



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

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

Meeting Date: 3/19/2025

Prepared by: Scott Shiner

Title of Item:

CITY OF STUART VS WWH1 LLC

Address:

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

Summary Explanation/Background Information:

VACANT LOT

ATTACHMENTS:

1. PAPA
2. EXHIBIT 2 PHOTO
3. EXHIBIT 3 PHOTO
4. NOV-NOH 901 NASSAU AVE
5. aff of posting 901 nassau
6. return receipt 901 nassau
7. green card 901 nassau
8. posting pic 1
9. posting pic 2

Real Property Card

- 
County Map
- 
Sales Map
- 
TRIM Notice
- 
Permits
- 
Tax Bill
- 
County Data
- 
Google Maps
- 
Bird's Eye View

[BACK TO SEARCH RESULTS](#)

Basic Information

Improvement Detail

Sales History

Value History

 PRINT PROPERTY CARD ▼

PIN	AIN	Situs Address	Website Updated
04-38-41-016-003-00010-0	21688	901 SE NASSAU AVE STUART FL	2/27/25

General Information

- CHANGE MAILING ADDRESS ▶
- SIGN UP FOR PROPERTY FRAUD ALERT ▶

Property Owners	Parcel ID	Use Code/Property Class
WVH1 LLC	04-38-41-016-003-00010-0	0000 - 0000 Vacant Residential
Mailing Address	Account Number	Neighborhood
3225 MCLEOD DR #100 LAS VEGAS NV 89121	21688	343840 Lincoln Pk, Mcdonalds, Ruffs
Tax District	Property Address	Legal Acres
STUART	901 SE NASSAU AVE STUART FL	0.13
	Legal Description	Ag Use Size (Acre\Sq Ft)
	RUFF'S LITTLE DIXIE ADD'N, LOT 1 & W 10'... + Read more	N/A







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

WVH1 LLC
3225 MCLEOD DR # 100
LAS VEGAS NV 89121

Case No. CE25010022

Cert Mail RRR# 70223330000098224142

NOTICE OF VIOLATION AND NOTICE OF HEARING

January 28, 2025

901 SE Nassau Ave
Stuart, FL 34994
Parcel Control Number: 04-38-41-016-003-00010-0

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: OVERGROWN SWALE.

Pertinent Code Section(s): Sec. 36-5(b) Swale area Maintenance - It shall be the responsibility of the owner of improved property to maintain all swale areas adjacent to the improved property. This responsibility includes: (1) Mowing any growth of grass, weeds, flora or underbrush within the swale area to a height of eight inches or less. (2) Removal of trash, debris, and litter. (3) Removal of any obstructions that impede stormwater drainage.

Comply By: February 28, 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 28, 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 19th day of March 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.

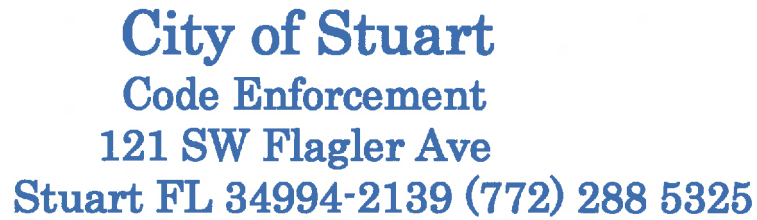
The Special Magistrate will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the Special Magistrate may base its findings and act solely on the testimony and evidence 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 4142

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 9.64
Total Postage and Fees	
\$	
Sent To	
Street and	
City, State,	
PS Form 3800, April 2015 PSN 7530-02-000-9047	

1-28-25

Postmark Here

WVH1 LLC
3225 MCLEAOD DR # 100
LAS VEGAS NV, 89121

See Reverse for Instructions

901 SE Nassau Ave

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☐ Agent ☐ Addressee X	
1. Article Addressed to: WVH1 LLC 3225 MCLEAOD DR # 100 LAS VEGAS NV, 89121		B. Received by (Printed Name) C. Date of Delivery Am 2/4/25	
2. Article Number (Transfer from service label) 7022 3330 0000 9822 4142		☐ Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:	
9590 9402 9264 4295 1751 29		3. Service Type ☒ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500) ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ Restricted Delivery	

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





City of Stuart

Code Enforcement

121 SW Flagler Ave

Stuart FL 34994-2139

(772) 288 5325

WVH LLC
3125 MCLEOD DR # 100
LAS VEGAS NV 89121

Case No. CE25010022

Cert Mail RR# 702233600008422442

NOTICE OF VIOLATION AND NOTICE OF HEARING

January 28, 2025

501 SE Nassau Ave

Stuart, FL 34994

Parcel Control Number: 04-38-41-016-003-00010-0

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.

