



City of Stuart

## MAGISTRATE HEARING DOCKET

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

**FEBRUARY 19, 2025 AT 2:00 PM  
COMMISSION CHAMBERS**

Agenda items are available on our website at <http://www.cityofstuart.us>  
Phone: (772) 288-5306. Fax: (772) 288-5305. E-mail: [mkindel@ci.stuart.fl.us](mailto:mkindel@ci.stuart.fl.us)

In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation to attend this meeting should contact the City's ADA coordinator at 772-288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**WHAT IS CIVILITY?** Civility is caring about one's identity, needs and beliefs without degrading someone else's in the process. Civility is more than merely being polite. Civility requires staying "present" even with those persons with whom we have deep-rooted and perhaps strong disagreements. It is about constantly being open to hear, learn, teach and change. It seeks common ground as a beginning point for dialogue. It is patience, grace, and strength of character. Civility is practiced in our City Hall.

### **PLEDGE OF ALLEGIANCE**

### **VIOLATION HEARINGS**

#### **1. CITY OF STUART VS 419 NE BAKER ROAD LLC**

Scott Shiner

CASE NO: CE24120011

ADDRESS OF VIOLATION: 419 NE BAKER ROAD STUART, FL  
34994

CODE SECTION: SEC 10-36 FBC 105.1 PERMIT REQUIRED

DESCRIPTION OF VIOLATION: NEW A/C LINES INSTALLED ALONG  
COMMERCIAL PROPERTY ROOF TOP.

**2. CITY OF STUART VS DEBRA DICKERSON & WILEY CORDELL  
"COMPLIED 2-12-25"**

Scott Shiner

CASE NO: CASE # CE25010015

ADDRESS OF VIOLATION: 826 CENTRAL AVE. STUART, FL 34994

CODE SECTION: SEC 20-20(B) GENERAL SANITATION OF  
PROPERTY- NO OWNER OR LESSEE OF ANY REAL PROPERTY  
WITHIN THE CITY SHALL ALLOW IT TO BECOME UNCLEAR,  
UNSANITARY OR OVERGROWN WITH GRASS AND WEEDS, OR  
ALLOW RUBBISH OR OTHER NOXIOUS OR UNHEALTHY  
MATERIAL TO ACCUMULATE THEREON.

DESCRIPTION OF VIOLATION: VACANT LOT OVERGROWN

**3. CITY OF STUART VS RMTP TRUST SERIES 2021 BKM-TT-V  
US BANK NATIONAL ASSOCIATION TTEE.**

Scott Shiner

CASE NO: CE24110022

ADDRESS OF VIOLATION: 204 SE ILA ST STUART FL 34996

CODE SECTION: SEC 20-21 DUTY TO KEEP YARD MOWED - THE  
OWNERS, CUSTODIANS, AGENTS, LESSEES OR OCCUPANTS OF  
REAL PROPERTY WITHIN THE CITY SHALL NOT PERMIT THE  
GRASS, WEEDS, FLORA OR UNDERBRUSH THEREON TO  
EXCEED A HEIGHT OF EIGHT INCHES ABOVE THE GRADE OF  
THE LAND, INCLUDING ANY ELEVATED AND DEPRESSED AREAS.  
ALL SUCH MATERIALS SHALL BE CUT AND MAINTAINED TO A  
HEIGHT OF EIGHT INCHES OR LESS AND CUTTINGS SHALL BE  
EITHER REMOVED FROM THE PROPERTY OR MULCHED. ALL  
SUCH MATERIALS SHALL BE CUT AND REMOVED OR MULCHED  
WITHIN TEN CALENDAR DAYS OF NOTICE TO DO SO ISSUED BY  
THE CITY AS PROVIDED IN THIS ARTICLE.

DESCRIPTION OF VIOLATION: ENTIRE YARD OVERGROWN

**4. CITY OF STUART VS CAROL RINDY**

Robert Perez

CASE NO: CE24120023

ADDRESS OF VIOLATION: 1136 SE OSCEOLA STREET, STUART  
FL 34994

CODE SECTION: LDC SEC. 2.02.02 - R-1A (RESIDENTIAL, SINGLE-  
FAMILY), SEC. 10-36 - VIOLATIONS AND PENALTIES

DESCRIPTION OF VIOLATION: THE SINGLE-FAMILY RESIDENTIAL  
PROPERTY WAS CONVERTED INTO A MULTI-FAMILY DWELLING  
WITHOUT A VALID PERMIT VIOLATING THE PERMITTED USE  
WITHIN THE R-1A ZONING DISTRICT.



**5. CITY OF STUART VS COMMONS OF STUART LLC**

Robert Perez

CASE NO: CE25010008

ADDRESS OF VIOLATION: 850 NW FEDERAL HIGHWAY, STUART  
FL 34994

CODE SECTION: SEC. 10-63 - RUBBISH AND GARBAGE, SEC. 20-  
20 - GENERAL SANITATION OF PROPERTY, SEC. 20-21 - DUTY TO  
KEEP PROPERTY MOWED

DESCRIPTION OF VIOLATION: THE OVERALL LANDSCAPING IS  
SIGNIFICANTLY OVERGROWN AND THERE IS A LOT OF DEBRIS  
ACCUMULATING ON SITE.

**ADJOURNMENT**

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

**Meeting Date:** 2/19/2025

**Prepared by:** Scott Shiner

**Title of Item:**

CITY OF STUART VS 419 NE BAKER ROAD LLC

**Address:**

419 NE BAKER ROAD STUART, FL 34994

**Code Section:**

SEC 10-36 FBC 105.1 PERMIT REQUIRED

**Description of Violation:**

NEW A/C LINES INSTALLED ALONG COMMERCIAL PROPERTY ROOF TOP.

**Summary Explanation/Background Information:**

**ATTACHMENTS:**

1. PAPA 419 ne baker
2. EMAIL\_COMPLAINT
3. 419\_NE\_Baker\_AC\_Code\_Violation-121024 (1)
4. posting\_pic\_2
5. nov-noh\_419\_baker\_rd\_llc
6. return\_receipt
7. posting\_pic\_1
8. Affidavit of posting
9. email to contractor

# Basic Info

|                                        |                      |                                                   |                                   |
|----------------------------------------|----------------------|---------------------------------------------------|-----------------------------------|
| <b>PIN</b><br>28-37-41-012-004-04050-0 | <b>AIN</b><br>801998 | <b>Situs Address</b><br>419 NE BAKER RD STUART FL | <b>Website Updated</b><br>1/31/25 |
|----------------------------------------|----------------------|---------------------------------------------------|-----------------------------------|

## General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

|                                                                     |                                                                         |                                                               |
|---------------------------------------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------|
| <b>Property Owners</b><br>419 NE BAKER ROAD LLC                     | <b>Parcel ID</b><br>28-37-41-012-004-04050-0                            | <b>Use Code/Property Class</b><br>4804 - 4804 Warehouse Condo |
| <b>Mailing Address</b><br>601 SE CENTRAL PARKWAY<br>STUART FL 34994 | <b>Account Number</b><br>801998                                         | <b>Neighborhood</b><br>M1 M1-JENSEN/RIO/HI                    |
| <b>Tax District</b><br>STUART                                       | <b>Property Address</b><br>419 NE BAKER RD STUART FL                    | <b>Legal Acres</b><br>0                                       |
|                                                                     | <b>Legal Description</b><br>UNIT 405 BLDG 4 PHASE I AVONLEA COMMERCE... | <b>Ag Use Size (Acre\Sq Ft)</b><br>N/A                        |

## Current Value

| Year | Land Value | Improvement Value | Market Value | Value Not Taxed | Assessed Value | Total County Exemptions | County Taxable Value |
|------|------------|-------------------|--------------|-----------------|----------------|-------------------------|----------------------|
| 2024 | \$ 0       | \$ 164,960        | \$ 164,960   | \$ 63,853       | \$ 101,107     | \$ 0                    | \$ 101,107           |

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

|                                 |                                                   |                                            |
|---------------------------------|---------------------------------------------------|--------------------------------------------|
| <b>Sale Date</b><br>5/28/21     | <b>Grantor (Seller)</b><br>WADDELL MARY ELIZABETH | <b>Doc Num</b><br>2893336                  |
| <b>Sale Price</b><br>\$ 169,000 | <b>Deed Type</b><br>Warranty Deed                 | <b>Book &amp; Page</b><br><u>3230 1138</u> |

This is a private request and can only be viewed by the reporter and users on your account.

**Acknowledged**[Change Status](#)#18021485 (<https://seeclickfix.com/issues/18021485>)

Esri Community Maps Contributors, SLC Property Appraiser's Office, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnolo... Powered by Esri (<https://www.esri.com/>)  
27.22279700726953, -80.24748241156072 [Edit Location](#)

## Code Enforcement

Created Date:  
12/10/2024 2:50 PM

365 Ne Baker Rd Stuart, FL, 34994, USA

### Details

See included JPEG picture message

### Secondary Questions

#### What is the issue?

Non-permitted A/C line installation

#### Location?

419 NE Baker Rd, Stuart FL 34994

4 3

## Request Information

Reporter:

**Frank Lotz** <https://conversations.seeclickfix.com/users/franklotz>

Frank Lotz

[fprj@aol.com](mailto:fprj@aol.com)

Category:

**Code Enforcement**

Assigned to:

**You**

Due Date:

Priority:

**Normal**



Code Violation: Is non-permitted A/C line installation done to code?

Company: Homes By JMC

Address: 419 NE Baker Rd, Stuart Florida 34994

Owner: John Cherveny

Phone: 772-260-8525

*Called John  
12-11-24*

Registered User

[Recategorize](#)

[Assign](#)

[Change Due Date](#)

[Prioritize](#)



<https://seeclickfix.com/accounts/1814/print>

Subscribers

Unsubscribe

|                                                                                                 |  |
|-------------------------------------------------------------------------------------------------|--|
|  Lou Hatten    |  |
|  Misti Guertin |  |

Status Log

|               |                    |
|---------------|--------------------|
| Opened:       | 12/10/2024 2:50 PM |
| Acknowledged: | 12/10/2024 3:17 PM |

Work Orders

New Work Order

No work orders match. Please try another filter.

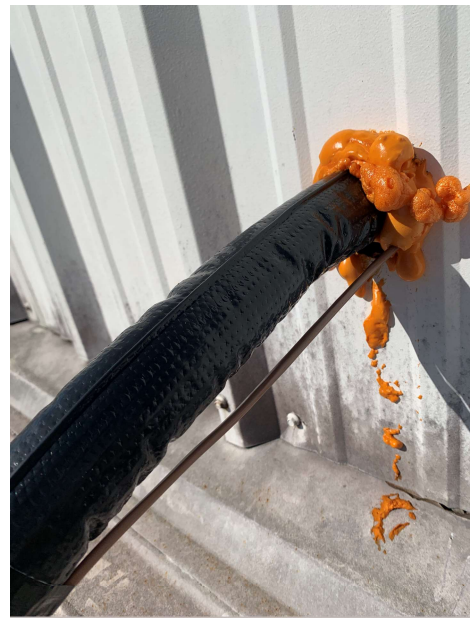
Comments

AllPublic OnlyInternal Only

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  <b>Frank Lotz</b>  ( <a href="https://conversations.seeclickfix.com/organizations/1814/constituents/1408421">https://conversations.seeclickfix.com/organizations/1814/constituents/1408421</a> )   Registered User                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                     |
| Opened                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                     |
| See included JPEG picture message                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                     |
| ( <a data-bbox="134 1245 167 1287" href="https://seeclickfix.com/rails/active_storage/representations/redirect/eyJfcmlFpbHMiOmsibWVzc2FnZSI6IkBaHBCRmpmcEFFPSlsmV4cCi6bnVs bCwicHVyljoiYmxvYl9pZCJ9fQ== -011520876c26867149ce1e8a1487bd4e863a959c/eyJfcmlFpbHMiOmsibWVzc2FnZSI6IkBaDdDVG9MWm05eWJXRjBTU0lJYW5CbkJqb0dSVlE2R UdGMWRHOWZiM0pwWlc1MFZEB0tjM1J5YVhCVU9ndHlaWE5wZW1WSkIndzRnREl0TmpBd0Jqc0dWQT09liwiZXhwIjpudWxsLCJwdXliOiJ2YXJ pYXRpb24ifX0=-ee2a5b821fe0552ba6053903421e37a595d06845/419_NE_Baker_AC_Code_Violation-121024.jpg)&lt;/a&gt;&lt;/td&gt;&lt;td&gt;&lt;/td&gt;&lt;/tr&gt;&lt;tr&gt;&lt;td&gt;&lt;/td&gt;&lt;td&gt;12/10/2024 2:50 PM&lt;/td&gt;&lt;/tr&gt;&lt;tr&gt;&lt;td&gt;&lt;img alt=" icon"="" user=""></a> <b>Frank Lotz</b>  ( <a href="https://conversations.seeclickfix.com/organizations/1814/constituents/1408421">https://conversations.seeclickfix.com/organizations/1814/constituents/1408421</a> )   Registered User |                                                                                     |
| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                     |
| Please feel free to contact me for additional details at phone/text 561-312-7962                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Flag · 12/10/2024 2:52 PM                                                           |
|  <b>Misti Guertin</b>  ( <a href="https://seeclickfix.com/users/3004232">https://seeclickfix.com/users/3004232</a> )   Verified Official                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                     |
| Acknowledged                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                     |
| Thank you for contacting the City of Stuart. We have received your message and will forward it to the appropriate department.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Flag · 12/10/2024 3:17 PM                                                           |
|  <b>Misti Guertin</b>  ( <a href="https://crm.seeclickfix.com/users/3004232">https://crm.seeclickfix.com/users/3004232</a> )   Verified Official                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                     |
| Internal Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                     |
| Misti Guertin assigned this issue to Lou Hatten                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 12/10/2024 3:17 PM                                                                  |
|  <b>Lou Hatten</b>  ( <a href="https://seeclickfix.com/users/3023383">https://seeclickfix.com/users/3023383</a> )   Verified Official                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <a href="#">Edit</a>                                                                |
| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                     |
| I will have my code officers go by tomorrow.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Flag · 12/10/2024 3:35 PM                                                           |

Insert Prepared Content





Code Violation: Is non-permitted A/C line installation done to code?

Company: Homes By JMC

Address: 419 NE Baker Rd, Stuart Florida 34994

Owner: John Cherveney

Phone: 772-260-8525





417  
e Carter  
ECTRIC  
Inc.  
-692-2048

JMC  
772-260-8025

JMC  
772-260-8025

GUEST

419





**City of Stuart**  
**Code Enforcement**  
**121 SW Flagler Ave**  
**Stuart FL 34994-2139**  
**(772) 288 5325**

419 NE BAKER ROAD LLC  
601 SE CENTRAL PARKWAY  
STUART, FL 34996

Case No. CE24120011

Cert Mail RRR# 70223330000097942733

**NOTICE OF VIOLATION AND NOTICE OF HEARING**

December 31, 2024

419 Baker Road  
Stuart, FL 34996  
Parcel Control Number: 28-37-41-012-004-04050-0

Dear Property Owner/Business Owner/Occupant:

To maintain the appearance and property values of the City of Stuart, City staff must enforce the ordinances and regulations governing the community. These rules were implemented so that residents and businesses within the City of Stuart can equally enjoy their properties and surrounding areas. When inspections are conducted on a property, deficiencies are noted, and the owner and occupant are notified.

An inspection of the above property has revealed violation(s) of the City of Stuart Code of Ordinance requiring your prompt attention. Please review the items below and make corrections within the requested time. Should you have any questions, please call the Property Inspector listed at the bottom of this notice.

**1. Violation Description/Corrective Action Required: UNPERMITTED AC EQUIPMENT**

**Pertinent Code Section(s): Sec. 10-36 105.1 FBC** Any owner or owner's authorized agent who intends to construct, enlarge, alter, *repair*, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, *repair*, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the *building official* and obtain the required *permit*. **OBTAIN PERMIT FOR AC EQUIPMENT INSTALLED OR REMOVE EQUIPMENT FROM PROPERTY.**

***Comply By: January 8, 2025***

Please correct the above noted items so that no further action needs to be taken. We thank you in advance for your understanding and cooperation.



Unless you correct the violation(s) described above on or before the compliance date of January 10, 2025 and contact the City of Stuart Code Enforcement Division (contact information below) to arrange a re-inspection of the property to verify compliance with the ordinance cited herein, notice is hereby given pursuant to Chapter 162, Florida Statutes, and the City of Stuart Code of Ordinances, that a hearing will be held regarding the above case before the City's Special Magistrate on the 19<sup>th</sup> day of February 2025 at 2:00 pm or as soon thereafter as said matter can be heard in the City of Stuart City Hall Chambers, 121 SW Flagler Avenue Stuart, Florida 34994.

