGS LLC
15 SW FLAGLER AVE
STUART, FL 34994

From: jack Reisinger
To: Chrystal Gomez
Subject: High grass
Date: Thursday, September 22, 2022 9:51:01 AM

Please send a letter to owner of lot SW corner of Ridgeland and S River Rd
Thank you



Sent from my iPhone

Town of Sewall's Point

BUILDING DEPARTMENT

Notice of Non-Compliance

CASE #B23-0005

Property Owner: Palmetto House Holdings LLC
Owner Address: 15 SW Flagler Ave
Stuart, FL 34994

DATE: February 2, 2023

VIOLATION ADDRESS: 59 S River Rd
PARCEL ID #: 01-38-41-011-000-00180-1

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: Fallen Tree

Sec. 22-2. - Property maintenance standards; general.

(f) *Landscape areas.* Owners and occupants of all private property, whether developed, undeveloped or uncleared, shall be responsible for maintaining their property, from the edge of their property line to the edge of the improved right-of-way, including the adjacent swale area, if any, in accordance with these standards.

(2) *Undeveloped property (not including uncleared property):*

b. Shall be maintained free of diseased or dead trees and plant materials.

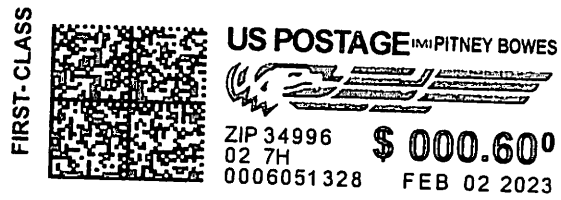
Please comply on or before **February 10, 2023** and contact the undersigned Code Enforcement Officer to verify compliance. If you require further information or otherwise wish to discuss the notice of non-compliance, please contact Jack Reisinger, Town Building Official, at **772-287-2455**. Please 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

TOWN OF SEWALL'S POINT
1 S SEWALL'S POINT ROAD
SEWALL'S POINT, FL 34996



PALMETTO HOUSE HOLDINGS LLC
15 SW FLAGLER AVE
STUART, FL 34994





April Stoncius

From: Chrystal Gomez
Sent: Tuesday, May 30, 2023 10:30 AM
To: April Stoncius
Subject: code of ordinance

Sec. 22-2. Property maintenance standards; general

(f) *Landscape areas.* Owners and occupants of all private property, whether developed, undeveloped or uncleared, shall be responsible for maintaining their property, from the edge of their property line to the edge of the improved right-of-way, including the adjacent swale area, if any, in accordance with these standards.

(2) *Undeveloped property (not including uncleared property):*

a. Shall be kept free of debris, rubbish, trash or litter.

b. Shall be maintained free of diseased or dead trees and plant materials.

c. Shall be maintained so that the underbrush weeds do not exceed a height of 18 inches.

d. Shall be kept free and clear of all prohibited species unless otherwise set forth herein.

Sec. 22-32. Prohibited nuisances on developed or vacant lots.

(10) Uncultivated vegetation, common and noxious weeds, or grass constitutes a nuisance when it is:

a. Greater than 18 inches in height located on vacant lots; or

F.S.S 162.06 (3) Code Enforcement Board Repeat Violations.

If a repeat violation is found, the code inspector shall notify the violator but is not required to give the violator a reasonable time to correct the violation. The code inspector, upon notifying the violator of a repeat violation, shall notify an enforcement board and request a hearing. The code enforcement board, through its clerical staff, shall schedule a hearing and shall provide notice pursuant to s. 162.12. The case may be presented to the enforcement board even if the repeat violation has been corrected prior to the board hearing, and the notice shall so state. If the repeat violation has been corrected, the code enforcement board retains the right to schedule a hearing to determine costs and impose the payment of reasonable enforcement fees upon the repeat violator. The repeat violator may choose to waive his or her rights to this hearing and pay said costs as determined by the code enforcement board.

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

Town of Sewall's Point

BUILDING DEPARTMENT

Notice of Violation and Notice of Hearing*

CASE #B23-0026

Property Owner: THOMAS & DIANE GETZ TTEE
Owner Address: 44 COCONUT LN
TEQUESTA, FL 33469

DATE: May 11, 2023
VIOLATION ADDRESS: 7 PALM RD
PARCEL ID #: 13-38-41-005-000-00130-5

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: Tall Grass

Sec. 22-2 - Property maintenance standards; general.