As 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 imposed time. Should you have any questions, please call the Property Inspector listed at the bottom of this notice.

1. Violation Description/Corrective Action Required: OVERGROWN SWALE.
Public Code Section(s): Sec. 36-5(b) Swale Area Maintenance - It shall be the responsibility of the owner of improved property to maintain all swale areas adjacent to the improved property. This responsibility includes: (1) Mowing any growth of grass, weeds, flora or underbrush within the swale area to a height of eight inches or less; (2) Removal of trash, debris, and litter; (3) Removal of any obstructions that impede stormwater drainage.

Comply By: February 28, 2025

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

Meeting Date: 3/19/2025

Prepared by: Scott Shiner

Title of Item:

CITY OF STUART VS PIERRE ARCAND & HELENE POULIOT "**COMPLIED**"

Address:

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

Summary Explanation/Background Information:

COMPLAINT FROM NEIGHBOR

ATTACHMENTS:

1. PAPA 175 st lucie E-160
2. PHOTO 1
3. PHOTO 2
4. IMG_0473
5. 175 st luice e-160 nov-noh
6. aff of posting 175 st lucie e-160
7. return receipt
8. stop work order # 2

Real Property Card

- County Map
- Sales Map
- TRIM Notice
- Permits
- Tax Bill
- County Data
- Google Maps
- Bird's Eye View

[BACK TO SEARCH RESULTS](#)

Basic Information

Improvement Detail

Sales History

Value History

PRINT PROPERTY CARD ▼

PIN	AIN	Situs Address	Website Updated
03-38-41-007-005-01600-2	20121	175 SE ST LUCIE BLVD 160E STUART FL	2/27/25

General Information

- CHANGE MAILING ADDRESS ►
- SIGN UP FOR PROPERTY FRAUD ALERT ►

Property Owners

POULIOT HELENE
ARCAND PIERRE

Mailing Address

175 SE SAINT LUCIE BLVD #E-160
STUART FL 34996

Tax District

STUART

Parcel ID

03-38-41-007-005-01600-2

Account Number

20121

Property Address

175 SE ST LUCIE BLVD 160E STUART FL

Legal Description

PIERPOINT YACHT CLUB COND BLDG E UNIT 16... [+ Read more](#)

Use Code/Property Class

0400 - 0400 Residential Condo

Neighborhood

2030 Pierpoint Yacht Club

Legal Acres

0

Ag Use Size (Acre\Sq Ft)

N/A



Page 19 of 184



COPY

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

Case No. CE25020003

PIERRE ARCAND &
HELENE POULIOT
175 SE ST LUCIE BLVD # E-160
STUART, FL 34996

Cert Mail RRR# 70223330000098224203

NOTICE OF VIOLATION AND NOTICE OF HEARING

February 17, 2025

175 SE St Lucie Blvd # E-160
Stuart, FL 34996
Parcel Control Number: 03-38-41-007-005-01600-2

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 REMODEL

Pertinent Code Section(s): Sec. 10-36, FBC 105.1 - 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. **OBTAIN PERMITS FOR ALL UNPERMITTED WORK COMMENCED IN UNIT E-160,**



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

Case No. CE25020003

PIERRE ARCAND &
HELENE POULIOT
175 SE ST LUCIE BLVD # E-160
STUART, FL 34996

Cert Mail RRR# 70223330000098224203

NOTICE OF VIOLATION AND NOTICE OF HEARING

February 17, 2025

175 SE St Lucie Blvd # E-160
Stuart, FL 34996
Parcel Control Number: 03-38-41-007-005-01600-2

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.

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Comply By: March 7, 2025

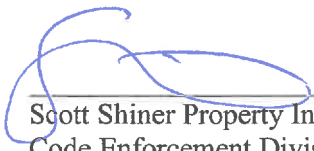
Please correct the above noted items so that no further action needs to be taken. We thank you in advance for your understanding and cooperation.