The Special Magistrate will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the Special Magistrate may base its findings and act solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the City of Stuart Code of Ordinances, the Special Magistrate may impose a fine up to \$250.00 per day per violation for each day that the violation(s) continues beyond the compliance date established by the Special Magistrate in the Final Order. In the case of a repeat violation, the Special Magistrate may impose a fine up to \$500.00 per day per violation for each day the violation(s) continues beyond the compliance date established by the Code Enforcement Division. Be advised, the Special Magistrate will impose \$300 Administrative Cost for the hearing called to order.

IF THIS IS A REPEAT VIOLATION/VIOLATOR PLEASE BE ADVISED THAT AT THIS HEARING A FINE MAY BE IMPOSED BEGINNING WITH THE DATE THE REPEAT VIOLATION WAS OBSERVED THROUGH THE DATE OF COMPLIANCE.



---

Scott Shiner Property Inspector  
Code Enforcement Division  
sshiner@stuartfl.gov  
772-529-9194

7022 3330 0000 9794 2733

| U.S. Postal Service <sup>™</sup><br>CERTIFIED MAIL <sup>®</sup> RECEIPT<br><i>Domestic Mail Only</i>                                                |                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> <sup>®</sup> .                                        |                                  |
| OFFICIAL USE                                                                                                                                        |                                  |
| Certified Mail Fee<br>\$                                                                                                                            | 12/31/24<br><br>Postmark<br>Here |
| Extra Services & Fees (check box, add fee as appropriate)                                                                                           |                                  |
| <input type="checkbox"/> Return Receipt (hardcopy) \$                                                                                               |                                  |
| <input type="checkbox"/> Return Receipt (electronic) \$                                                                                             |                                  |
| <input type="checkbox"/> Certified Mail Restricted Delivery \$                                                                                      |                                  |
| <input type="checkbox"/> Adult Signature Required \$                                                                                                |                                  |
| <input type="checkbox"/> Adult Signature Restricted Delivery \$                                                                                     |                                  |
| Postage<br>\$ 9.64                                                                                                                                  |                                  |
| Total Postage and Fees<br>\$                                                                                                                        |                                  |
| Sept 7<br>419 N.E. Baker Rd LLC<br>Street and Apt. No., or PO Box No.<br>601 Central Parkway<br>City, State, ZIP+4 <sup>®</sup><br>Stuart, FL 34996 |                                  |
| PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions                                                                          |                                  |



HOMES BY  
**JMC**  
**www.homesbyjmc.com**  
**772-260-8525**



City of Stuart  
Code Enforcement  
121 SW Flagler Ave  
Stuart FL 34954-2139  
(772) 288 5325

Case No. CE2412011

419 NE BAKER ROAD LLC  
601 SE CENTRAL PARKWAY  
STUART, FL 34996

Cell Mail RRR# 7022333000097942733

Office DEPOT

**NOTICE OF VIOLATION AND NOTICE OF HEARING**

December 31, 2024

419 Baker Road  
Stuart, FL 34996  
Parcel Control Number: 25-37-41-012-004-04050-0

Dear Property Owner/Business Owner/Occupant:

To maintain the appearance and property values of the City of Stuart, City staff must enforce the ordinances and regulations governing the community. These rules were implemented so that residents and businesses within the City of Stuart can equally enjoy their properties and surrounding areas. When inspections are conducted on a property, deficiencies are noted, and the owner and occupant are notified.

An inspection of the above property has revealed violation(s) of the City of Stuart Code of Ordinance requiring your prompt attention. Please review the items below and make corrections within the requested time. Should you have any questions, please call the Property Inspector listed at the bottom of this notice.

- 1. Violation Description/Corrective Action Required: UNPERMITTED AC EQUIPMENT**  
Pertinent Code Section(s): Sec. 10-36 105.1 FBC. Any owner or owner's authorized agent who intends to construct, change, alter, install, move, remove, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any mechanical, electrical, plumbing, gas, or fire protection system, shall first make application to the building official and obtain the required permit. **OBTAIN PERMIT FOR AC EQUIPMENT INSTALLED OR REMOVE EQUIPMENT FROM PROPERTY.**

**Comply By: January 6, 2025**

Please correct the above noted items so that no further action needs to be taken. We thank you in advance for your understanding and cooperation.





**City of Stuart**  
**Code Enforcement**  
**121 SW Flagler Ave**  
**Stuart FL 34994-2139 (772) 288 5325**

**AFFIDAVIT OF POSTING**

DATE: December 31, 2024

CASE # CE24120011

LOCATION OF VIOLATION: 419 N.E. BAKER Rd. Stuart, FL 34994

PCN: 28-37-41-012-004-04050-0

PROPERTY OWNER: 419 NE BAKER RD LLC

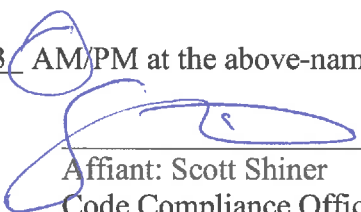
I, Scott Shiner have personally posted the attached:

      X       NOTICE OF VIOLATION/NOTICE OF HEARING

                     ORDER FINDING VIOLATION/ FINE ASSESSMENT

In addition to the above, a Notice of Violation/Notice of Hearing was mailed by first class mail to the property owner at the address listed in the tax collector's office and any other address provided by the property owner as required by F.S.S. 162.12

on the 31<sup>st</sup> day of December 2024 at 9:53 AM/PM at the above-named address.

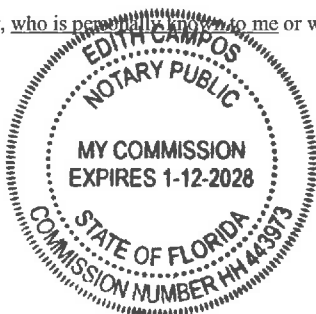
  
Affiant: Scott Shiner  
Code Compliance Officer

THE STATE OF FLORIDA  
CITY OF STUART

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of January, 2025, by Scott Shiner,

Code Compliance Officer, who is personally known to me or who has produced a Florida driver's license as identification and who did/did not take an oath.

(SEAL)



  
NOTARY PUBLIC State of Florida

419 Baker Rd permit # BP 25-32 - Message (HTML)

FileMessageHelpLaserficheTell me what you want to do

DeleteArchiveMoveReplyReply AllForwardAll AppsMark UnreadFindZoomPhish Alert

419 Baker Rd permit # BP 25-32

SS

Shiner, Scott

To

snyderscooling@aol.com

Cc

Hatten, Louis; Perez, Robert

Reply

Reply All

Forward

Mon 1/27/2025 2:07 PM

Good afternoon Mr. Snyder,

I am contacting you regarding you're a/c permit application. The latest note in our system stated a letter of authorization from the hoa / property owner, should be attached to your application. The permit has been idle for 21 days. Please log onto the open-gov system and update your permit application. The property is scheduled for a hearing with the Magistrate on February 19, 2025 for work without a permit. Once permit is issued, we will close the case and remove it from the hearing. Thank you for your cooperation in the matter.

Sincerely,

Scott Shiner  
Property Inspector  
City of Stuart  
121 SW Flagler Ave,  
Stuart, fl 34994  
772-529-9194

City of  
Stuart

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

**Meeting Date:** 2/19/2025

**Prepared by:** Scott Shiner

**Title of Item:**

CITY OF STUART VS DEBRA DICKERSON & WILEY CORDELL "**COMPLIED 2-12-25**"

**Address:**

826 CENTRAL AVE. STUART, FL 34994

**Code Section:**

SEC 20-20(B) GENERAL SANITATION OF PROPERTY- NO OWNER OR LESSEE OF ANY REAL PROPERTY WITHIN THE CITY SHALL ALLOW IT TO BECOME UNCLEAR, UNSANITARY OR OVERGROWN WITH GRASS AND WEEDS, OR ALLOW RUBBISH OR OTHER NOXIOUS OR UNHEALTHY MATERIAL TO ACCUMULATE THEREON.

**Description of Violation:**

VACANT LOT OVERGROWN

**Summary Explanation/Background Information:**

THE PROPERTY IS A VACANT LOT AND NOT BEING MAINTAINED

**ATTACHMENTS:**

1. Martin County Property Appraiser Data
2. Martin County Property Appraiser 2
3. 826 Central pic
4. nov-noh 826 central
5. return receipt
6. aff of posting 826 central
7. posting\_pic\_1
8. posting\_pic\_2
9. mailing to wiley



# Basic Info

|                                        |                     |                                                   |                                  |
|----------------------------------------|---------------------|---------------------------------------------------|----------------------------------|
| <b>PIN</b><br>04-38-41-013-011-00110-5 | <b>AIN</b><br>21593 | <b>Situs Address</b><br>826 CENTRAL AVE STUART FL | <b>Website Updated</b><br>2/5/25 |
|----------------------------------------|---------------------|---------------------------------------------------|----------------------------------|

## General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

**Property Owners**

DICKERSON DERIA  
WILEY CORDELL

**Parcel ID**

04-38-41-013-011-00110-5

**Use Code/Property Class**

0000 - 0000 Vacant Residential

**Mailing Address**

901 SE CENTRAL AVE  
STUART FL 34994

**Account Number**

21593

**Neighborhood**

343840 Lincoln Pk, Mcdonalds, Ruffs

**Tax District**

STUART

**Property Address**

826 CENTRAL AVE STUART FL

**Legal Acres**

0.108

**Legal Description**

MC DONALD'S LOT 11 BLK 11

**Ag Use Size (Acre\Sq Ft)**

N/A

## Current Value

| Year | Land Value | Improvement Value | Market Value | Value Not Taxed | Assessed Value | Total County Exemptions | County Taxable Value |
|------|------------|-------------------|--------------|-----------------|----------------|-------------------------|----------------------|
| 2024 | \$ 21,250  | \$ 0              | \$ 21,250    | \$ 0            | \$ 21,250      | \$ 0                    | \$ 21,250            |

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**

2/13/23

**Grantor (Seller)**

DICKERSON ROSEITA AGNES ESTATE

**Doc Num**

3002787

**Sale Price**

\$ 0

**Deed Type**

Probate Order/Guardian Deed

**Book & Page**

3360 620

# Legal Description

MC DONALD'S LOT 11 BLK 11

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

# Improvements

|                                        |                     |                                                   |                                  |
|----------------------------------------|---------------------|---------------------------------------------------|----------------------------------|
| <b>PIN</b><br>04-38-41-013-011-00110-5 | <b>AIN</b><br>21593 | <b>Situs Address</b><br>826 CENTRAL AVE STUART FL | <b>Website Updated</b><br>2/5/25 |
|----------------------------------------|---------------------|---------------------------------------------------|----------------------------------|

|                                       |                                    |                         |
|---------------------------------------|------------------------------------|-------------------------|
| <b>Use Code/Property Class</b><br>N/A | <b>Total Finished Area</b><br>0 SF | <b>Max Stories</b><br>0 |
|---------------------------------------|------------------------------------|-------------------------|

| Features/Yard Items |     |      |                 |          |
|---------------------|-----|------|-----------------|----------|
| Type                | Qty | Size | Unit of Measure | Year Blt |



# Sales History

| <b>PIN</b>               | <b>AIN</b> | <b>Situs Address</b>      | <b>Website Updated</b> |
|--------------------------|------------|---------------------------|------------------------|
| 04-38-41-013-011-00110-5 | 21593      | 826 CENTRAL AVE STUART FL | 2/5/25                 |

| <b>Sale Date</b> | <b>Sale Price</b> | <b>Grantor (Seller)</b>        | <b>Deed Type</b>            | <b>Doc Num</b> | <b>Book &amp; Page</b> |
|------------------|-------------------|--------------------------------|-----------------------------|----------------|------------------------|
| 2/13/23          | \$ 0              | DICKERSON ROSEITA AGNES ESTATE | Probate Order/Guardian Deed | 3002787        | <u>3360 620</u>        |
| 11/23/87         | \$ 100            | SELLER - see file for name     | Will                        |                | <u>0741 1304</u>       |
| 1/1/01           | \$ 0              | SELLER - see file for name     |                             |                |                        |

*This section is not intended to be a chain of title. Sales do not generally appear until approximately 1 to 3 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.*

# Value History

|                                        |                     |                                                   |                                  |
|----------------------------------------|---------------------|---------------------------------------------------|----------------------------------|
| <b>PIN</b><br>04-38-41-013-011-00110-5 | <b>AIN</b><br>21593 | <b>Situs Address</b><br>826 CENTRAL AVE STUART FL | <b>Website Updated</b><br>2/5/25 |
|----------------------------------------|---------------------|---------------------------------------------------|----------------------------------|

| Year | Land Value | Improvement Value | Market Value | Value Not Taxed | Assessed Value | County Exemptions | County Taxable Value |
|------|------------|-------------------|--------------|-----------------|----------------|-------------------|----------------------|
| 2024 | \$ 21,250  | \$ 0              | \$ 21,250    | \$ 0            | \$ 21,250      | \$ 0              | \$ 21,250            |
| 2023 | \$ 21,250  | \$ 0              | \$ 21,250    | \$ 8,160        | \$ 13,090      | \$ 0              | \$ 13,090            |
| 2022 | \$ 11,900  | \$ 0              | \$ 11,900    | \$ 0            | \$ 11,900      | \$ 0              | \$ 11,900            |
| 2021 | \$ 31,450  | \$ 24,050         | \$ 55,500    | \$ 29,435       | \$ 26,065      | \$ 25,000         | \$ 1,065             |
| 2020 | \$ 18,700  | \$ 22,440         | \$ 41,140    | \$ 15,434       | \$ 25,706      | \$ 25,000         | \$ 706               |
| 2019 | \$ 14,450  | \$ 21,840         | \$ 36,290    | \$ 11,162       | \$ 25,128      | \$ 25,000         | \$ 128               |
| 2018 | \$ 12,750  | \$ 21,530         | \$ 34,280    | \$ 9,621        | \$ 24,659      | \$ 24,659         | \$ 0                 |
| 2017 | \$ 12,750  | \$ 18,950         | \$ 31,700    | \$ 7,549        | \$ 24,151      | \$ 24,151         | \$ 0                 |
| 2016 | \$ 8,500   | \$ 19,720         | \$ 28,220    | \$ 4,565        | \$ 23,655      | \$ 23,655         | \$ 0                 |
| 2015 | \$ 8,500   | \$ 22,070         | \$ 30,570    | \$ 7,079        | \$ 23,491      | \$ 23,491         | \$ 0                 |
| 2014 | \$ 10,000  | \$ 26,940         | \$ 36,940    | \$ 13,636       | \$ 23,304      | \$ 23,304         | \$ 0                 |

**WARNING:** Significant tax increases often occur when sold. The Taxable Value and Taxes, noted above, may reflect exemptions, classifications and value limitations that will be removed at the time of sale. Homestead exemptions, agricultural classifications, and assessed value limitations are NOT transferable to the new owner. Following a sale, a property's assessed value is reset to the market value & the new owner must reapply for homestead exemption & agricultural classification.