Sec. 22-32 - Prohibited nuisances on developed or vacant lots.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property or lot of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance and are prohibited within the town; provided, however, this enumeration shall not be deemed or construed to be conclusive, limiting or restrictive.

F.S.S 162.06 (3) Code Enforcement Board Repeat Violations.

If a repeat violation is found, the code inspector shall notify the violator but is not required to give the violator a reasonable time to correct the violation. The code inspector, upon notifying the violator of a repeat violation, shall notify an enforcement board and request a hearing. The code enforcement board, through its clerical staff, shall schedule a hearing and shall provide notice pursuant to s. 162.12. The case may be presented to the enforcement board even if the repeat violation has been corrected prior to the board hearing, and the notice shall so state. If the repeat violation has been corrected, the code enforcement board retains the right to schedule a hearing to determine costs and impose the payment of reasonable enforcement fees upon the repeat violator. The repeat violator may choose to waive his or her rights to this hearing and pay said costs as determined by the code enforcement board.

Previous violation history dates for tall grass: B22-0031 06/15/22

Please comply the violation(s) on or before **May 24, 2023** 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. The Code provides that the Town will hold a **public hearing before the Code Enforcement Board/Special Magistrate.** This hearing will be held on June 14, 2023 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 Michelle Berger, Town Manager, 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

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

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Basic Info

PIN	AIN	Situs Address	Website Updated
13-38-41-005-000-00130-5	27820	7 PALM RD SEWALLS POINT FL	5/10/23

General Information

Property Owners
GETZ JOINT REVOCABLE TRUST AGREEMENT
GETZ THOMAS ALAN TTEE
GETZ DIANE PAULA TTEE
+ Show additional owners

Mailing Address
44 COCONUT LN
TEQUESTA FL 33469

Tax District
SEWALL'S POINT

Parcel ID
13-38-41-005-000-00130-5

Account Number
27820

Property Address
7 PALM RD SEWALLS POINT FL

Legal Description
PALM ROW REVISED & AMENDED LOT 13 OR 352...

Use Code/Property Class
0000 - 0000 Vacant Residential

Neighborhood
120200 South Sewall's Point

Legal Acres
0.346

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	$ 345,000	$ 0	$ 345,000	$ 20,500	$ 324,500	$ 0	$ 324,500

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
3/31/22	GETZ DIANE P	2952728
Sale Price	**Deed Type**	**Book & Page**
$ 0	NC-Quit Claim Deed	3304 2376

Legal Description

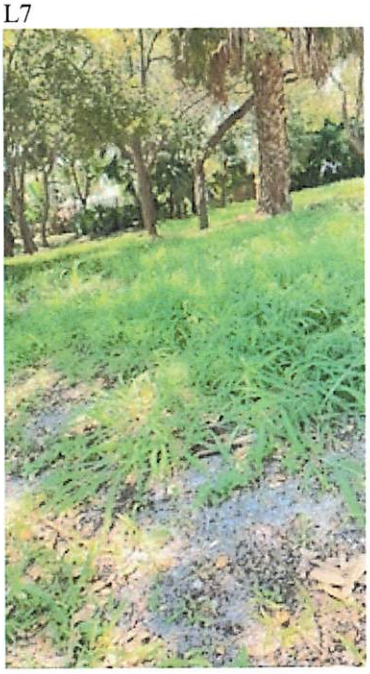
PALM ROW REVISED & AMENDED LOT 13 OR 352/543

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: clift.sppd@gmail.com
Sent: Wednesday, May 10, 2023 11:09 AM
To: Chrystal Gomez
Subject: Lot checks

L7



Jeff Clift, Public Works
Town of Sewall's Point
1 S. Sewall's Point Rd.
Sewall's Point, FL 34996
Telephone: 772-287-2455

7 PALM RD



CERTIFIED MAIL®

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

7021 1970 0000 7171 8940

FIRST-CLASS

US POSTAGE PITNEY BOWES

ZIP 34996
02 7H
0006051328

$ 008.10⁰
MAY 11 2023

FORWARD SERVICE REQUESTED

THOMAS & DIANE GETZ TTEE
44 COCONUT LN
TEQUESTA, FL 33469

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

FIRST-CLASS

US POSTAGE PITNEY BOWES

ZIP 34996
02 7H
0006051328

$ 000.60⁰
MAY 11 2023

FORWARD SERVICE REQUESTED

THOMAS & DIANE GETZ TTEE
44 COCONUT LN
TEQUESTA, FL 33469

7021 1970 0000 7171 8940

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee

$

Extra Services & Fees *(check box, add fee as appropriate)*

- ☐ Return Receipt (hardcopy) $ _____
- ☐ Return Receipt (electronic) $ _____
- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postage

$

Postmark Here

5.11.23

Total

$

Sent

Stree

City,

THOMAS & DIANE GETZ TTEE
44 COCONUT LN
TEQUESTA, FL 33469

102

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

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 y[illegible]s.