Unless you correct the violation(s) described above on or before the compliance date of March 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 19th day of March 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.

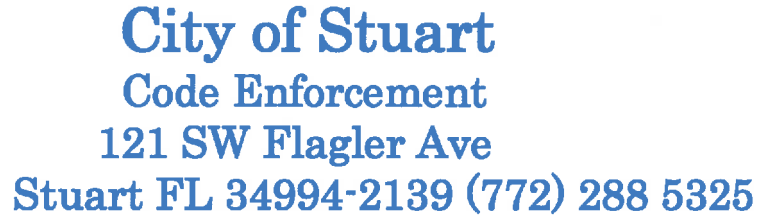
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Scott Shiner Property Inspector
Code Enforcement Division
sshiner@stuartfl.gov
772-529-9194



Page 23 of 184

7022 3330 0000 9822 4203

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

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OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

2-17-25

Postmark
Here

Postage	
\$	
Total Postage and Fees	
\$	

Sent To	PIERRE ARCAND & HELENE POULIOT
Street and Ap	175 SE ST LUCIE BLVD # E-160
City, State, Zi	STUART, FL 34996

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

See Reverse for Instructions

160



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

Meeting Date: 3/19/2025

Prepared by: Scott Shiner

Title of Item:

CITY OF STUART VS MEDALIST BUILDING GROUP LLC

Address:

37 SE SEMINOLE ST. STUART, FL

Code Section:

SEC 202-20(b) GENERAL SANITATION OF PROPERTY

Description of Violation:

VACANT LOT OVERGROWN

Summary Explanation/Background Information:

VACANT LOT OVERGROWTH

ATTACHMENTS:

1. EXHIBIT 1 PAPA
2. EXHIBIT 2 PHOTO
3. EXHIBIT 3 PHOTO
4. EXHIBIT 4 PHOTO
5. 37 seminole st nov-noh
6. return receipt 37 seminole
7. aff of posting 37 seminole
8. posting pic

[BACK TO SEARCH RESULTS](#)

Basic Information

Improvement Detail

Sales History

Value History

 PRINT PROPERTY CARD ▼

PIN	AIN	Situs Address	Website Updated
04-38-41-015-001-00030-1	21620	37 SE SEMINOLE ST STUART FL	3/6/25

General Information

[CHANGE MAILING ADDRESS ►](#)

[SIGN UP FOR PROPERTY FRAUD ALERT ►](#)

Property Owners	Parcel ID	Use Code/Property Class
MEDALIST BUILDING GROUP LLC	04-38-41-015-001-00030-1	9900 - 9900 Vacant Acreage
Mailing Address	Account Number	Neighborhood
PO BOX 1067 PALM CITY FL 34991	21620	M2 M2-DOWNTOWN STUART
Tax District	Property Address	Legal Acres
STUART	37 SE SEMINOLE ST STUART FL	0.4049
	Legal Description	Ag Use Size (Acre\Sq Ft)
	PORTER'S ADD'N, LOTS 3 & 4 BLK 1 & THAT ... + Read more	N/A









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

MEDALIST BUILDING GROUP LLC
P O BOX 1067
PALM CITY RD, FL 34991

Case No. CE25020011

Cert Mail RRR# 70223330000098224180

NOTICE OF VIOLATION AND NOTICE OF HEARING

February 10, 2025

37 SE Seminole St
Stuart, FL 34994
Parcel Control Number: 04-38-41-015-001-00030-1

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: VACANT LOT OVERGROWN**
Pertinent Code Section(s): Sec. 20-20(b). General Sanitation of Property - 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.

Comply By: February 24, 2025

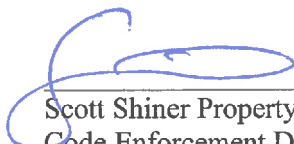
Please correct the above noted items so that no further action needs to be taken. We thank you in advance for your understanding and cooperation.