# Basic Info

|                                        |                    |                                                               |                                  |
|----------------------------------------|--------------------|---------------------------------------------------------------|----------------------------------|
| <b>PIN</b><br>15-37-41-013-000-00440-7 | <b>AIN</b><br>1139 | <b>Situs Address</b><br>1056 NE OCEANVIEW CIR JENSEN BEACH FL | <b>Website Updated</b><br>2/5/25 |
|----------------------------------------|--------------------|---------------------------------------------------------------|----------------------------------|

## General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

### Property Owners

WILEY CORDELL E L/E  
WILEY RUBY A L/E

### Parcel ID

15-37-41-013-000-00440-7

### Use Code/Property Class

0100 - 0100 Single Family

### Mailing Address

1056 NE OCEANVIEW CIR  
JENSEN BEACH FL 34957

### Account Number

1139

### Neighborhood

215020 Skyline Pk,SkylineHts, IR Gard

### Tax District

DISTRICT ONE MSTU

### Property Address

1056 NE OCEANVIEW CIR JENSEN BEACH FL

### Legal Acres

0.342

### Legal Description

SKYLINE PARK, 1ST ADDN, LOT 44

### Ag Use Size (Acre\Sq Ft)

N/A

## Current Value

| Year | Land Value | Improvement Value | Market Value | Value Not Taxed | Assessed Value | Total County Exemptions | County Taxable Value |
|------|------------|-------------------|--------------|-----------------|----------------|-------------------------|----------------------|
| 2024 | \$ 191,250 | \$ 140,210        | \$ 331,460   | \$ 204,517      | \$ 126,943     | \$ 50,000               | \$ 76,943            |

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

5/17/18

### Grantor (Seller)

WILEY, CORDELL E & RUBY A

### Doc Num

2695446

### Sale Price

\$ 100

### Deed Type

Quit Claim Deed

### Book & Page

2993 1071

# Legal Description

SKYLINE PARK, 1ST ADDN, LOT 44

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



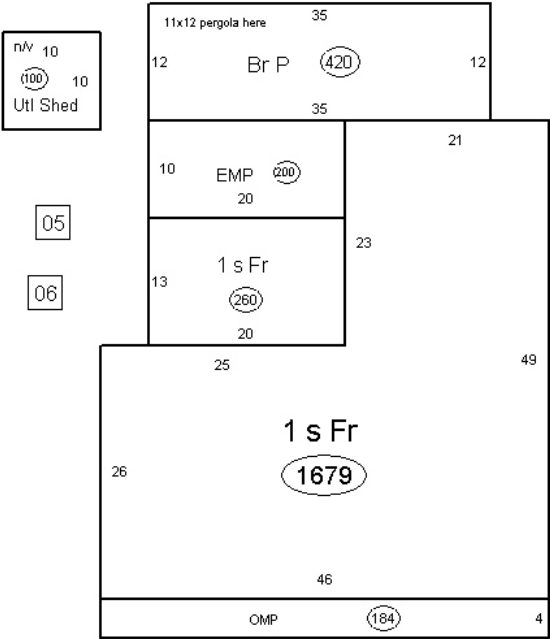
# Improvements

|                          |            |                                       |                        |
|--------------------------|------------|---------------------------------------|------------------------|
| <b>PIN</b>               | <b>AIN</b> | <b>Situs Address</b>                  | <b>Website Updated</b> |
| 15-37-41-013-000-00440-7 | 1139       | 1056 NE OCEANVIEW CIR JENSEN BEACH FL | 2/5/25                 |

|                                |                            |                    |
|--------------------------------|----------------------------|--------------------|
| <b>Use Code/Property Class</b> | <b>Total Finished Area</b> | <b>Max Stories</b> |
| 0100 - 0100 Single Family      | 1,939 SF                   | 1                  |

## Building Information (1 of 1)

|                      |                      |                        |                    |
|----------------------|----------------------|------------------------|--------------------|
| <b>Building Type</b> | <b>Finished Area</b> | <b>Exterior Cover</b>  | <b>Roof Cover</b>  |
| Single family        | 1,939 SF             | Stucco                 | Metal flat seam    |
| <b>Year Built</b>    | <b>Wall</b>          | <b>Number of Units</b> | <b>Wall Height</b> |
| 1976                 | Concrete block       | 1                      | N/A                |
| <b>Bedrooms</b>      | <b>Full Baths</b>    | <b>Half Baths</b>      |                    |
| 2                    | 2                    | 0                      |                    |



Report a  
Discrepancy

## Sketched Area Legend

| Sub Area | Description              | Area  | Finished Area |
|----------|--------------------------|-------|---------------|
| UTLSHED  | Residential Utility Shed | 100   | 0             |
| BRP      | Brick Patio              | 420   | 0             |
| EMP      | Enclosed Masonry Porch   | 200   | 0             |
| OMP      | Open Masonry Porch       | 184   | 0             |
| DWELL    | Dwelling                 | 1,939 | 1,939         |
| UTLSHED  | Residential Utility Shed | 280   | 0             |

## Features/Yard Items

| Type | Qty | Size | Unit of Measure | Year Blt |
|------|-----|------|-----------------|----------|
|------|-----|------|-----------------|----------|

# Sales History

| PIN                      | AIN  | Situs Address                         | Website Updated |
|--------------------------|------|---------------------------------------|-----------------|
| 15-37-41-013-000-00440-7 | 1139 | 1056 NE OCEANVIEW CIR JENSEN BEACH FL | 2/5/25          |

| Sale Date | Sale Price | Grantor (Seller)           | Deed Type             | Doc Num | Book & Page      |
|-----------|------------|----------------------------|-----------------------|---------|------------------|
| 5/17/18   | \$ 100     | WILEY, CORDELL E & RUBY A  | Quit Claim Deed       | 2695446 | <u>2993 1071</u> |
| 4/1/82    | \$ 100     | SELLER - see file for name | Special Warranty Deed |         | <u>0542 1938</u> |

*This section is not intended to be a chain of title. Sales do not generally appear until approximately 1 to 3 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.*

# Value History

| PIN                      | AIN  | Situs Address                         | Website Updated |
|--------------------------|------|---------------------------------------|-----------------|
| 15-37-41-013-000-00440-7 | 1139 | 1056 NE OCEANVIEW CIR JENSEN BEACH FL | 2/5/25          |

| Year | Land Value | Improvement Value | Market Value | Value Not Taxed | Assessed Value | County Exemptions | County Taxable Value |
|------|------------|-------------------|--------------|-----------------|----------------|-------------------|----------------------|
| 2024 | \$ 191,250 | \$ 140,210        | \$ 331,460   | \$ 204,517      | \$ 126,943     | \$ 50,000         | \$ 76,943            |
| 2023 | \$ 191,250 | \$ 132,850        | \$ 324,100   | \$ 203,417      | \$ 120,683     | \$ 50,000         | \$ 70,683            |
| 2022 | \$ 170,000 | \$ 109,500        | \$ 279,500   | \$ 162,332      | \$ 117,168     | \$ 50,000         | \$ 67,168            |
| 2021 | \$ 131,750 | \$ 73,790         | \$ 205,540   | \$ 91,784       | \$ 113,756     | \$ 50,000         | \$ 63,756            |
| 2020 | \$ 127,500 | \$ 63,380         | \$ 190,880   | \$ 78,694       | \$ 112,186     | \$ 50,000         | \$ 62,186            |
| 2019 | \$ 114,750 | \$ 63,000         | \$ 177,750   | \$ 68,086       | \$ 109,664     | \$ 50,000         | \$ 59,664            |
| 2018 | \$ 106,250 | \$ 60,140         | \$ 166,390   | \$ 58,770       | \$ 107,620     | \$ 50,000         | \$ 57,620            |
| 2017 | \$ 83,300  | \$ 49,240         | \$ 132,540   | \$ 27,134       | \$ 105,406     | \$ 50,000         | \$ 55,406            |
| 2016 | \$ 72,250  | \$ 51,880         | \$ 124,130   | \$ 20,892       | \$ 103,238     | \$ 50,000         | \$ 53,238            |
| 2015 | \$ 52,700  | \$ 53,660         | \$ 106,360   | \$ 3,840        | \$ 102,520     | \$ 50,000         | \$ 52,520            |
| 2014 | \$ 62,000  | \$ 61,400         | \$ 123,400   | \$ 21,694       | \$ 101,706     | \$ 50,000         | \$ 51,706            |

**WARNING:** Significant tax increases often occur when sold. The Taxable Value and Taxes, noted above, may reflect exemptions, classifications and value limitations that will be removed at the time of sale. Homestead exemptions, agricultural classifications, and assessed value limitations are NOT transferable to the new owner. Following a sale, a property's assessed value is reset to the market value & the new owner must reapply for homestead exemption & agricultural classification.









**City of Stuart**  
**Code Enforcement**  
**121 SW Flagler Ave**  
**Stuart FL 34994-2139**  
**(772) 288 5325**

DERIA DICKERSON  
CORDELL WILEY  
901 CETRAL AVE  
STUART, FL 34994

Case No. CE25010015

Cert Mail RRR# 70220410000042027687

**NOTICE OF VIOLATION AND NOTICE OF HEARING**

January 22, 2025

826 Central Ave  
Stuart, FL 34994  
Parcel Control Number: 04-38-41-013-011-00110-5

Dear Property Owner/Business Owner/Occupant:

To maintain the appearance and property values of the City of Stuart, City staff must enforce the ordinances and regulations governing the community. These rules were implemented so that residents and businesses within the City of Stuart can equally enjoy their properties and surrounding areas. When inspections are conducted on a property, deficiencies are noted, and the owner and occupant are notified.

An inspection of the above property has revealed violation(s) of the City of Stuart Code of Ordinance requiring your prompt attention. Please review the items below and make corrections within the requested time. Should you have any questions, please call the Property Inspector listed at the bottom of this notice.

- 1. Violation Description/Corrective Action Required: GENERAL SANITATION OF PROPERTY**  
**Pertinent Code Section(s): Sec. 20-20 (b).** No owner or lessee of any real property within the city shall allow it to become unclean, unsanitary or overgrown with grass and weeds, or allow rubbish or other noxious or unhealthy material to accumulate thereon. **CUT GRASS, TRIM WEEDS, REMOVE ALL TRASH AND DEBRIS LOCATED ON VACANT LOT. KEEP LOT MAINTAINED CONTINUOUSLY.**

***Comply By: February 7, 2025***

Please correct the above noted items so that no further action needs to be taken. We thank you in advance for your understanding and cooperation.

**Unless you correct the violation(s) described above on or before the compliance date of February 7, 2025 and contact the City of Stuart Code Enforcement Division (contact information below) to arrange a re-inspection of the property to verify compliance with the ordinance cited herein, notice is hereby given pursuant to Chapter 162, Florida Statutes, and the City of Stuart Code of Ordinances, that a hearing will be held regarding the above case before the City's Special Magistrate on the 19<sup>th</sup> day of February 2025 at 2:00 pm or as soon thereafter as said matter can be heard in the City of Stuart City Hall Chambers, 121 SW Flagler Avenue Stuart, Florida 34994.**

The Special Magistrate will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the Special Magistrate may base its findings and act solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the City of Stuart Code of Ordinances, the Special Magistrate may impose a fine up to \$250.00 per day per violation for each day that the violation(s) continues beyond the compliance date established by the Special Magistrate in the Final Order. In the case of a repeat violation, the Special Magistrate may impose a fine up to \$500.00 per day per violation for each day the violation(s) continues beyond the compliance date established by the Code Enforcement Division. Be advised, the Special Magistrate will impose \$300 Administrative Cost for the hearing called to order.

IF THIS IS A REPEAT VIOLATION/VIOLATOR PLEASE BE ADVISED THAT AT THIS HEARING A FINE MAY BE IMPOSED BEGINNING WITH THE DATE THE REPEAT VIOLATION WAS OBSERVED THROUGH THE DATE OF COMPLIANCE.



---

Scott Shiner Property Inspector  
Code Enforcement Division  
sshiner@stuartfl.gov  
772-529-9194

7022 0410 0000 4202 7687

|                                                                                                                                                                                                                                                                                                                                                                            |                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <b>U.S. Postal Service™</b><br><b>CERTIFIED MAIL® RECEIPT</b><br>Domestic Mail Only                                                                                                                                                                                                                                                                                        |                                 |
| For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.                                                                                                                                                                                                                                                                           |                                 |
| <b>OFFICIAL USE</b>                                                                                                                                                                                                                                                                                                                                                        |                                 |
| Certified Mail Fee<br>\$                                                                                                                                                                                                                                                                                                                                                   | 1-22-25<br><br>Postmark<br>Here |
| Extra Services & Fees (check box, add fee as appropriate)<br><input type="checkbox"/> Return Receipt (hardcopy) \$<br><input type="checkbox"/> Return Receipt (electronic) \$<br><input type="checkbox"/> Certified Mail Restricted Delivery \$<br><input type="checkbox"/> Adult Signature Required \$<br><input type="checkbox"/> Adult Signature Restricted Delivery \$ |                                 |
| Postage<br>\$ 9.64                                                                                                                                                                                                                                                                                                                                                         |                                 |
| Total Postage and Fees<br>\$                                                                                                                                                                                                                                                                                                                                               |                                 |
| Sent To<br>Deria Dickerson & Wiley Cordell<br>Street and Apt. No., or PO Box No.<br>901 Central Ave<br>City, State, ZIP+4®<br>Stuart, FL 34994                                                                                                                                                                                                                             |                                 |
| PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions                                                                                                                                                                                                                                                                                                 |                                 |



**City of Stuart**  
**Code Enforcement**  
**121 SW Flagler Ave**  
**Stuart FL 34994-2139 (772) 288 5325**

**AFFIDAVIT OF POSTING**

DATE: February 7, 2025

CASE # CE25010015

LOCATION OF VIOLATION: 826 CENTRAL AVE STUART, FL 34994

PCN: 04-38-41-013-011-00110-5

PROPERTY OWNER: DERIA DICKERSON & WILEY CORDELL

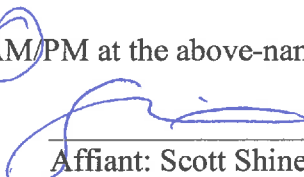
I, Scott Shiner have personally posted the attached:

      X       NOTICE OF VIOLATION/NOTICE OF HEARING

                     ORDER FINDING VIOLATION/ FINE ASSESSMENT

In addition to the above, a Notice of Violation/Notice of Hearing was mailed by first class mail to the property owner at the address listed in the tax collector's office and any other address provided by the property owner as required by F.S.S. 162.12

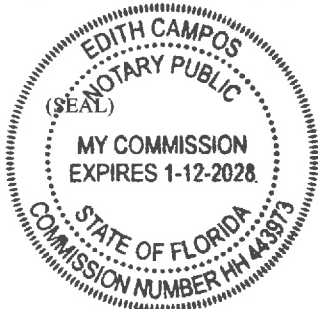
on the 24<sup>th</sup> day of January 2025 at 9:07 AM/PM at the above-named address.

  
\_\_\_\_\_  
Affiant: Scott Shiner  
Code Compliance Officer

THE STATE OF FLORIDA  
CITY OF STUART

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of February, 2025, by Scott Shiner,

Code Compliance Officer, who is personally known to me or who has produced a Florida driver's license as identification and who did/did not take an oath.



  
\_\_\_\_\_  
NOTARY PUBLIC State of Florida









**City of Stuart**  
Code Enforcement  
121 SW Flagler Ave  
Stuart FL 34994-2139  
(772) 288 5325

DERIA DICKERSON  
CORDELL WILEY  
901 CETRAL AVE  
STUART, FL 34994

Case No. CE25010015

Cert Mail RRR# 70220410000042027687

**NOTICE OF VIOLATION AND NOTICE OF HEARING**

January 22, 2025

626 Central Ave  
Stuart, FL 34994  
Parcel Control Number: 04-38-41-013-011-00110-5

Dear Property Owner/Business Owner/Occupant:

To maintain the appearance and property values of the City of Stuart, City staff must enforce the ordinances and regulations governing the community. These rules were implemented so that residents and businesses within the City of Stuart can equally enjoy their properties and surrounding areas. When inspections are conducted on a property, deficiencies are noted, and the owner and occupant are notified.

An inspection of the above property has revealed violation(s) of the City of Stuart Code of Ordinance requiring your prompt attention. Please review the items below and make corrections within the requested time. Should you have any questions, please call the Property Inspector listed at the bottom of this notice.

1. **Violation Description/Corrective Action Required: GENERAL SANITATION OF PROPERTY**  
Pertinent Code Section(s): **Sec. 20-20 (b)**. No owner or lessee of any real property within the city shall allow it to become unclean, unsanitary or overgrown with grass and weeds, or allow rubbish or other noxious or unhealthy material to accumulate thereon. **CUT GRASS, TRIM WEEDS, REMOVE ALL TRASH AND DEBRIS LOCATED ON VACANT LOT. KEEP LOT MAINTAINED CONTINUOUSLY.**

**Comply By: February 7, 2025**

Please correct the above noted items so that no further action needs to be taken. We thank you in advance for your understanding and cooperation.



COMMUNITY REDEVELOPMENT AGENCY

## City of Stuart

121 S.W. FLAGLER AVENUE • STUART, FL 34994-2172



quadiant

FIRST-CLASS MAIL

IMI

**\$000.69<sup>0</sup>**

01/23/2025 ZIP 34994  
043M31219434

US POSTAGE

Cordelle Wiley  
1056 N.E. OCEANVIEW CIR  
Jensen Beach, FL 34957

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

**Meeting Date:** 2/19/2025

**Prepared by:** Scott Shiner

**Title of Item:**

CITY OF STUART VS RMTP TRUST SERIES 2021 BKM-TT-V  
US BANK NATIONAL ASSOCIATION TTEE.

