



City of Stuart

MAGISTRATE HEARING DOCKET

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

**MARCH 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

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 WWH1 LLC

Scott Shiner

CASE NO: CE25010022

ADDRESS OF VIOLATION: 901 SE NASSAU AVE, STUART FL 34994

CODE SECTION: SEC 36-5(b) SWALE AREA MAINTENANCE

DESCRIPTION OF VIOLATION: SWALE AREA OVERGROWN AND
NOT MAINTAINED

2. CITY OF STUART VS PIERRE ARCAND & HELENE POULIOT

Scott Shiner

"COMPLIED"

CASE NO: CE25020003

ADDRESS OF VIOLATION: 175 ST LUCIE BLVD UNIT E-160.
STUART, FL 34996

CODE SECTION: SEC 10-36 105.1 FBC

DESCRIPTION OF VIOLATION: ELECTRICAL WORK WITHOUT
PERMITS

3. CITY OF STUART VS MEDALIST BUILDING GROUP LLC

Scott Shiner

CASE NO: CE25020011

ADDRESS OF VIOLATION: 37 SE SEMINOLE ST. STUART, FL

CODE SECTION: SEC 202-20(b) GENERAL SANITATION OF
PROPERTY

DESCRIPTION OF VIOLATION: VACANT LOT OVERGROWN

4. CITY OF STUART VS ALL AMERICAN EAGLE PROPERTIES LLC.

Scott Shiner

"COMPLIED"

CASE NO: CE25010044

ADDRESS OF VIOLATION: 205 SW FEDERAL HWY

CODE SECTION: SEC 6.11.14(D) MURALS

DESCRIPTION OF VIOLATION: LARGE RED FACE WITH HORNS
PAINTED ON COMMERCIAL DOOR

5. CITY OF STUART VS ALL AMERICAN EAGLES PROPERTIES LLC

Robert Perez

CASE NO: CE25010045

ADDRESS OF VIOLATION: 200 SW ALBANY AVENUE, STUART FL
34994

CODE SECTION: SEC. 10-61 MAINTENANCE OF STRUCTURE, SEC.
10-62 INTERIOR STRUCTURE, SEC. 20-20 GENERAL SANITATION

DESCRIPTION OF VIOLATION: THE EXTERIOR AND INTERIOR
PORTIONS OF THE TWO STRUCTURES ON SITE ARE IN
SIGNIFICANT DISREPAIR AND PRESENT A POTENTIAL HAZARD.
THE TWO STRUCTURES ON SITE ARE IN NEED OF REGULAR
MAINTENANCE AND REPAIR.

6. CITY OF STUART VS ROBERT J. HAAS JR.

Robert Perez

CASE NO: CE25010016

ADDRESS OF VIOLATION: 228 SE ILA STREET, STUART FL 34994
CODE SECTION: LDC SEC. 2.02.02 R-1A SINGLE-FAMILY ZONING,
SEC. 10-36 VIOLATIONS AND PENALTIES, SEC. 10-63 RUBBISH
AND GARBAGE, SEC. 20-50 PROHIBITED ACTS, SEC. 20-20
GENERAL SANITATION, SEC. 10-61 MAINTENANCE OF
STRUCTURE

DESCRIPTION OF VIOLATION: THE RESPONDENT HAS ILLEGALLY
CONVERTED HIS PROPERTY INTO A MULTIFAMILY DWELLING
WITHOUT VALID PERMITS FOR THE INTERIOR STRUCTURAL
ALTERATIONS OF APPROVALS FOR THE CHANGE OF
OCCUPANCY. THERE ARE LARGE AMOUNTS OF TRASH/DEBRIS
WITHIN THE BACKYARD, AND THE RESPONDENT IS MAINTAINING
INOPERABLE VEHICLES, TRAILERS, AND EQUIPMENT WITHIN
THE YARD. THE EXTERIOR WALLS OF THE PRIMARY STRUCTURE
ARE IN DISREPAIR, AND ACCUMULATING DIRT/ MOLD, AND
DEBRIS.

**7. CITY OF STUART VS CRIST MARION ESTATE C/O DOROTHY
ROBERTS**

Robert Perez

CASE NO: CE25010013

ADDRESS OF VIOLATION: 822 SE CENTRAL AVENUE, STUART FL
34994

CODE SECTION: SEC. 10-83 UNSAFE BUILDINGS, SEC. 10-61
MAINTENANCE OF STRUCTURE, SEC. 10-63 RUBBISH AND
GARBAGE, SEC. 20-50 PROHIBITED ACTS

DESCRIPTION OF VIOLATION: THIS STRUCTURE HAS BEEN
DEEMED UNSAFE BY THE BUILDING OFFICIAL, AND ALL THE
OCCUPANTS HAVE BEEN INSTRUCTED TO VACATE
IMMEDIATELY. THE EXTERIOR AND INTERIOR PORTIONS OF THE
STRUCTURE ARE IN SIGNIFICANT DISREPAIR. THERE IS ALSO
TRASH, DEBRIS, AND INOPERABLE VEHICLES BEING
MAINTAINED ALONG THE EXTERIOR AREAS SURROUNDING THE
PROPERTY.

8. CITY OF STUART VS SELENA A. DAVIS

Robert Perez

CASE NO: CE25010032

ADDRESS OF VIOLATION: 931 SE MARTIN LUTHER KING JR BLVD
STUART, FL 34994

CODE SECTION: SEC. 10-63 RUBBISH AND GARBAGE, SEC. 20-20
GENERAL SANITATION, SEC. 10-69 MOTOR VEHICLE PARKING,
SEC. 20-50 PROHIBITED ACTS, SEC. 10-61 MAINTENANCE OF
STRUCTURE

DESCRIPTION OF VIOLATION: THE RESPONDENT IS STORING
TRASH, DEBRIS, AND MISCELLANEOUS MATERIALS WITHIN THE
CARPORT ON SITE. THERE ARE TWO INOPERABLE VEHICLES
BEING STORED ON SITE, AND VEHICLES ARE REGULARLY
MAINTAINED ON UNAPPROVED SURFACES. THE STORM
SHUTTERS ARE ALL CLOSED, COVERING ALL THE WINDOWS
ALONG THE FRONT SIDE OF THE PROPERTY.

**9. CITY OF STUART VS MCNAMARA 1991 FEDERAL
LLC "COMPLIED"**

Robert Perez

CASE NO: CE25010006

ADDRESS OF VIOLATION: 1991 SE FEDERAL HIGHWAY STUART,
FL 34994

CODE SECTION: SEC. 10-69 MOTOR VEHICLE PARKING, SEC. 10-
61 MAINTENANCE OF STRUCTURES

DESCRIPTION OF VIOLATION: THE RESPONDENT HAS BEEN
MAINTAINING VEHICLES ON THE GRASS, AND EASEMENTS ON
SITE. AS A RESULT, A LIGHT POLE ON SITE HAS BEEN DAMAGED
WITH LIVE WIRES EXPOSED WITHIN THE PARKING LOT.

ADJOURNMENT