Unless you correct the violation(s) described above on or before the compliance date of February 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 19th day of March 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 4180

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only <i>37 Seminole WA</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ _____	<i>2-10-25</i> Postmark Here
Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ _____ ☐ Return Receipt (electronic) \$ _____ ☐ Certified Mail Restricted Delivery \$ _____ ☐ Adult Signature Required \$ _____ ☐ Adult Signature Restricted Delivery \$ _____	
Postage \$ <i>8.64</i>	
Total Postage \$ _____	
Sent To MEDALIST BUILDING GROUP LLC PO BOX 1067 PALM CITY RD STUART, FL 34991	
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 21, 2025

CASE # CE25020011

LOCATION OF VIOLATION: 37 SE SEMINOLE ST

PCN: 04-38-41-015-001-00030-1

PROPERTY OWNER: MEDALIST BUILDING GROUP 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 21st day of February 2025 at 11:04 AM/PM at the above-named address.

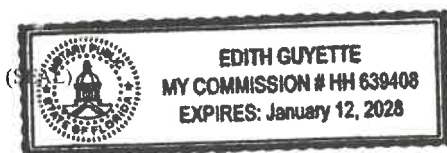


Affiant: Scott Shiner
Code Compliance Officer

THE STATE OF FLORIDA
CITY OF STUART

The foregoing instrument was acknowledged before me this 21st 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, FLORIDA
AGENDA ITEM REQUEST
MAGISTRATE**

Meeting Date: 3/19/2025

Prepared by: Scott Shiner

Title of Item:

CITY OF STUART VS ALL AMERICAN EAGLE PROPERTIES LLC. **"COMPLIED"**

Address:

205 SW FEDERAL HWY

Code Section:

SEC 6.11.14(D) MURALS

Description of Violation:

LARGE RED FACE WITH HORNS PAINTED ON COMMERCIAL DOOR

Summary Explanation/Background Information:

MURAL NOT APPROVED BY CRA

ATTACHMENTS:

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST MAGISTRATE

Meeting Date: 3/19/2025

Prepared by: Robert Perez

Title of Item:

CITY OF STUART VS ALL AMERICAN EAGLES PROPERTIES LLC

Address:

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.

Summary Explanation/Background Information:

ATTACHMENTS:

1. 200 SW Albany Avenue PA
2. 200 SW Albany Avenue Sunbiz
3. Basil Garden Structure (1)
4. Basil Garden Structure (2)
5. Basil Garden Structure (3)
6. Basil Garden Structure (4)
7. Basil Garden Structure (5)
8. Trash & Debris (1)
9. Victorian Salon Structure (1)
10. Victorian Salon Structure (2)
11. Victorian Salon Structure (3)
12. Victorian Salon Structure (4)
13. Victorian Salon Damaged Ramp (1)
14. Victorian Salon Damaged Ramp (2)
15. Victorian Salon Damaged Ramp (3)
16. Victorian Salon Damaged Ramp (4)
17. Victorian Salon Damaged Stairway (1)
18. Victorian Salon Damaged Stairway (2)
19. Victorian Salon Damaged Stairway (3)
20. Victorian Salon Damaged Stairway w. Overgrown Palm (1)
21. Victorian Salon Damaged Stairway w. Overgrown Palm (2)
22. 200 SW Albany Avenue NOV NOH
23. 200 SW Albany Avenue - Certified Receipt
24. 200 SW Albany Avenue - Affidavit of Service 02-20-2025
25. 200 SW Albany Avenue - Posting 02-20-2025

Basic Info

PIN 05-38-41-014-009-00010-6	AIN 22465	Situs Address 200 SW ALBANY AVE STUART FL	Website Updated 1/31/25
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General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners

ALL AMERICAN EAGLE PROPERTIES
LLC

Parcel ID

05-38-41-014-009-00010-6

Use Code/Property Class

1800 - 1800 Off bldg non-prof mlt
sty

Mailing Address

PO BOX 318
MALVERNE NY 11565

Account Number

22465

Neighborhood

M2 M2-DOWNTOWN STUART

Tax District

STUART

Property Address

200 SW ALBANY AVE STUART FL

Legal Acres

0.2303

Legal Description

LOTS 1 & 2 BLOCK 9 POTSDAM 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	\$ 260,830	\$ 298,420	\$ 559,250	\$ 0	\$ 559,250	\$ 0	\$ 559,250

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

3/25/15

Grantor (Seller)

MEZZAPELLE, CHRISTINE L

Doc Num

2507012

Sale Price

\$ 860,000

Deed Type

Wd Full Covenant and Warranty Deed

Book & Page

2774 2956

Legal Description

LOTS 1 & 2 BLOCK 9 POTSDAM ACCORDING TO PLBK 1 PG 28 PALM BEACH COUNTY (NOW MARTIN COUNTY) LESS AND EXCEPT THE S 10' OF LOT 2 & R/W LYING E OF US#1 AS DESCRIBED IN OR 92/146