**Address:**

204 SE ILA ST STUART FL 34996

**Code Section:**

SEC 20-21 DUTY TO KEEP YARD MOWED - THE OWNERS, CUSTODIANS, AGENTS, LESSEES OR OCCUPANTS OF REAL PROPERTY WITHIN THE CITY SHALL NOT PERMIT THE GRASS, WEEDS, FLORA OR UNDERBRUSH THEREON TO EXCEED A HEIGHT OF EIGHT INCHES ABOVE THE GRADE OF THE LAND, INCLUDING ANY ELEVATED AND DEPRESSED AREAS. ALL SUCH MATERIALS SHALL BE CUT AND MAINTAINED TO A HEIGHT OF EIGHT INCHES OR LESS AND CUTTINGS SHALL BE EITHER REMOVED FROM THE PROPERTY OR MULCHED. ALL SUCH MATERIALS SHALL BE CUT AND REMOVED OR MULCHED WITHIN TEN CALENDAR DAYS OF NOTICE TO DO SO ISSUED BY THE CITY AS PROVIDED IN THIS ARTICLE.

**Description of Violation:**

ENTIRE YARD OVERGROWN

**Summary Explanation/Background Information:**

VACANT PROPERTY OWNER BY BANK

**ATTACHMENTS:**

1. Martin County Property App 204 ILA
2. IMG\_0192
3. IMG\_0190
4. IMG\_0191
5. IMG\_0344
6. nov-noh 204 ila st
7. return receipt
8. POSTING PIC
9. 204 se ila aff of post
10. 204 ila green card



# Basic Info

|                                        |                     |                                                 |                                  |
|----------------------------------------|---------------------|-------------------------------------------------|----------------------------------|
| <b>PIN</b><br>09-38-41-001-007-00020-5 | <b>AIN</b><br>25932 | <b>Situs Address</b><br>204 SE ILA ST STUART FL | <b>Website Updated</b><br>2/5/25 |
|----------------------------------------|---------------------|-------------------------------------------------|----------------------------------|

## General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

### Property Owners

RMTP TRUST SERIES 2021 BKM-TT-V  
US BANK NATIONAL ASSOCIATION  
TTEE

### Parcel ID

09-38-41-001-007-00020-5

### Use Code/Property Class

0100 - 0100 Single Family

### Mailing Address

8950 CYPRESS WATERS BLVD  
COPPELL TX 75019

### Account Number

25932

### Neighborhood

383881 Indian  
Grvs,PalmettoHbr,Rivr P

### Property Address

204 SE ILA ST STUART FL

### Legal Acres

0.17

### Tax District

STUART

### Legal Description

LOT 2 BLOCK 7 CASA TERRACE ACCORDING  
TO ...

### Ag Use Size (Acre\Sq Ft)

N/A

## Current Value

| Year | Land Value | Improvement Value | Market Value | Value Not Taxed | Assessed Value | Total County Exemptions | County Taxable Value |
|------|------------|-------------------|--------------|-----------------|----------------|-------------------------|----------------------|
| 2024 | \$ 136,000 | \$ 141,930        | \$ 277,930   | \$ 54,654       | \$ 223,276     | \$ 50,000               | \$ 173,276           |

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

11/13/24

### Grantor (Seller)

OBRIEN THOR PAUL

### Doc Num

3100164

### Sale Price

\$ 210,100

### Deed Type

Certificate of Title

### Book & Page

3468 759

## Legal Description

LOT 2 BLOCK 7 CASA TERRACE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 35 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.*

# Improvements

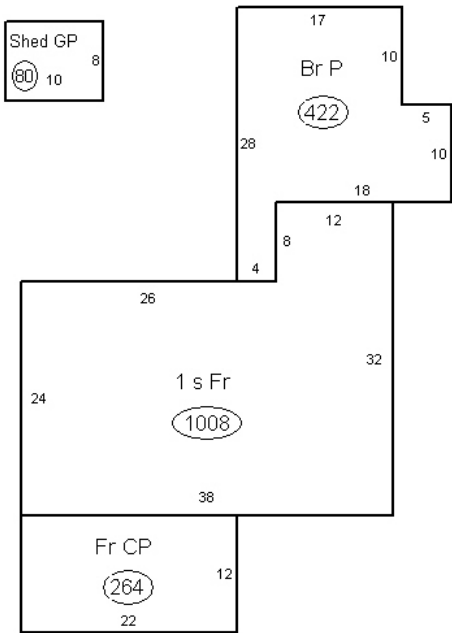
|                                        |                     |                                                 |                                  |
|----------------------------------------|---------------------|-------------------------------------------------|----------------------------------|
| <b>PIN</b><br>09-38-41-001-007-00020-5 | <b>AIN</b><br>25932 | <b>Situs Address</b><br>204 SE ILA ST STUART FL | <b>Website Updated</b><br>2/5/25 |
|----------------------------------------|---------------------|-------------------------------------------------|----------------------------------|

|                                                             |                                        |                         |
|-------------------------------------------------------------|----------------------------------------|-------------------------|
| <b>Use Code/Property Class</b><br>0100 - 0100 Single Family | <b>Total Finished Area</b><br>1,008 SF | <b>Max Stories</b><br>1 |
|-------------------------------------------------------------|----------------------------------------|-------------------------|

## Building Information (1 of 1)

|                                       |                                  |                                 |                                      |
|---------------------------------------|----------------------------------|---------------------------------|--------------------------------------|
| <b>Building Type</b><br>Single family | <b>Finished Area</b><br>1,008 SF | <b>Exterior Cover</b><br>Stucco | <b>Roof Cover</b><br>Metal flat seam |
| <b>Year Built</b><br>1965             | <b>Wall</b><br>Concrete block    | <b>Number of Units</b><br>1     | <b>Wall Height</b><br>N/A            |
| <b>Bedrooms</b><br>2                  | <b>Full Baths</b><br>1           | <b>Half Baths</b><br>0          |                                      |

0405



Report a  
Discrepancy

## Sketched Area Legend

| Sub Area | Description                              | Area  | Finished Area |
|----------|------------------------------------------|-------|---------------|
| BRP      | Brick Patio                              | 422   | 0             |
| DWELL    | Dwelling                                 | 1,008 | 1,008         |
| ICP      | Integral Carport                         | 264   | 0             |
| SHEDGP   | Shed - Gen Purpose Frame, up to 10' eave | 80    | 0             |



## Features/Yard Items

| Type               | Qty | Size | Unit of Measure | Year Blt |
|--------------------|-----|------|-----------------|----------|
| Residential Paving | 1   | 1    | Square Feet     | 2009     |
| Shutters - Bahama  | 1   | 1    | Square Feet     | 1965     |

# Sales History

|                          |            |                         |                        |
|--------------------------|------------|-------------------------|------------------------|
| <b>PIN</b>               | <b>AIN</b> | <b>Situs Address</b>    | <b>Website Updated</b> |
| 09-38-41-001-007-00020-5 | 25932      | 204 SE ILA ST STUART FL | 2/5/25                 |

| Sale Date | Sale Price | Grantor (Seller)           | Deed Type                          | Doc Num | Book & Page      |
|-----------|------------|----------------------------|------------------------------------|---------|------------------|
| 11/13/24  | \$ 210,100 | OBRIEN JANINE DANIELLE     | Certificate of Title               | 3100164 | <u>3468 759</u>  |
| 7/22/16   | \$ 180,000 | PENNA NICALA L             | Wd Full Covenant and Warranty Deed | 2587298 | <u>2868 2375</u> |
| 11/6/09   | \$ 120,000 | NAUTICAL ENTERPRISES LLC   | Wd Full Covenant and Warranty Deed | 2177834 | <u>2421 2128</u> |
| 9/1/09    | \$ 52,100  | JACKMAN, CHAD A            | Forfeiture of Title                | 2166442 | <u>2410 1293</u> |
| 1/8/03    | \$ 0       | JACKMAN, CHAD A            | Quit Claim Deed                    |         | <u>1721 1173</u> |
| 3/26/99   | \$ 88,800  | SIMMONS, GARY R            | Special Warranty Deed              |         | <u>1381 1375</u> |
| 7/8/93    | \$ 60,000  | SELLER - see file for name | Special Warranty Deed              |         | <u>1020 1237</u> |
| 8/6/87    | \$ 100     | SELLER - see file for name | Quit Claim Deed                    |         | <u>0730 0457</u> |
| 1/1/01    | \$ 0       | SELLER - see file for name | 03                                 |         |                  |

*This section is not intended to be a chain of title. Sales do not generally appear until approximately 1 to 3 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.*

# Value History

|                                        |                     |                                                 |                                  |
|----------------------------------------|---------------------|-------------------------------------------------|----------------------------------|
| <b>PIN</b><br>09-38-41-001-007-00020-5 | <b>AIN</b><br>25932 | <b>Situs Address</b><br>204 SE ILA ST STUART FL | <b>Website Updated</b><br>2/5/25 |
|----------------------------------------|---------------------|-------------------------------------------------|----------------------------------|

| Year | Land Value | Improvement Value | Market Value | Value Not Taxed | Assessed Value | County Exemptions | County Taxable Value |
|------|------------|-------------------|--------------|-----------------|----------------|-------------------|----------------------|
| 2024 | \$ 136,000 | \$ 141,930        | \$ 277,930   | \$ 54,654       | \$ 223,276     | \$ 50,000         | \$ 173,276           |
| 2023 | \$ 136,000 | \$ 133,270        | \$ 269,270   | \$ 60,674       | \$ 208,596     | \$ 50,000         | \$ 158,596           |
| 2022 | \$ 144,500 | \$ 116,170        | \$ 260,670   | \$ 65,583       | \$ 195,087     | \$ 50,000         | \$ 145,087           |
| 2021 | \$ 132,000 | \$ 69,500         | \$ 201,500   | \$ 18,853       | \$ 182,647     | \$ 50,000         | \$ 132,647           |
| 2020 | \$ 112,000 | \$ 68,820         | \$ 180,820   | \$ 8,362        | \$ 172,458     | \$ 50,000         | \$ 122,458           |
| 2019 | \$ 120,000 | \$ 69,810         | \$ 189,810   | \$ 14,701       | \$ 175,109     | \$ 50,000         | \$ 125,109           |
| 2018 | \$ 104,000 | \$ 63,020         | \$ 167,020   | \$ 9,602        | \$ 157,418     | \$ 50,000         | \$ 107,418           |
| 2017 | \$ 104,000 | \$ 50,180         | \$ 154,180   | \$ 0            | \$ 154,180     | \$ 50,000         | \$ 104,180           |
| 2016 | \$ 63,750  | \$ 42,000         | \$ 105,750   | \$ 10,426       | \$ 95,324      | \$ 0              | \$ 95,324            |
| 2015 | \$ 55,250  | \$ 40,530         | \$ 95,780    | \$ 9,122        | \$ 86,658      | \$ 0              | \$ 86,658            |
| 2014 | \$ 42,500  | \$ 36,280         | \$ 78,780    | \$ 0            | \$ 78,780      | \$ 0              | \$ 78,780            |

**WARNING:** Significant tax increases often occur when sold. The Taxable Value and Taxes, noted above, may reflect exemptions, classifications and value limitations that will be removed at the time of sale. Homestead exemptions, agricultural classifications, and assessed value limitations are NOT transferable to the new owner. Following a sale, a property's assessed value is reset to the market value & the new owner must reapply for homestead exemption & agricultural classification.













POSTAGE  
KEEP OUT

204









**City of Stuart**  
**Code Enforcement**  
**121 SW Flagler Ave**  
**Stuart FL 34994-2139**  
**(772) 288 5325**

RMTP TRUST SERIES 2021 BKM-TTEE  
US BANK NATIONAL ASSOCIATION TTEE  
8950 CYPRESS WATERS BLVD  
COPELL TX 75019

Case No. CE24110022

Cert Mail RRR# 70223330000098224128

**NOTICE OF VIOLATION AND NOTICE OF HEARING**

January 24, 2025

204 SE ILA ST  
Stuart, FL 34996  
Parcel Control Number: 09-38-41-001-007-00020-5

Dear Property Owner/Business Owner/Occupant:

To maintain the appearance and property values of the City of Stuart, City staff must enforce the ordinances and regulations governing the community. These rules were implemented so that residents and businesses within the City of Stuart can equally enjoy their properties and surrounding areas. When inspections are conducted on a property, deficiencies are noted, and the owner and occupant are notified.

An inspection of the above property has revealed violation(s) of the City of Stuart Code of Ordinance requiring your prompt attention. Please review the items below and make corrections within the requested time. Should you have any questions, please call the Property Inspector listed at the bottom of this notice.

- 1. Violation Description/Corrective Action Required: DUTY TO KEEP PROPERTY MOWED**  
**Pertinent Code Section(s): Sec. 20-21(b).** No owner or lessee of any real property within the city shall allow it to become unclean, unsanitary or overgrown with grass and weeds, or allow rubbish or other noxious or unhealthy material to accumulate thereon. **CUT GRASS, TRIM WEEDS, REMOVE ALL DEAD TREE LIMBS / VEGETATION AND MAINTAIN LANDSCAPE CONTINUOUSLY.**

***Comply By: February 9, 2025***

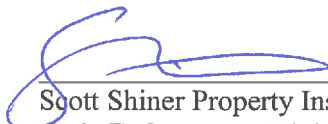
Please correct the above noted items so that no further action needs to be taken. We thank you in advance for your understanding and cooperation.

Unless you correct the violation(s) described above on or before the compliance date of February 9, 2025 and contact the City of Stuart Code Enforcement Division (contact information below) to arrange a re-inspection of the property to verify compliance with the ordinance cited herein, notice is hereby given pursuant to Chapter 162, Florida Statutes, and the City of Stuart Code of Ordinances, that a hearing will be held regarding the above case before the City's Special Magistrate on the 19<sup>th</sup> day of February 2025 at 2:00 pm or as soon thereafter as said matter can be heard in the City of Stuart City Hall Chambers, 121 SW Flagler Avenue Stuart, Florida 34994.

The Special Magistrate will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the Special Magistrate may base its findings and act solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the City of Stuart Code of Ordinances, the Special Magistrate may impose a fine up to \$250.00 per day per violation for each day that the violation(s) continues beyond the compliance date established by the Special Magistrate in the Final Order. In the case of a repeat violation, the Special Magistrate may impose a fine up to \$500.00 per day per violation for each day the violation(s) continues beyond the compliance date established by the Code Enforcement Division. Be advised, the Special Magistrate will impose \$300 Administrative Cost for the hearing called to order.

IF THIS IS A REPEAT VIOLATION/VIOLATOR PLEASE BE ADVISED THAT AT THIS HEARING A FINE MAY BE IMPOSED BEGINNING WITH THE DATE THE REPEAT VIOLATION WAS OBSERVED THROUGH THE DATE OF COMPLIANCE.



\_\_\_\_\_  
Scott Shiner Property Inspector  
Code Enforcement Division  
sshiner@stuartfl.gov  
772-529-9194



7022 3330 0000 9822 4128

|                                                                                                                                                                                |                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <b>U.S. Postal Service™</b>                                                                                                                                                    |                                 |
| <b>CERTIFIED MAIL® RECEIPT</b>                                                                                                                                                 |                                 |
| <i>Domestic Mail Only</i>                                                                                                                                                      |                                 |
| For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.                                                                               |                                 |
| <b>OFFICIAL USE</b>                                                                                                                                                            |                                 |
| Certified Mail Fee<br>\$                                                                                                                                                       | 1-24-25<br><br>Postmark<br>Here |
| Extra Services & Fees (check box, add fee as appropriate)                                                                                                                      |                                 |
| <input type="checkbox"/> Return Receipt (hardcopy) \$                                                                                                                          |                                 |
| <input type="checkbox"/> Return Receipt (electronic) \$                                                                                                                        |                                 |
| <input type="checkbox"/> Certified Mail Restricted Delivery \$                                                                                                                 |                                 |
| <input type="checkbox"/> Adult Signature Required \$                                                                                                                           |                                 |
| <input type="checkbox"/> Adult Signature Restricted Delivery \$                                                                                                                |                                 |
| Postage<br>\$ 9.64                                                                                                                                                             |                                 |
| Total Postage and Fees<br>\$                                                                                                                                                   |                                 |
| Sent To<br>PMTA Trust Series 2021 U.S. Bank National<br>Street and Apt. No., or PO Box No.<br>8950 Cypress Waters Blvd. Assoc. TREE<br>City, State, ZIP+4®<br>COPPELL TX 75017 |                                 |
| PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions                                                                                                     |                                 |





**City of Stuart  
Neighborhood Services Division**

\_\_\_\_\_  
Name \_\_\_\_\_

\_\_\_\_\_  
Address \_\_\_\_\_

\_\_\_\_\_  
City \_\_\_\_\_

\_\_\_\_\_  
State \_\_\_\_\_

\_\_\_\_\_  
Zip \_\_\_\_\_

**A FURNITURE REPAIRER**

**YOU ARE INVITED TO THE CITY OF STUART'S FURNITURE REPAIRING.**

The City of Stuart is seeking a furniture repairer to work in the city's furniture repair shop. The repairer will be responsible for repairing furniture in the city's furniture repair shop. The repairer will be responsible for repairing furniture in the city's furniture repair shop. The repairer will be responsible for repairing furniture in the city's furniture repair shop.