103

From: Jack Reisinger
To: Chrystal Gomez
Subject: 7 Palm rd
Date: Thursday, May 11, 2023 10:27:56 AM



Sent from my iPhone

From: Jack Reisinger
To: Chrystal Gomez
Subject: 7 Palm rd
Date: Thursday, May 11, 2023 10:26:47 AM



Sent from my iPhone

SENDER: *COMPLETE THIS SECTION*

- 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.

1. Article Addressed to:

THOMAS & DIANE GETZ TTEE
44 COCONUT LN
TEQUESTA, FL 33469

9590 9402 8007 2305 6797 66

2. Article Number *(Transfer from service label)*

7021 1970 0000 7171 8940

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Tom Getz ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Tom Getz

C. Date of Delivery 5-17

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

106

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

USPS TRACKING #



9590 9402 8007 2305 6797 66

RECEIVED
MAY 22 2023
By

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

TOWN OF SEWALL'S POINT
1 S SEWALL'S POINT ROAD
SEWALL'S POINT, FL 34996



107

Town of Sewall's Point

BUILDING DEPARTMENT

Notice of Non-Compliance

CASE #B22-0031

Property Owner: Thomas Getz
Owner Address: 44 Coconut Ln
Tequesta, FL 33469

DATE: June 15, 2022

VIOLATION ADDRESS: 7 Palm Rd
PARCEL ID #: 13-38-41-005-000-00130-5

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: Tall Grass

Sec. 22-2. - Property maintenance standards; general.

(f) *Landscape areas.* Owners and occupants of all private property, whether developed, undeveloped or uncleared, shall be responsible for maintaining their property, from the edge of their property line to the edge of the improved right-of-way, including the adjacent swale area, if any, in accordance with these standards.

(2) *Undeveloped property (not including uncleared property):*

a. Shall be kept free of debris, rubbish, trash or litter.
b. Shall be maintained free of diseased or dead trees and plant materials.
c. Shall be maintained so that the underbrush weeds do not exceed a height of 18 inches.
d. Shall be kept free and clear of all prohibited species unless otherwise set forth herein.

Sec. 22-32. Prohibited nuisances on developed or vacant lots.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property, developed or undeveloped, of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance and are prohibited within the town; provided, however, this enumeration shall not be deemed or construed to be conclusive, limiting or restrictive:

(10) Uncultivated vegetation, common and noxious weeds, or grass constitutes a nuisance when it is:

a. Greater than 18 inches in height located on vacant lots

Please comply on or before **June 29, 2022** 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.

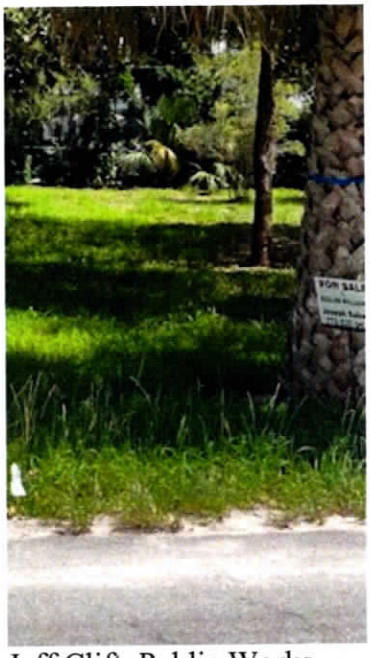
Thank you and we look forward to working with you to resolve this matter.

Jack Reisinger

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

Chrystal Gomez

From: Jeff Clift
Sent: Monday, June 13, 2022 2:48 PM
To: Chrystal Gomez
Subject: Lot checks L5



Jeff Clift, Public Works
Town of Sewall's Point
1 S. Sewall's Point Rd.
Sewall's Point, FL 34996
Telephone: 772-287-2455

April Stoncius

From: Chrystal Gomez
Sent: Tuesday, May 30, 2023 10:30 AM
To: April Stoncius
Subject: code of ordinance

Sec. 22-2. Property maintenance standards; general

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Chrystal Gomez
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Cgomez@sewallspoint.org