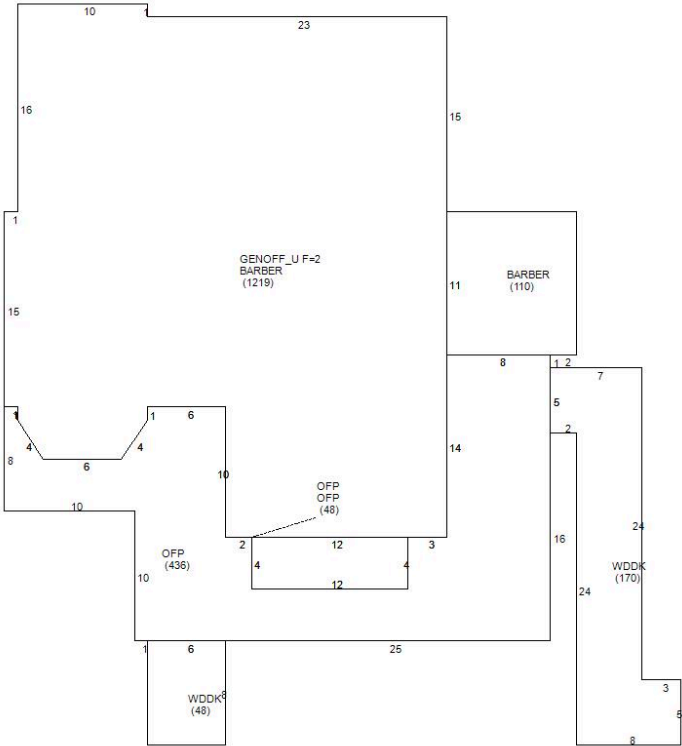
The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

Improvements

PIN 05-38-41-014-009-00010-6	AIN 22465	Situs Address 200 SW ALBANY AVE STUART FL	Website Updated 1/31/25
Use Code/Property Class 1800 - 1800 Off bldg non-prof mlt sty	Total Finished Area 3,532 SF		Max Stories 2

Building Information (1 of 2)

Building Type General Retail	Finished Area 2,548 SF	Exterior Cover Single -Stucco on Wood Frame	Roof Cover Com Metal
Year Built 1900	Wall Class D - Wood Joist	Number of Units 1	Wall Height 10
Bedrooms N/A	Full Baths 2	Half Baths 0	



Report a
Discrepancy

Sketched Area Legend

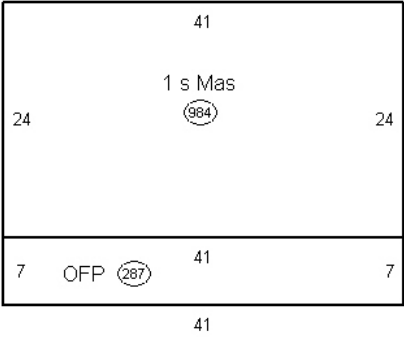
Sub Area	Description	Area	Finished Area
WDDK	Wood Deck	48	0
OFP	Open Frame Porch	436	0
GENOFF_U	General Office (344)	1,219	1,219
BARBER	Barber Shop (384)	1,219	1,219
OFP	Open Frame Porch	48	0
OFP	Open Frame Porch	48	0
WDDK	Wood Deck	170	0
BARBER	Barber Shop (384)	110	110

Building Information (2 of 2)

Building Type Resturant	Finished Area 984 SF	Exterior Cover Block with Stucco	Roof Cover Com Built-up
Year Built 1940	Wall Class C - Fire Resistant	Number of Units 1	Wall Height 10
Bedrooms N/A	Full Baths 2	Half Baths 0	

01

02



Report a
Discrepancy

Sketched Area Legend

Sub Area	Description	Area	Finished Area
OFP	Open Frame Porch	287	0
RESTURNT	Resturant (350)	984	984

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt
Bumper	1	9	Per Each	1997
Incadescent Lights	1	4	Per Each	1997
PAVING Asphalt	1	2625	Square Feet	1900
Concrete Apron	1	150	Square Feet	1940
Incadescent Lights	1	7	Per Each	1940