**Requirements:**

- Must be a resident of the City of Stuart.
- Must have a minimum of 5 years experience in furniture repair.
- Must have a minimum of 5 years experience in furniture repair.
- Must have a minimum of 5 years experience in furniture repair.

**Benefits:**

- Health insurance.
- Dental insurance.
- Life insurance.
- Retirement plan.

**How to apply:**

Send your resume and cover letter to the City of Stuart, Human Resources Department, 1000 North Central Avenue, Suite 100, Stuart, FL 34994. Your resume should be no more than two pages long. Your cover letter should be no more than one page long. Your resume should be no more than two pages long. Your cover letter should be no more than one page long.

**Deadline:**

\_\_\_\_\_  
Date \_\_\_\_\_

**Who completed form with:**

**Neighborhood Services Division**

\_\_\_\_\_  
City of Stuart

Page 50 of 99





**City of Stuart**  
**Code Enforcement**  
**121 SW Flagler Ave**  
**Stuart FL 34994-2139 (772) 288 5325**

**AFFIDAVIT OF POSTING**

DATE: February 7, 2025

CASE # CE24110022

LOCATION OF VIOLATION: 204 SE ILA STREET

PCN: 09-38-41-001-007-00020-5

PROPERTY OWNER: RMTP TRUST SERIES 2021 BKM-TTEE. US BANK NATIONAL ASSOCIATION TTEE

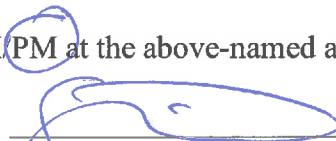
I, Scott Shiner have personally posted the attached:

      X       NOTICE OF VIOLATION/NOTICE OF HEARING

                     ORDER FINDING VIOLATION/ FINE ASSESSMENT

In addition to the above, a Notice of Violation/Notice of Hearing was mailed by first class mail to the property owner at the address listed in the tax collector's office and any other address provided by the property owner as required by F.S.S. 162.12

on the 24<sup>th</sup> day of January 2025 at 1:08 AM/PM at the above-named address.

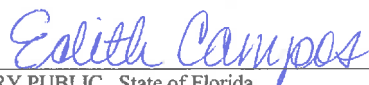
  
\_\_\_\_\_  
Affiant: Scott Shiner  
Code Compliance Officer

THE STATE OF FLORIDA  
CITY OF STUART

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of February, 2025, by Scott Shiner,

Code Compliance Officer, who is personally known to me or who has produced a Florida driver's license as identification and who did/did not take an oath.



  
\_\_\_\_\_  
NOTARY PUBLIC State of Florida

| SENDER: COMPLETE THIS SECTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | COMPLETE THIS SECTION ON DELIVERY                                                                                                                                                                                                                                                                              |                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| <p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>                                                                                                                                                                                                                                                                                                                  |  | <p>A. Signature</p> <p><b>X</b></p> <p style="text-align: right;"><input type="checkbox"/> Agent<br/><input type="checkbox"/> Addressee</p>                                                                                                                                                                    |                            |
| <p>1. Article Addressed to:</p> <p>RMTA Trust Series 2021 BKM-TTEE</p> <p>US Bank National Assoc. TTEE</p> <p>8950 Cypress Waters Blvd</p> <p>Cape TX. 75019</p>                                                                                                                                                                                                                                                                                                                                                                           |  | <p>B. Received by (Printed Name)</p> <p>Jeffrey Kobow</p>                                                                                                                                                                                                                                                      | <p>C. Date of Delivery</p> |
| <p>2. Article Number (Transfer from service label)</p> <p>7022 3330 0000 9822 4128</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  | <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes<br/>If YES, enter delivery address below: <input type="checkbox"/> No</p>                                                                                                                                                        |                            |
| <p>3. Service Type</p> <p><input checked="" type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input checked="" type="checkbox"/> Certified Mail®</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p> |  | <p><input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p> |                            |



9590 9402 9264 4295 1751 43

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

Domestic Return Receipt



## CITY OF STUART, FLORIDA AGENDA ITEM REQUEST MAGISTRATE

**Meeting Date:** 2/19/2025

**Prepared by:** Robert Perez

**Title of Item:**

CITY OF STUART VS CAROL RINDY

**Address:**

1136 SE OSCEOLA STREET, STUART FL 34994

**Code Section:**

LDC SEC. 2.02.02 - R-1A (RESIDENTIAL, SINGLE-FAMILY), SEC. 10-36 - VIOLATIONS AND PENALTIES

**Description of Violation:**

THE SINGLE-FAMILY RESIDENTIAL PROPERTY WAS CONVERTED INTO A MULTI-FAMILY DWELLING WITHOUT A VALID PERMIT VIOLATING THE PERMITTED USE WITHIN THE R-1A ZONING DISTRICT.

**Summary Explanation/Background Information:**

**ATTACHMENTS:**

1. 1136 SE Osceola Street PA
2. Evidence Photo - Mailboxes (3) Units
3. Evidence Photo - Unit 1 Front Door
4. Evidence Photo - Unit 2 Front Door
5. Evidence Photo - Unit 3 Front Door
6. 1136 SE Osceola Street NOV NOH
7. Certified Mail Receipt 12-27-24 No Return
8. Agreed Correction Order - Email Exchange (Realtor & B.O.)
9. 1136 SE Osceola Street - Scope of Work
10. 1136 SE Osceola Street - As Built w. Scope
11. 1136 SE Osceola Street - Final Drawings
12. 1136 SE Osceola Street - Stipulation Agreement

# Basic Info

|                                        |                     |                                                      |                                    |
|----------------------------------------|---------------------|------------------------------------------------------|------------------------------------|
| <b>PIN</b><br>03-38-41-009-009-00080-3 | <b>AIN</b><br>20258 | <b>Situs Address</b><br>1136 SE OSCEOLA ST STUART FL | <b>Website Updated</b><br>12/27/24 |
|----------------------------------------|---------------------|------------------------------------------------------|------------------------------------|

## General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

**Property Owners**

RINDY CAROL

**Parcel ID**

03-38-41-009-009-00080-3

**Use Code/Property Class**

0803 - 0803 Triplx Income Producing

**Mailing Address**

1136 E OSCEOLA ST  
STUART FL 34994

**Account Number**

20258

**Neighborhood**

333820 Hildabrad Pk St Lucie Est

**Tax District**

STUART

**Property Address**

1136 SE OSCEOLA ST STUART FL

**Legal Acres**

0.1561

**Legal Description**

ST LUCIE ESTATES SEC 1 LOT 8 (LESS ELY P...

**Ag Use Size (Acre\Sq Ft)**

N/A

## Current Value

| Year | Land Value | Improvement Value | Market Value | Value Not Taxed | Assessed Value | Total County Exemptions | County Taxable Value |
|------|------------|-------------------|--------------|-----------------|----------------|-------------------------|----------------------|
| 2024 | \$ 267,750 | \$ 266,900        | \$ 534,650   | \$ 371,191      | \$ 163,459     | \$ 50,000               | \$ 113,459           |

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**

2/26/99

**Grantor (Seller)**

HAYNES, CHARLES A (TR)

**Doc Num**

N/A

**Sale Price**

\$ 100,000

**Deed Type**

Special Warranty Deed

**Book & Page**

1374 0532



## Legal Description

ST LUCIE ESTATES SEC 1 LOT 8 (LESS ELY PART AS IN DB 50 PG 67) & LOT 9 BLK 9 BEG AT NE COR LOT 8 BLK 9 SEC 1 ST LUCIE EST W 34.04' TO POB: W 65.95' TO NW COR LOT 9, S 103' TO SW COR LOT 9, E 78.65 ' N 31.3' DEF L 21 DEG 49' 26.63', DEF R 11 DEG 02' 16.25', DEF R 11 DEG 24' 30.95' TO POB. OR 405-1419

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

# Improvements

|                                        |                     |                                                      |                                    |
|----------------------------------------|---------------------|------------------------------------------------------|------------------------------------|
| <b>PIN</b><br>03-38-41-009-009-00080-3 | <b>AIN</b><br>20258 | <b>Situs Address</b><br>1136 SE OSCEOLA ST STUART FL | <b>Website Updated</b><br>12/27/24 |
|----------------------------------------|---------------------|------------------------------------------------------|------------------------------------|

|                                                                       |                                        |                         |
|-----------------------------------------------------------------------|----------------------------------------|-------------------------|
| <b>Use Code/Property Class</b><br>0803 - 0803 Triplx Income Producing | <b>Total Finished Area</b><br>2,956 SF | <b>Max Stories</b><br>2 |
|-----------------------------------------------------------------------|----------------------------------------|-------------------------|

## Building Information (1 of 1)

|                                 |                                  |                                 |                                      |
|---------------------------------|----------------------------------|---------------------------------|--------------------------------------|
| <b>Building Type</b><br>Triplex | <b>Finished Area</b><br>2,956 SF | <b>Exterior Cover</b><br>Stucco | <b>Roof Cover</b><br>Metal flat seam |
| <b>Year Built</b><br>1930       | <b>Wall</b><br>Concrete block    | <b>Number of Units</b><br>1     | <b>Wall Height</b><br>N/A            |
| <b>Bedrooms</b><br>6            | <b>Full Baths</b><br>4           | <b>Half Baths</b><br>0          |                                      |

Report a Discrepancy

| Sketched Area Legend |                    |       |               |
|----------------------|--------------------|-------|---------------|
| Sub Area             | Description        | Area  | Finished Area |
| DWELL                | Dwelling           | 1,478 | 1,478         |
| OMP                  | Open Masonry Porch | 60    | 0             |
| DWELL_U              | Dwelling Upper     | 1,478 | 1,478         |



Features/Yard Items

| Type | Qty | Size | Unit of Measure | Year Blt |
|------|-----|------|-----------------|----------|
|------|-----|------|-----------------|----------|

# Sales History

| PIN                      | AIN   | Situs Address                | Website Updated |
|--------------------------|-------|------------------------------|-----------------|
| 03-38-41-009-009-00080-3 | 20258 | 1136 SE OSCEOLA ST STUART FL | 12/27/24        |

| Sale Date | Sale Price | Grantor (Seller)           | Deed Type             | Doc Num | Book & Page      |
|-----------|------------|----------------------------|-----------------------|---------|------------------|
| 2/26/99   | \$ 100,000 | HAYNES, CHARLES A (TR)     | Special Warranty Deed |         | <u>1374 0532</u> |
| 9/10/90   | \$ 100     | SELLER - see file for name | Quit Claim Deed       |         | <u>0875 0117</u> |
| 1/1/01    | \$ 0       | SELLER - see file for name |                       |         |                  |

*This section is not intended to be a chain of title. Sales do not generally appear until approximately 1 to 3 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.*

# Value History

| PIN                      | AIN   | Situs Address                | Website Updated |
|--------------------------|-------|------------------------------|-----------------|
| 03-38-41-009-009-00080-3 | 20258 | 1136 SE OSCEOLA ST STUART FL | 12/27/24        |

| Year | Land Value | Improvement Value | Market Value | Value Not Taxed | Assessed Value | County Exemptions | County Taxable Value |
|------|------------|-------------------|--------------|-----------------|----------------|-------------------|----------------------|
| 2024 | \$ 267,750 | \$ 266,900        | \$ 534,650   | \$ 371,191      | \$ 163,459     | \$ 50,000         | \$ 113,459           |
| 2023 | \$ 267,750 | \$ 259,280        | \$ 527,030   | \$ 368,331      | \$ 158,699     | \$ 50,000         | \$ 108,699           |
| 2022 | \$ 232,450 | \$ 188,080        | \$ 420,530   | \$ 266,453      | \$ 154,077     | \$ 50,000         | \$ 104,077           |
| 2021 | \$ 206,550 | \$ 126,820        | \$ 333,370   | \$ 183,780      | \$ 149,590     | \$ 50,000         | \$ 99,590            |
| 2020 | \$ 191,250 | \$ 92,810         | \$ 284,060   | \$ 136,535      | \$ 147,525     | \$ 50,000         | \$ 97,525            |
| 2019 | \$ 175,950 | \$ 92,810         | \$ 268,760   | \$ 124,552      | \$ 144,208     | \$ 50,000         | \$ 94,208            |
| 2018 | \$ 153,000 | \$ 91,880         | \$ 244,880   | \$ 103,361      | \$ 141,519     | \$ 50,000         | \$ 91,519            |
| 2017 | \$ 153,000 | \$ 71,010         | \$ 224,010   | \$ 85,402       | \$ 138,608     | \$ 50,000         | \$ 88,608            |
| 2016 | \$ 130,050 | \$ 71,010         | \$ 201,060   | \$ 65,303       | \$ 135,757     | \$ 50,000         | \$ 85,757            |
| 2015 | \$ 135,410 | \$ 65,930         | \$ 201,340   | \$ 66,527       | \$ 134,813     | \$ 50,000         | \$ 84,813            |
| 2014 | \$ 103,280 | \$ 68,990         | \$ 172,270   | \$ 38,527       | \$ 133,743     | \$ 50,000         | \$ 83,743            |

**WARNING:** Significant tax increases often occur when sold. The Taxable Value and Taxes, noted above, may reflect exemptions, classifications and value limitations that will be removed at the time of sale. Homestead exemptions, agricultural classifications, and assessed value limitations are NOT transferable to the new owner. Following a sale, a property's assessed value is reset to the market value & the new owner must reapply for homestead exemption & agricultural classification.



















**City of Stuart**  
**Code Enforcement**  
**121 SW Flagler Ave**  
**Stuart FL 34994-2139**  
**(772) 288 5325**

RINDY CAROL  
1136 SE OSCEOLA ST  
STUART, FL 34994

Case No. CE24120023

Certified Receipt No. 70223330000097942689

**NOTICE OF VIOLATION AND NOTICE OF HEARING**

December 27, 2024

1136 SE OSCEOLA ST  
STUART, FL 34994  
03-38-41-009-009-00080-3

Dear Property Owner/Business Owner/Occupant:

To maintain the appearance and property values of the City of Stuart, City staff must enforce the ordinances and regulations governing the community. These rules were implemented so that residents and businesses within the City of Stuart can equally enjoy their properties and surrounding areas. When inspections are conducted on a property, deficiencies are noted, and the owner and occupant are notified.

An inspection of the above property has revealed violation(s) of the City of Stuart Code of Ordinance requiring your prompt attention. Please review the items below and make corrections within the requested time. Should you have any questions, please call the Property Inspector listed at the bottom of this notice.

- 1. Violation Description/Corrective Action Required: THE ZONING DISTRICT DOES NOT PERMIT MULTI-FAMILY DWELLINGS.**  
**Pertinent Code Section(s): LDC Sec. 2.02.02 – Table 2: Land Uses, the R-1A (Residential, Single-Family Estate) Zoning District does not permit multi-family dwellings (3 or more units) or duplex units (2 units). PLEASE RETURN THIS PROPERTY TO THE ORIGINAL STATE OF SINGLE-FAMILY AS THIS IS THE ONLY PERMITTED USE FOR THIS DISTRICT.**
- 2. Violation Description/Corrective Action Required: THERE WAS A CHANGE OF OCCUPANCY WITHOUT A VALID PERMIT.**  
**Pertinent Code Section(s): Sec. 10-36. - Violations and penalties.** Any person, firm, corporation or agent who fails to comply with any provision of the code, or who shall erect, construct, alter, install, demolish or move any structure, electrical, gas, mechanical or plumbing system, or has erected, constructed, altered, repaired, moved or demolished a building, structure, electrical, gas, mechanical or plumbing system, in



violation of a detailed statement or drawing submitted and permitted thereunder, shall be guilty of a municipal ordinance violation. Each such person shall be considered guilty of a separate offense for each and every day or portion thereof during which a violation of any of the provisions of the code is committed or continued. Upon conviction of any such violation such person shall be punished within the limits as provided by law and local ordinance. **PLEASE RETURN THIS PROPERTY TO THE ORIGINAL STATE OF SINGLE-FAMILY AS THIS IS THE ONLY PERMITTED USE FOR THIS DISTRICT.**

***Comply By: January 24, 2025***

Please correct the above noted items so that no further action needs to be taken. We thank you in advance for your understanding and cooperation.

**Unless you correct the violation(s) described above on or before the compliance date of January 24, 2025 and contact the City of Stuart Code Enforcement Division (contact information below) to arrange a re-inspection of the property to verify compliance with the ordinance cited herein, notice is hereby given pursuant to Chapter 162, Florida Statutes, and the City of Stuart Code of Ordinances, that a hearing will be held regarding the above case before the City's Special Magistrate on the 19<sup>th</sup> day of February 2025 at 2:00 pm or as soon thereafter as said matter can be heard in the City of Stuart City Hall Chambers, 121 SW Flagler Avenue Stuart, Florida 34994.**

The Special Magistrate will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the Special Magistrate may base its findings and act solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the City of Stuart Code of Ordinances, the Special Magistrate may impose a fine up to \$250.00 per day per violation for each day that the violation(s) continues beyond the compliance date established by the Special Magistrate in the Final Order. In the case of a repeat violation, the Special Magistrate may impose a fine up to \$500.00 per day per violation for each day the violation(s) continues beyond the compliance date established by the Code Enforcement Division. Be advised, the Special Magistrate will impose \$300 Administrative Cost for the hearing called to order.

**IF THIS IS A REPEAT VIOLATION/VIOLATOR PLEASE BE ADVISED THAT AT THIS HEARING A FINE MAY BE IMPOSED BEGINNING WITH THE DATE THE REPEAT VIOLATION WAS OBSERVED THROUGH THE DATE OF COMPLIANCE.**



---

Robert Perez - Property Inspector  
Code Enforcement Division  
(772) 278 0925  
rperez@stuartfl.gov

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

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:

GINDY CANOH  
1136 SE OSCOLA ST.  
STUART, FL 34994



9590 9402 9124 4225 7085 43

2. Article Number (Transfer from service label)

7022 3330 0000 9794 2689

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) \_\_\_\_\_
- C. Date of Delivery \_\_\_\_\_

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

3. Service Type

- |                                                                  |                                                                     |
|------------------------------------------------------------------|---------------------------------------------------------------------|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" type="checkbox"/> Certified Mail®              | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery |                                                                     |
| <input type="checkbox"/> Insured Mail                            |                                                                     |
| <input type="checkbox"/> Insured Mail Restricted Delivery        |                                                                     |

Domestic Return Receipt

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee

- Extra Services & Fees (check box, add fee as appropriate)
- |                                                              |          |
|--------------------------------------------------------------|----------|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ _____ |
| <input type="checkbox"/> Adult Signature Required            | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

Postage

Total Postage and Fees

SENT  
12/27/24

7022 3330 0000 9794 2689

Sent to GINDY CANOH

Street and Apt. No. or PO Box No.  
1136 SE OSCOLA ST.

City, State, ZIP+4®  
STUART, FL 34994

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

See Reverse for Instructions



## Perez, Robert

---

**From:** Hatten, Louis  
**Sent:** Monday, February 3, 2025 9:04 AM  
**To:** Perez, Robert  
**Subject:** FW: 1136 SE OSCEOLA

---

**From:** Donald Glancy <donglancy@gmail.com>  
**Sent:** Friday, January 31, 2025 10:32 AM  
**To:** Hatten, Louis <lhatten@ci.stuart.fl.us>  
**Subject:** Re: 1136 SE OSCEOLA

This message has originated from an [EXTERNAL EMAIL ADDRESS]. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email. If it shows as being from someone within the City, please contact the City's Technology Services personnel.

Hi Lou,

Here is my proposed scope of work based on Wednesday meeting. Some of the items (\*\*) are pending your approval, so just let me know on those.

1) Electric

Remove 2 meters and cap (glass)

Remove 2 associated disconnects

Remaining meter to serve the 150A Panel

2 secondary panels will be used as sub-panels of main panel. (Pending on site electrician review with you)

\*\* Current downstairs East Range outlet to be converted into outlet for wine cooler. Resize breaker.

Current downstairs West Range outlet to be either terminated and plated or converted to general outlet. Resize or remove and plate breaker

2) Plumbing

Current downstairs East kitchen.

Remove sink.

Remove Waste line and outside stack and piping. Cap where line returns into wall. (most easterly point)

Remove hot and cold supply lines. Cap where they T into supply lines in the equipment room.

Current downstairs West kitchen

Remove sink.

Install new utility sink using existing plumbing.

3) Remove 2 doors.

Door at bottom of stairwell

Door from foyer to current downstairs west kitchen/office area.

Trim cased openings as necessary.

4) Downstairs East Kitchen

Remove sink (see plumbing)

Remove range (see electric)

\*\* Refrigerator to remain

\*\* Use sink hole in countertop for in cabinet trash bins.

\*\* Change use from kitchen to dry bar to serve the Game Room.

5) Downstairs West kitchen

Remove Range

Remove all base cabinets and sink. (see plumbing)

Refrigerator to remain

Repair flooring as necessary

6) Repurpose/rename 3 downstairs rooms from ? to bedrooms 4,5, and 6

Please advise on any changes you would like and on the \*\* items.

Don Glancy  
772.530.1332

On Mon, Jan 27, 2025 at 11:27 AM Donald Glancy <[donglancy@gmail.com](mailto:donglancy@gmail.com)> wrote:

Great. See you then.

We will come to your office?

On Mon, Jan 27, 2025 at 11:25 AM Hatten, Louis <[lhatten@ci.stuart.fl.us](mailto:lhatten@ci.stuart.fl.us)> wrote:

I will be in Miami at 8 am for the morning time but will be back for the afternoon 2 pm should be ok

Get [Outlook for iOS](#)

---

**From:** Donald Glancy <[donglancy@gmail.com](mailto:donglancy@gmail.com)>

**Sent:** Monday, January 27, 2025 10:07:27 AM

**To:** Hatten, Louis <[lhatten@ci.stuart.fl.us](mailto:lhatten@ci.stuart.fl.us)>

**Subject:** 1136 SE OSCEOLA



This message has originated from an **[EXTERNAL EMAIL ADDRESS]**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email. If it shows as being from someone within the City, please contact the City's Technology Services personnel.

Good Morning,

Drawings are nearly complete. Can we schedule a meeting for Wednesday 2p or later?

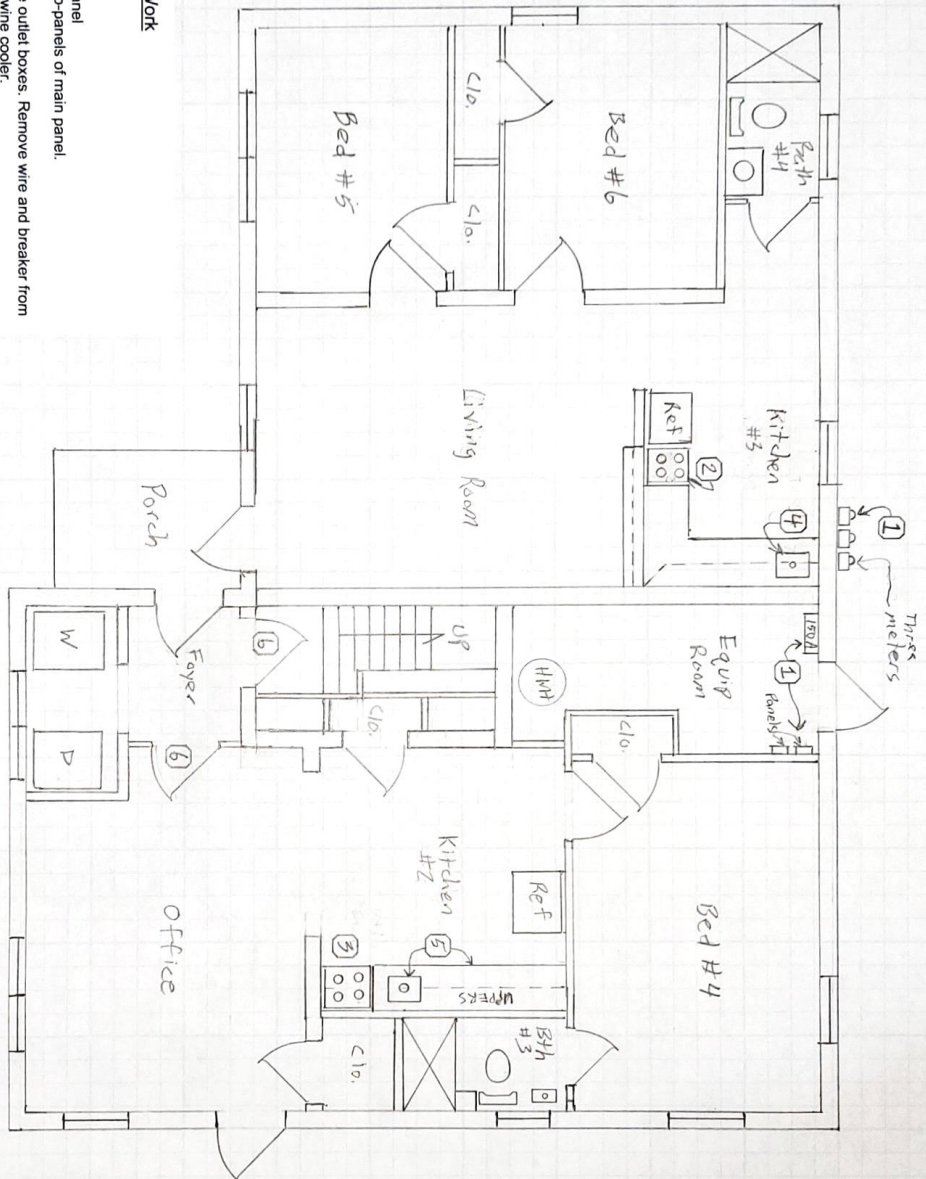
Don Glancy  
772.530.1332

## Scope of Work

- 1) Remove 2 meters and cap (glass)  
Remove 2 associated disconnects  
Remaining meter to serve the 150A Panel  
2 secondary panels will be used as sub-panels of main panel.
- 2) Range outlet to be terminated. Remove outlet boxes. Remove wire and breaker from panel. Add new wire and outlet for wine cooler.
- 3) Range outlet to be terminated. Remove outlet boxes. Remove wire and breaker from panel.
- 4) Remove sink. Remove Waste line and outside stack and piping. Cap where line returns into wall. (most easterly point) Remove hot and cold supply lines. Cap where they T into supply lines in the equipment room.
- 5) Remove sink. Install new utility sink using existing plumbing. Replace valves if necessary.  
Remove all base cabinets.  
Refrigerator to remain  
Repair flooring as necessary
- 6) Remove 2 doors.  
Trim cased openings as necessary.
- 7) Kitchen #2 converted to utility area. Kitchen #3 converted to dry bar. The only kitchen in the home will be the one upstairs.
- 8) Remove 2 mailboxes. Remove unit numbers from exterior doors.

- 1) Remove 2 meters and cap (glass)  
Remove 2 associated disconnects  
Remaining meter to serve the 150A Panel  
2 secondary panels will be used as sub-panels of main panel.
- 2) Range outlet to be terminated. Remove outlet boxes. Remove wire and breaker from panel. Add new wire and outlet for wine cooler.
- 3) Range outlet to be terminated. Remove outlet boxes. Remove wire and breaker from panel.
- 4) Remove sink. Remove Waste line and outside slack and piping. Cap where line returns into wall. (most easterly point) Remove hot and cold supply lines. Cap where they T into supply lines in the equipment room.
- 5) Remove sink. Install new utility sink using existing plumbing. Replace valves if necessary.  
Remove all base cabinets.  
Refrigerator to remain  
Repair flooring as necessary
- 6) Remove 2 doors.  
Trim cased openings as necessary.
- 7) Kitchen #2 converted to utility area. Kitchen #3 converted to dry bar. The only kitchen in the home will be the one upstairs.
- 8) Remove 2 mailboxes. Remove unit numbers from exterior doors.

### Scope of Work

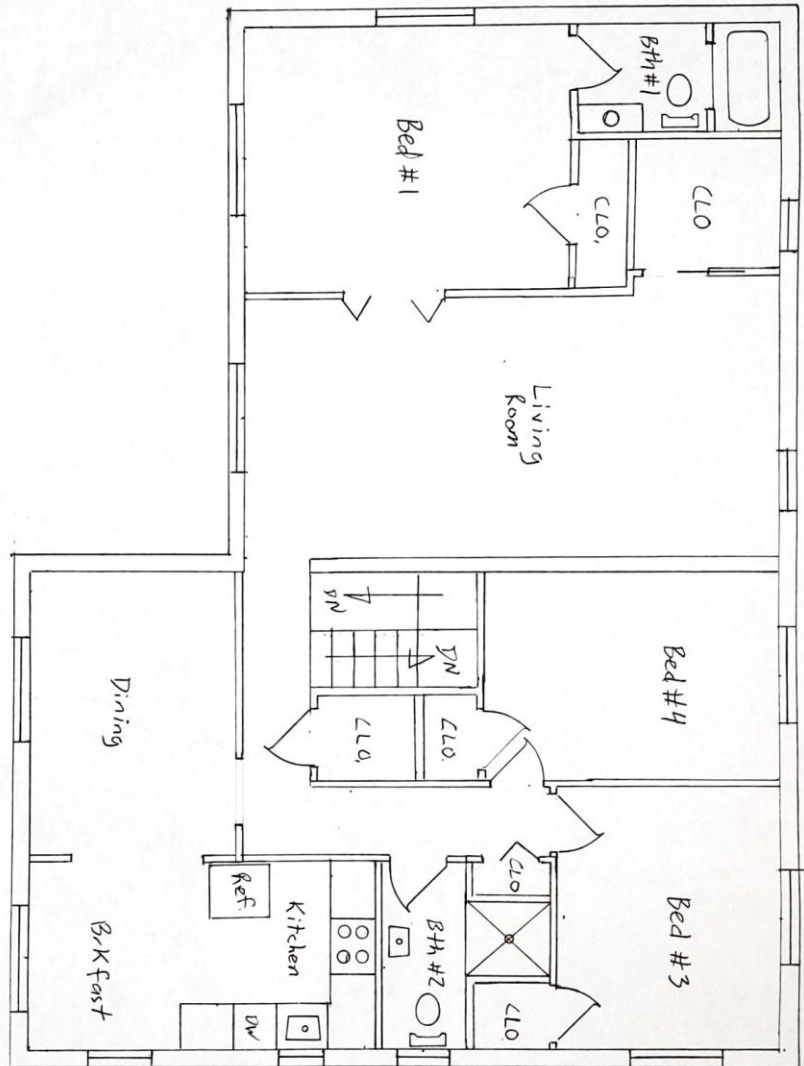


First Floor - As Built  
1/4" = 1'-0"

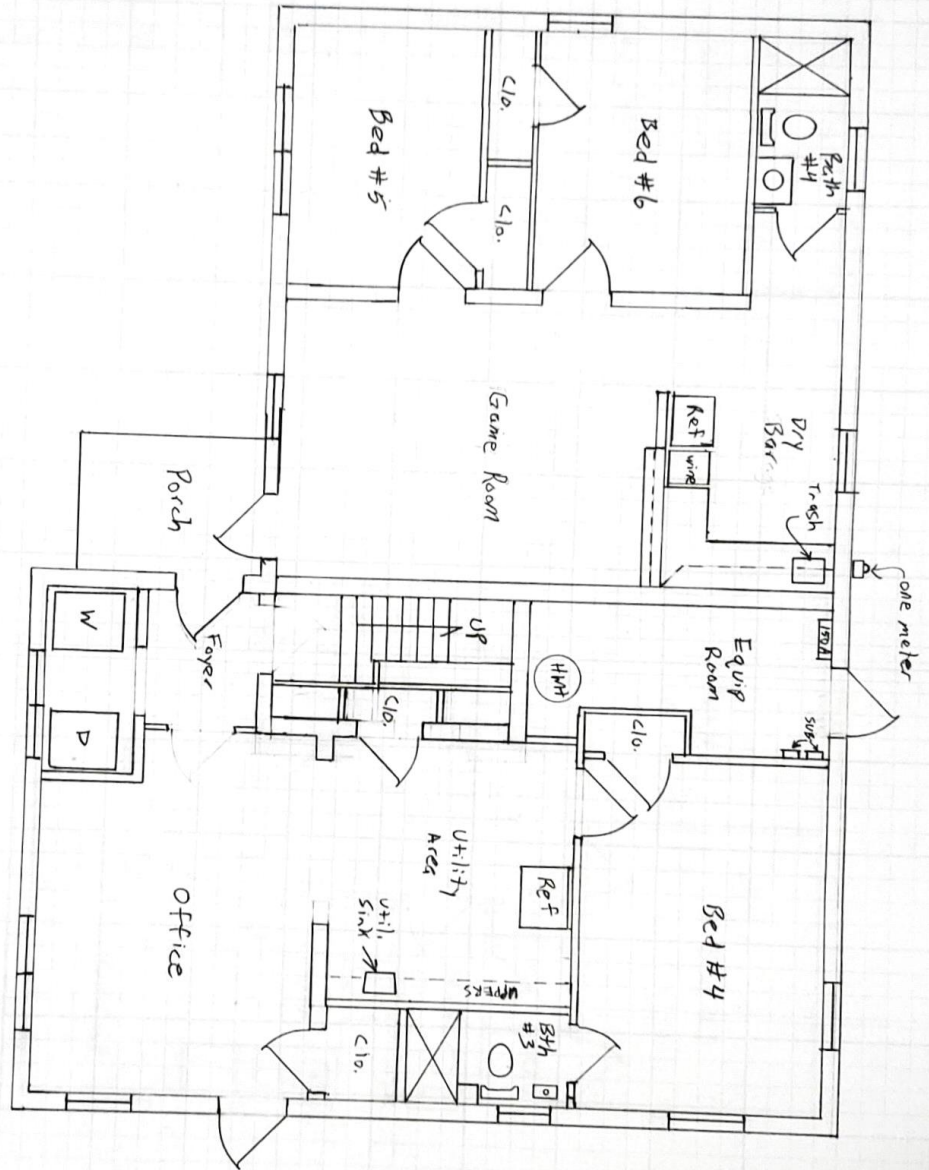
Carol Rindy  
1136 SE Osceola St.  
Stuart, FL 34996

Pg. 1 of 2





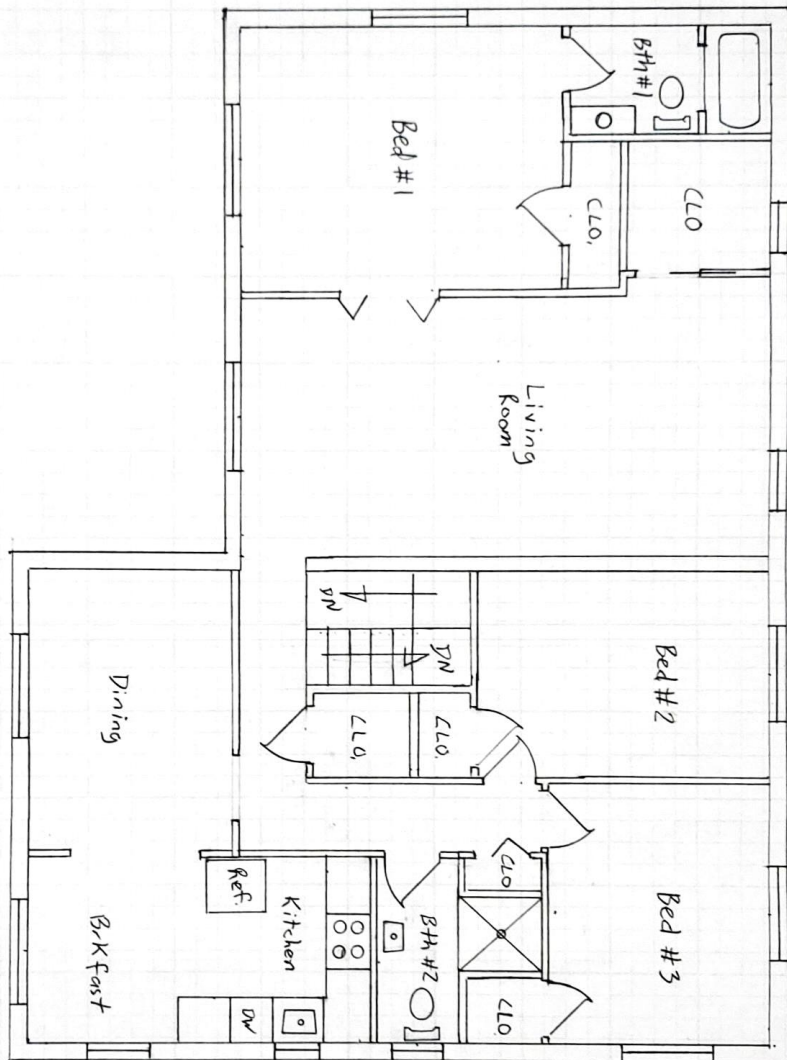
Carol Rindy  
 1136 SE Oscala St  
 Stuart, FL 34996  
 Pg. 2 of 2



First Floor - Final  
 $\frac{1}{4}" = 1'-0"$

Carol Rindy  
 1136 SE Osceola St  
 Stuart, FL 34996





Second Floor - Final  
 1/4" = 1'-0"

No changes

Carol Rindy  
 1136 SE Osceola St  
 Stuart, FL 34996

Pg. 2 of 2



CITY OF STUART, FLORIDA  
CODE ENFORCEMENT MAGISTRATE

**Case No. CE24120023**

CITY OF STUART, FLORIDA,

Petitioner,

v.

RINDY CAROL  
1136 SE OSCEOLA ST  
STUART, FL 34994

Respondent(s),  
\_\_\_\_\_ /

PCN# 03-38-41-009-009-00080-3

**STIPULATION AND AGREED ORDER**

COME NOW the City of Stuart, Florida and the Respondent, hereby stipulate and agree to the following facts and entry of order to be signed by the Special Magistrate:

1. The Respondent is the owner of the property located at 1136 SE Osceola Street Stuart, FL 34994, which is more fully described in the Martin County Property Appraiser's Report attached as **Exhibit 1** ("Subject Property").
2. The violation(s) at issue is more fully described in the Notice of Violation/Notice of Hearing filed in this case exists on the Subject Property and is attached as **Exhibit 3**.
3. The Respondent(s) is granted an extension until **February 19<sup>th</sup>, 2026** to take the necessary corrective action to bring the Subject Property into compliance with the cited sections of the City of Stuart Code of Ordinances, or Florida Building Code, as applicable.
4. If the Respondent(s) does not correct the violations(s) and bring the Subject Property into compliance as set forth above, a civil penalty of **\$250.00 per violation, per day** shall be assessed for each day the violation continues after the compliance date. **The assessment of fines and costs may result in a lien being placed on any real or personal property owned by Respondent(s).**
5. Administrative costs in the amount of **\$300.00 shall be waived by the City** with the filing of this Stipulation. In accordance with Sec.162.09, Florida Statutes, a hearing is not necessary for the issuance of an order imposing the fine, and no additional notification will be sent. Additional costs may be assessed for the later prosecution of this case, if the Respondent fails to comply with this Stipulation.
6. The Respondent(s) acknowledges that the City of Stuart Code Enforcement Magistrate may enter an Order which requires the Respondent to correct the violations and bring the Subject Property into compliance, as stated in this Stipulation and Agreed Order.

7. Should the Respondent(s) come into compliance in accordance with this Stipulation and Agreed order, and subsequently violate the same code sections, such reoccurrences shall subject the Respondent(s) to an administrative fine of up to **\$500.00** per day for each violation, beginning on such day as the violation is found.
8. **The Respondent bears the burden of contacting the City's Code Enforcement Division at 772-278-0925 to arrange for a re-inspection of the Subject Property** in order to verify that any violations have been corrected and that the property has been brought into compliance with the applicable sections of the City Code of Ordinances or Florida Building Code.

CITY OF STUART, FLORIDA  
CODE ENFORCEMENT DIVISION

RESPONDENT(S):

By: 

Date: 2/6/25

By: 

Date: 2-6-25

Agreed Order on next page

**AGREED ORDER**

THIS MATTER came before the Magistrate on \_\_\_\_\_, and having been fully advised of the premises;

IT IS HEREBY ORDERED that the above Stipulation is approved, and the parties shall abide thereby, and

IT IS FURTHER ORDERED that the Respondent shall fully comply with the terms above or shall be liable for the fine established in the Stipulation and that costs in this case shall be assessed and paid to the City as provided above.

\_\_\_\_\_  
Paul J. Nicoletti, Magistrate

**CERTIFICATE OF SERVICE**

I hereby certify that a copy hereof has been furnished by email to the Respondent(s),  
\_\_\_\_\_ at \_\_\_\_\_ on the \_\_\_\_ day of  
\_\_\_\_\_, 2025.

\_\_\_\_\_  
Robert Perez, Property Inspector



# CITY OF STUART, FLORIDA AGENDA ITEM REQUEST MAGISTRATE

**Meeting Date:** 2/19/2025

**Prepared by:** Robert Perez

**Title of Item:**

CITY OF STUART VS COMMONS OF STUART LLC

**Address:**

850 NW FEDERAL HIGHWAY, STUART FL 34994

**Code Section:**

SEC. 10-63 - RUBBISH AND GARBAGE, SEC. 20-20 - GENERAL SANITATION OF PROPERTY, SEC. 20-21 - DUTY TO KEEP PROPERTY MOWED

**Description of Violation:**

THE OVERALL LANDSCAPING IS SIGNIFICANTLY OVERGROWN AND THERE IS A LOT OF DEBRIS ACCUMULATING ON SITE.

**Summary Explanation/Background Information:**

**ATTACHMENTS:**

1. 850 NW Federal Highway PA
2. 850 NW Federal Highway Sunbiz Record
3. Evidence Photo - Overgrown Hedge ROW Obstruction (1)
4. Evidence Photo - Overgrown Hedge ROW Obstruction (2)
5. Evidence Photo - Overgrown Grass & Hedges (1)
6. Evidence Photo - Overgrown Grass & Hedges (2)
7. Evidence Photo - Tree Limbs & Debris (1)
8. Evidence Photo - Tree Limbs & Debris (2)
9. Evidence Photo - Tree Limbs & Debris (3)
10. 850 NW Federal Highway NOV NOH
11. Certified Mail Receipt 1-23-25
12. Certified Mail Receipt 1-23-25 No Returns
13. NOV NOH Posting 01-24-2025
14. 850 NW Federal Highway Affidavit of Posting

# Basic Info

|                                        |                    |                                                      |                                   |
|----------------------------------------|--------------------|------------------------------------------------------|-----------------------------------|
| <b>PIN</b><br>32-37-41-000-000-00190-9 | <b>AIN</b><br>8459 | <b>Situs Address</b><br>850 NW FEDERAL HWY STUART FL | <b>Website Updated</b><br>1/23/25 |
|----------------------------------------|--------------------|------------------------------------------------------|-----------------------------------|

## General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

**Property Owners**

COMMONS OF STUART LLC

**Parcel ID**

32-37-41-000-000-00190-9

**Use Code/Property Class**

1800 - 1800 Off bldg non-prof mlt sty

**Mailing Address**

801 BRICKELL AVE STE 700  
MIAMI FL 33131

**Account Number**

8459

**Neighborhood**

M1 M1-JENSEN/RIO/HI

**Tax District**

STUART

**Property Address**

850 NW FEDERAL HWY STUART FL

**Legal Acres**

3.9987

**Legal Description**

SEC 32 T37S R41E PORTION OF GOV LOTS 2 &...

**Ag Use Size (Acre\Sq Ft)**

N/A

## Current Value

| Year | Land Value   | Improvement Value | Market Value | Value Not Taxed | Assessed Value | Total County Exemptions | County Taxable Value |
|------|--------------|-------------------|--------------|-----------------|----------------|-------------------------|----------------------|
| 2024 | \$ 1,738,350 | \$ 3,120,100      | \$ 4,858,450 | \$ 843,739      | \$ 4,014,711   | \$ 0                    | \$ 4,014,711         |

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**

4/2/13

**Grantor (Seller)**

REDUS FLORIDA COMMERCIAL LLC

**Doc Num**

2387175

**Sale Price**

\$ 2,700,000

**Deed Type**

Special Warranty Deed

**Book & Page**

2642 0221

## Legal Description

SEC 32 T37S R41E PORTION OF GOV LOTS 2 & 3 AS FOLLOWS; COM SE COR REPLAT OF BLK C NORTH RIVER SHORES SEC 6, SE ALG US#1 R/W 150' FOR POB.. SLY ALG WLY R/W WRIGHT BLVD EXT. AS IN OR 1261/179 A TOTAL OF 471.19' TO N R/W NW FORK RD, W 391.66', WLY ALG CURVE 67.26', N 403.67', E 448.95' TO POB

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

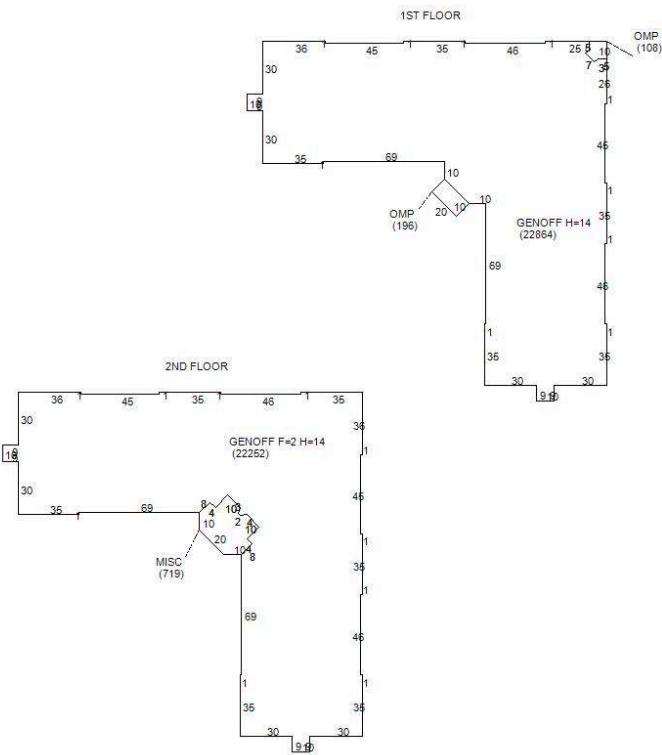


# Improvements

|                                                                         |                                         |                                                      |                                   |
|-------------------------------------------------------------------------|-----------------------------------------|------------------------------------------------------|-----------------------------------|
| <b>PIN</b><br>32-37-41-000-000-00190-9                                  | <b>AIN</b><br>8459                      | <b>Situs Address</b><br>850 NW FEDERAL HWY STUART FL | <b>Website Updated</b><br>1/23/25 |
| <b>Use Code/Property Class</b><br>1800 - 1800 Off bldg non-prof mlt sty | <b>Total Finished Area</b><br>45,116 SF |                                                      | <b>Max Stories</b><br>2           |

## Building Information (1 of 1)

|                                        |                                         |                                            |                          |
|----------------------------------------|-----------------------------------------|--------------------------------------------|--------------------------|
| <b>Building Type</b><br>General Office | <b>Finished Area</b><br>45,116 SF       | <b>Exterior Cover</b><br>Block with Stucco | <b>Roof Cover</b><br>N/A |
| <b>Year Built</b><br>2005              | <b>Wall</b><br>Class B - Reinf Concrete | <b>Number of Units</b><br>1                | <b>Wall Height</b><br>14 |
| <b>Bedrooms</b><br>N/A                 | <b>Full Baths</b><br>0                  | <b>Half Baths</b><br>0                     |                          |



Report a  
Discrepancy

## Sketched Area Legend

| Sub Area | Description          | Area   | Finished Area |
|----------|----------------------|--------|---------------|
| MISC     | Miscellaneous        | 719    | 0             |
| GENOFF   | General Office (344) | 22,864 | 22,864        |
| GENOFF   | General Office (344) | 22,252 | 22,252        |
| OMP      | Open Masonry Porch   | 196    | 0             |
| OMP      | Open Masonry Porch   | 108    | 0             |

## Features/Yard Items

| Type                   | Qty | Size  | Unit of Measure | Year Blt |
|------------------------|-----|-------|-----------------|----------|
| Bumper                 | 1   | 69    | Per Each        | 2005     |
| Curb - No Gutter       | 1   | 2700  | Linear Feet     | 2005     |
| Elevator-Commercial MS | 1   | 1     | Per Each        | 2005     |
| Fencing - Chain Link   | 1   | 600   | Linear Feet     | 2005     |
| Gate                   | 1   | 15    | Square Feet     | 2005     |
| Gate                   | 4   | 30    | Square Feet     | 2005     |
| Gate                   | 2   | 36    | Square Feet     | 2005     |
| Incandescent Lights    | 1   | 21    | Per Each        | 2005     |
| Mercury Lights         | 1   | 21    | Per Each        | 2005     |
| Light Pole             | 20  | 15    | Linear Feet     | 2005     |
| Light Pole             | 2   | 30    | Linear Feet     | 2005     |
| PAVING Asphalt         | 1   | 58000 | Square Feet     | 2005     |
| PAVING CONCRETE        | 1   | 300   | Square Feet     | 2005     |
| PAVING Pavers Concrete | 1   | 4500  | Square Feet     | 2005     |
| WALL BLOCK MASONRY     | 1   | 260   | Square Feet     | 2005     |

# Sales History

| PIN                      | AIN  | Situs Address                | Website Updated |
|--------------------------|------|------------------------------|-----------------|
| 32-37-41-000-000-00190-9 | 8459 | 850 NW FEDERAL HWY STUART FL | 1/23/25         |

| Sale Date | Sale Price   | Grantor (Seller)             | Deed Type             | Doc Num | Book & Page      |
|-----------|--------------|------------------------------|-----------------------|---------|------------------|
| 4/2/13    | \$ 2,700,000 | REDUS FLORIDA COMMERCIAL LLC | Special Warranty Deed | 2387175 | <u>2642 0221</u> |
| 5/1/12    | \$ 100       | REDUS FLORIDA COMMERCIAL LLC | Forfeiture of Title   | 2329656 | <u>2575 1180</u> |
| 4/10/12   | \$ 1,100     | COMMONS OF STUART LLC THE    | Forfeiture of Title   | 2326677 | <u>2572 0631</u> |
| 7/30/03   | \$ 945,200   | STUART FORT PIERCE PARTNERS  | Special Warranty Deed | 1681022 | <u>1798 2372</u> |
| 12/31/87  | \$ 100       | SELLER - see file for name   | Special Warranty Deed |         | <u>0748 0195</u> |
| 5/27/87   | \$ 100       | SELLER - see file for name   | Special Warranty Deed |         | <u>0720 1581</u> |

*This section is not intended to be a chain of title. Sales do not generally appear until approximately 1 to 3 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.*



# Value History

| PIN                      | AIN  | Situs Address                | Website Updated |
|--------------------------|------|------------------------------|-----------------|
| 32-37-41-000-000-00190-9 | 8459 | 850 NW FEDERAL HWY STUART FL | 1/23/25         |

| Year | Land Value   | Improvement Value | Market Value | Value Not Taxed | Assessed Value | County Exemptions | County Taxable Value |
|------|--------------|-------------------|--------------|-----------------|----------------|-------------------|----------------------|
| 2024 | \$ 1,738,350 | \$ 3,120,100      | \$ 4,858,450 | \$ 843,739      | \$ 4,014,711   | \$ 0              | \$ 4,014,711         |
| 2023 | \$ 1,741,830 | \$ 2,828,600      | \$ 4,570,430 | \$ 920,692      | \$ 3,649,738   | \$ 0              | \$ 3,649,738         |
| 2022 | \$ 1,741,830 | \$ 2,123,700      | \$ 3,865,530 | \$ 547,586      | \$ 3,317,944   | \$ 0              | \$ 3,317,944         |
| 2021 | \$ 1,828,922 | \$ 1,312,028      | \$ 3,140,950 | \$ 124,637      | \$ 3,016,313   | \$ 0              | \$ 3,016,313         |
| 2020 | \$ 1,741,830 | \$ 1,249,550      | \$ 2,991,380 | \$ 249,277      | \$ 2,742,103   | \$ 0              | \$ 2,742,103         |
| 2019 | \$ 1,741,830 | \$ 750,990        | \$ 2,492,820 | \$ 0            | \$ 2,492,820   | \$ 0              | \$ 2,492,820         |
| 2018 | \$ 1,393,460 | \$ 1,099,360      | \$ 2,492,820 | \$ 0            | \$ 2,492,820   | \$ 0              | \$ 2,492,820         |
| 2017 | \$ 1,393,460 | \$ 1,099,360      | \$ 2,492,820 | \$ 0            | \$ 2,492,820   | \$ 0              | \$ 2,492,820         |
| 2016 | \$ 1,393,460 | \$ 1,099,360      | \$ 2,492,820 | \$ 0            | \$ 2,492,820   | \$ 0              | \$ 2,492,820         |
| 2015 | \$ 1,393,460 | \$ 1,099,360      | \$ 2,492,820 | \$ 0            | \$ 2,492,820   | \$ 0              | \$ 2,492,820         |
| 2014 | \$ 1,393,460 | \$ 1,174,050      | \$ 2,567,510 | \$ 0            | \$ 2,567,510   | \$ 0              | \$ 2,567,510         |

**WARNING:** Significant tax increases often occur when sold. The Taxable Value and Taxes, noted above, may reflect exemptions, classifications and value limitations that will be removed at the time of sale. Homestead exemptions, agricultural classifications, and assessed value limitations are NOT transferable to the new owner. Following a sale, a property's assessed value is reset to the market value & the new owner must reapply for homestead exemption & agricultural classification.



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

## Detail by Entity Name

Florida Limited Liability Company  
THE COMMONS STUART LLC

### Filing Information

|                         |               |
|-------------------------|---------------|
| <b>Document Number</b>  | L13000039267  |
| <b>FEI/EIN Number</b>   | 46-2283777    |
| <b>Date Filed</b>       | 03/15/2013    |
| <b>State</b>            | FL            |
| <b>Status</b>           | ACTIVE        |
| <b>Last Event</b>       | REINSTATEMENT |
| <b>Event Date Filed</b> | 11/20/2024    |

### Principal Address

3480 Main Highway  
SUITE 200  
MIAMI, FL 33133

Changed: 04/25/2022

### Mailing Address

3480 Main Highway  
SUITE 200  
MIAMI, FL 33133

Changed: 04/25/2022

### Registered Agent Name & Address

THOMAS, RAOUL  
1201 HAYS ST  
TALLAHASSEE, FL 32301

Name Changed: 11/20/2024

Address Changed: 03/24/2015

### Authorized Person(s) Detail

#### **Name & Address**

Title Manager

CGI Commons LLC  
3480 Main Highway  
SUITE 200  
MIAMI, FL 33133

Title Manager

Thomas, Raoul  
3480 Main Highway  
SUITE 200  
MIAMI, FL 33133

Title Manager

Rabassa, Ileana  
3480 Main Highway  
SUITE 200  
MIAMI, FL 33133

#### **Annual Reports**

| <b>Report Year</b> | <b>Filed Date</b> |
|--------------------|-------------------|
| 2022               | 04/25/2022        |
| 2023               | 03/15/2023        |
| 2024               | 11/20/2024        |

#### **Document Images**

|                                                         |                                          |
|---------------------------------------------------------|------------------------------------------|
| <a href="#">11/20/2024 -- REINSTATEMENT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">03/15/2023 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">04/25/2022 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">04/27/2021 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">01/27/2020 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">01/14/2019 -- AMENDED ANNUAL REPORT</a>     | <a href="#">View image in PDF format</a> |
| <a href="#">01/04/2019 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">08/22/2018 -- AMENDED ANNUAL REPORT</a>     | <a href="#">View image in PDF format</a> |
| <a href="#">05/24/2018 -- LC Amendment</a>              | <a href="#">View image in PDF format</a> |
| <a href="#">03/31/2018 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">04/18/2017 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">03/28/2016 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">04/07/2015 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">03/24/2015 -- CORLCRACHG</a>                | <a href="#">View image in PDF format</a> |
| <a href="#">04/21/2014 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">03/15/2013 -- Florida Limited Liability</a> | <a href="#">View image in PDF format</a> |

































**City of Stuart**  
**Code Enforcement**  
**121 SW Flagler Ave**  
**Stuart FL 34994-2139**  
**(772) 288 5325**

Owner:  
COMMONS OF STUART LLC  
801 BRICKELL AVE STE 700  
MIAMI, FL 33131

Case No. CE25010008

Register Agent:  
RAOUL THOMAS  
3480 Main Highway STE 200  
MIAMI, FL 33133

Certified Receipt No. 70220410000042027700  
70220410000042027724  
70220410000042027717

**NOTICE OF VIOLATION AND NOTICE OF HEARING**

January 23<sup>rd</sup>, 2025

850 NW FEDERAL HIGHWAY  
STUART, FL 34994  
Parcel Control Number: 32-37-41-000-000-00190-9

Dear Property Owner/Business Owner/Occupant:

To maintain the appearance and property values of the City of Stuart, City staff must enforce the ordinances and regulations governing the community. These rules were implemented so that residents and businesses within the City of Stuart can equally enjoy their properties and surrounding areas. When inspections are conducted on a property, deficiencies are noted, and the owner and occupant are notified. An inspection of the above property has revealed violation(s) of the City of Stuart Code of Ordinance requiring your prompt attention. Please review the items below and make corrections within the requested time. Should you have any questions, please call the Property Inspector listed at the bottom of this notice.

- 1. Violation Description/Corrective Action Required: THE TREE LIMBS, AND DEBRIS ALONG THE EASEMENTS SURROUNDING THE GENERAL PARKING LOT MUST BE REMOVED.**  
**Pertinent Code Section(s): Sec. 10-63. - Rubbish and garbage. (a) Accumulation of rubbish or garbage.** All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (b) Disposal of solid waste. Every occupant of a structure shall dispose of all solid waste

in a clean and sanitary manner as prescribed in chapter 34, article II, pertaining to collection and disposal.  
**PLEASE REMOVE ALL THE DOWN TREE LIMBS, AND DEBRIS ON THE PROPERTY.**

2. **Violation Description/Corrective Action Required: GENERAL SANITATION OF PROPERTY**  
**Pertinent Code Section(s): Sec. 20-20. - General sanitation of property.** (b) No owner or lessee of any real property within the city shall allow it to become unclean, unsanitary or overgrown with grass and weeds, or allow rubbish or other noxious or unhealthy material to accumulate thereon. **PLEASE ADDRESS THE OVERGROWN VEGETATION, CREATING A NUISANCE, AND OBSTRUCTING THE PUBLIC SIDEWALK SURROUNDING THE PROPERTY.**
3. **Violation Description/Corrective Action Required: THE OVERGROWN LANDSCAPING ON THE SITE MUST BE ADDRESSED, AND REGULARLY MAINTAINED.**  
**Pertinent Code Section(s): Sec. 20-21. - Duty to keep property mowed.** The owners, custodians, agents, lessees or occupants of real property within the city shall not permit the grass, weeds, flora or underbrush thereon to exceed a height of eight inches above the grade of the land, including any elevated and depressed areas. All such materials shall be cut and maintained to a height of eight inches or less and cuttings shall be either removed from the property or mulched. All such materials shall be cut and removed or mulched within ten calendar days of notice to do so issued by the city as provided in this article. **PLEASE ADDRESS THE OVERGROWN LANDSCAPING, GRASS, AND HEDGES ON SITE.**

*Comply By: February 13, 2025*

Please correct the above noted items so that no further action needs to be taken. We thank you in advance for your understanding and cooperation.

Unless you correct the violation(s) described above on or before the compliance date of February 13, 2025 and contact the City of Stuart Code Enforcement Division (contact information below) to arrange a re-inspection of the property to verify compliance with the ordinance cited herein, notice is hereby given pursuant to Chapter 162, Florida Statutes, and the City of Stuart Code of Ordinances, that a hearing will be held regarding the above case before the City's Special Magistrate on the 19<sup>th</sup> day of February 2025 at 2:00 PM or as soon thereafter as said matter can be heard in the City of Stuart City Hall Chambers, 121 SW Flagler Avenue Stuart, Florida 34994.

The Special Magistrate will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the Special Magistrate may base its findings and act solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the City of Stuart Code of Ordinances, the Special Magistrate may impose a fine up to \$250.00 per day per violation for each day that the violation(s) continues beyond the compliance date established by the Special Magistrate in the Final Order. In the case of a repeat violation, the Special Magistrate may impose a fine up to \$500.00 per day per violation for each day the violation(s) continues beyond the compliance date established by the Code Enforcement Division. Be advised, the Special Magistrate will impose \$300 Administrative Cost for the hearing called to order.

IF THIS IS A REPEAT VIOLATION/VIOLATOR PLEASE BE ADVISED THAT AT THIS HEARING A FINE MAY BE IMPOSED BEGINNING WITH THE DATE THE REPEAT VIOLATION WAS OBSERVED THROUGH THE DATE OF COMPLIANCE.



Robert Perez - Property Inspector  
Code Enforcement Division  
(772) 278 0925  
rperez@stuartfl.gov



7022 0410 0000 4202 7717

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☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

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Total Postage and Fees

\$

Sent To

NEXUS WORKSPACES STUART

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

850 NW FEDERAW HWY

City, State, ZIP+4®

STUART, FL 34994

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

See Reverse for Instructions

Postmark  
 SCAT  
 1/23/25

**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:

NEXUS WORKSPACES

850 NW FEDERAW HWY

STUART, FL 34994



9590 9402 9264 4295 1764 61

2. Article Number (Transfer from service label)

7022 0410 0000 4202 7717

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

*[Signature]*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

INGRID KING

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

Mail  
 Restricted Delivery

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

Domestic Return Receipt

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| OFFICIAL USE                                                                                                                                               |    |
| Certified Mail Fee                                                                                                                                         | \$ |
| Extra Services & Fees (check box, add fee as appropriate)                                                                                                  |    |
| <input type="checkbox"/> Return Receipt (hardcopy)                                                                                                         | \$ |
| <input type="checkbox"/> Return Receipt (electronic)                                                                                                       | \$ |
| <input type="checkbox"/> Certified Mail Restricted Delivery                                                                                                | \$ |
| <input type="checkbox"/> Adult Signature Required                                                                                                          | \$ |
| <input type="checkbox"/> Adult Signature Restricted Delivery                                                                                               | \$ |
| Postage                                                                                                                                                    | \$ |
| Total Postage and Fees                                                                                                                                     | \$ |
| Sent To<br><b>HAOUK THOMAS</b><br>Street and Apt. No., or PO Box No.<br><b>3480 MAIN HIGHWAY STE. 200</b><br>City, State, ZIP+4®<br><b>MIAMI, FL 33133</b> |    |
| PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions                                                                                 |    |

SENT  
Postmark  
Here  
1/23/25

7022 0410 0000 4202 7700

| U.S. Postal Service™<br>CERTIFIED MAIL® RECEIPT<br>Domestic Mail Only                                                                                              |    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.                                                                   |    |
| OFFICIAL USE                                                                                                                                                       |    |
| Certified Mail Fee                                                                                                                                                 | \$ |
| Extra Services & Fees (check box, add fee as appropriate)                                                                                                          |    |
| <input type="checkbox"/> Return Receipt (hardcopy)                                                                                                                 | \$ |
| <input type="checkbox"/> Return Receipt (electronic)                                                                                                               | \$ |
| <input type="checkbox"/> Certified Mail Restricted Delivery                                                                                                        | \$ |
| <input type="checkbox"/> Adult Signature Required                                                                                                                  | \$ |
| <input type="checkbox"/> Adult Signature Restricted Delivery                                                                                                       | \$ |
| Postage                                                                                                                                                            | \$ |
| Total Postage and Fees                                                                                                                                             | \$ |
| Sent To<br><b>COMMONS OF STUART LLC</b><br>Street and Apt. No., or PO Box No.<br><b>801 BRICKMAN AVE UNIT 700</b><br>City, State, ZIP+4®<br><b>MIAMI, FL 33131</b> |    |
| PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions                                                                                         |    |

SENT  
Postmark  
Here  
1/23/25







**City of Stuart**  
**Code Enforcement**  
**121 SW Flagler Ave Stuart FL 34994-2139**  
**(772) 288 5325**

**AFFIDAVIT OF POSTING**

DATE: February 12, 2025

CASE # CE25010008

LOCATION OF VIOLATION: 850 NW Federal Highway Stuart, FL 34994

PCN: 32-37-41-000-000-00190-9

PROPERTY OWNER: Commons of Stuart LLC

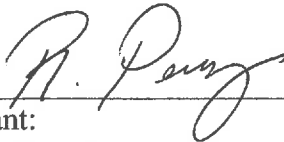
I, Robert Perez, have personally posted the attached:

      X       NOTICE OF VIOLATION/NOTICE OF HEARING

                     ORDER FINDING VIOLATION/ FINE ASSESSMENT

In addition to the above, a Notice of Violation/Notice of Hearing was mailed by first class mail to the property owner at the address listed in the tax collector's office and any other address provided by the property owner as required by F.S.S. 162.12

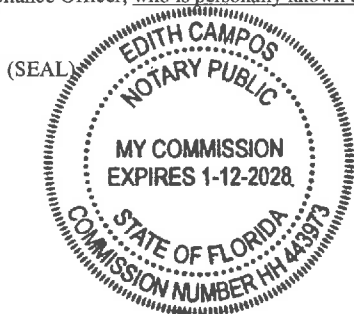
on the 24<sup>th</sup> day of January 2025 at 10:15 AM/PM at the above-named address.

  
\_\_\_\_\_  
Affiant:  
Code Compliance Officer

THE STATE OF FLORIDA  
CITY OF STUART

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of February, 2025, by Robert Perez,

Code Compliance Officer, who is personally known to me or who has produced a Florida driver's license as identification and who did/did not take an oath.



  
\_\_\_\_\_  
NOTARY PUBLIC State of Florida