Sales History

PIN	AIN	Situs Address	Website Updated
05-38-41-014-009-00010-6	22465	200 SW ALBANY AVE STUART FL	1/31/25

Sale Date	Sale Price	Grantor (Seller)	Deed Type	Doc Num	Book & Page
3/25/15	\$ 860,000	MEZZAPELLE, CHRISTINE L	Wd Full Covenant and Warranty Deed	2507012	<u>2774 2956</u>
11/22/94	\$ 262,500	SELLER - see file for name	SW		<u>1098 1867</u>
5/17/94	\$ 281,300	SELLER - see file for name	Certificate of Title		<u>1071 1654</u>
5/21/87	\$ 450,000	SELLER - see file for name	Special Warranty Deed		<u>0720 0354</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 05-38-41-014-009-00010-6	AIN 22465	Situs Address 200 SW ALBANY AVE STUART FL	Website Updated 1/31/25
--	---------------------	---	-----------------------------------

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2024	\$ 260,830	\$ 298,420	\$ 559,250	\$ 0	\$ 559,250	\$ 0	\$ 559,250
2023	\$ 96,310	\$ 440,690	\$ 537,000	\$ 26,589	\$ 510,411	\$ 0	\$ 510,411
2022	\$ 96,310	\$ 367,700	\$ 464,010	\$ 0	\$ 464,010	\$ 0	\$ 464,010
2021	\$ 101,126	\$ 341,303	\$ 442,429	\$ 0	\$ 442,429	\$ 0	\$ 442,429
2020	\$ 96,310	\$ 325,050	\$ 421,360	\$ 0	\$ 421,360	\$ 0	\$ 421,360
2019	\$ 96,310	\$ 320,880	\$ 417,190	\$ 0	\$ 417,190	\$ 0	\$ 417,190
2018	\$ 96,310	\$ 320,880	\$ 417,190	\$ 0	\$ 417,190	\$ 0	\$ 417,190
2017	\$ 96,310	\$ 320,880	\$ 417,190	\$ 0	\$ 417,190	\$ 0	\$ 417,190
2016	\$ 96,310	\$ 320,880	\$ 417,190	\$ 0	\$ 417,190	\$ 0	\$ 417,190
2015	\$ 96,310	\$ 320,880	\$ 417,190	\$ 111,302	\$ 305,888	\$ 0	\$ 305,888
2014	\$ 96,310	\$ 181,770	\$ 278,080	\$ 0	\$ 278,080	\$ 0	\$ 278,080

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
ALL AMERICAN EAGLE PROPERTIES, LLC

Filing Information

Document Number L11000062302
FEI/EIN Number 45-2449980
Date Filed 05/26/2011
State FL
Status ACTIVE

Principal Address

9950 S. OCEAN DRIVE #201
JENSEN BEACH, FL 34957

Changed: 07/16/2024

Mailing Address

POST OFFICE BOX 318
MALVERNE, NY 11565

Registered Agent Name & Address

RINDER, LEWIS
700 COLORADO AVENUE
STUART, FL 34994

Authorized Person(s) Detail

Name & Address

Title MGRM

MARTINO, JOHN
POST OFFICE BOX 318
MALVERNE, NY 11565

Annual Reports

Report Year	Filed Date
2022	03/09/2022
2023	02/16/2023
2024	03/18/2024

Document Images

03/18/2024 -- ANNUAL REPORT	View image in PDF format
02/16/2023 -- ANNUAL REPORT	View image in PDF format
03/09/2022 -- ANNUAL REPORT	View image in PDF format
04/07/2021 -- ANNUAL REPORT	View image in PDF format
03/04/2020 -- ANNUAL REPORT	View image in PDF format
02/11/2019 -- ANNUAL REPORT	View image in PDF format
03/12/2018 -- ANNUAL REPORT	View image in PDF format
03/24/2017 -- ANNUAL REPORT	View image in PDF format
09/07/2016 -- ANNUAL REPORT	View image in PDF format
04/24/2015 -- ANNUAL REPORT	View image in PDF format
04/21/2014 -- ANNUAL REPORT	View image in PDF format
04/13/2013 -- ANNUAL REPORT	View image in PDF format
03/14/2012 -- ANNUAL REPORT	View image in PDF format
05/26/2011 -- Florida Limited Liability	View image in PDF format













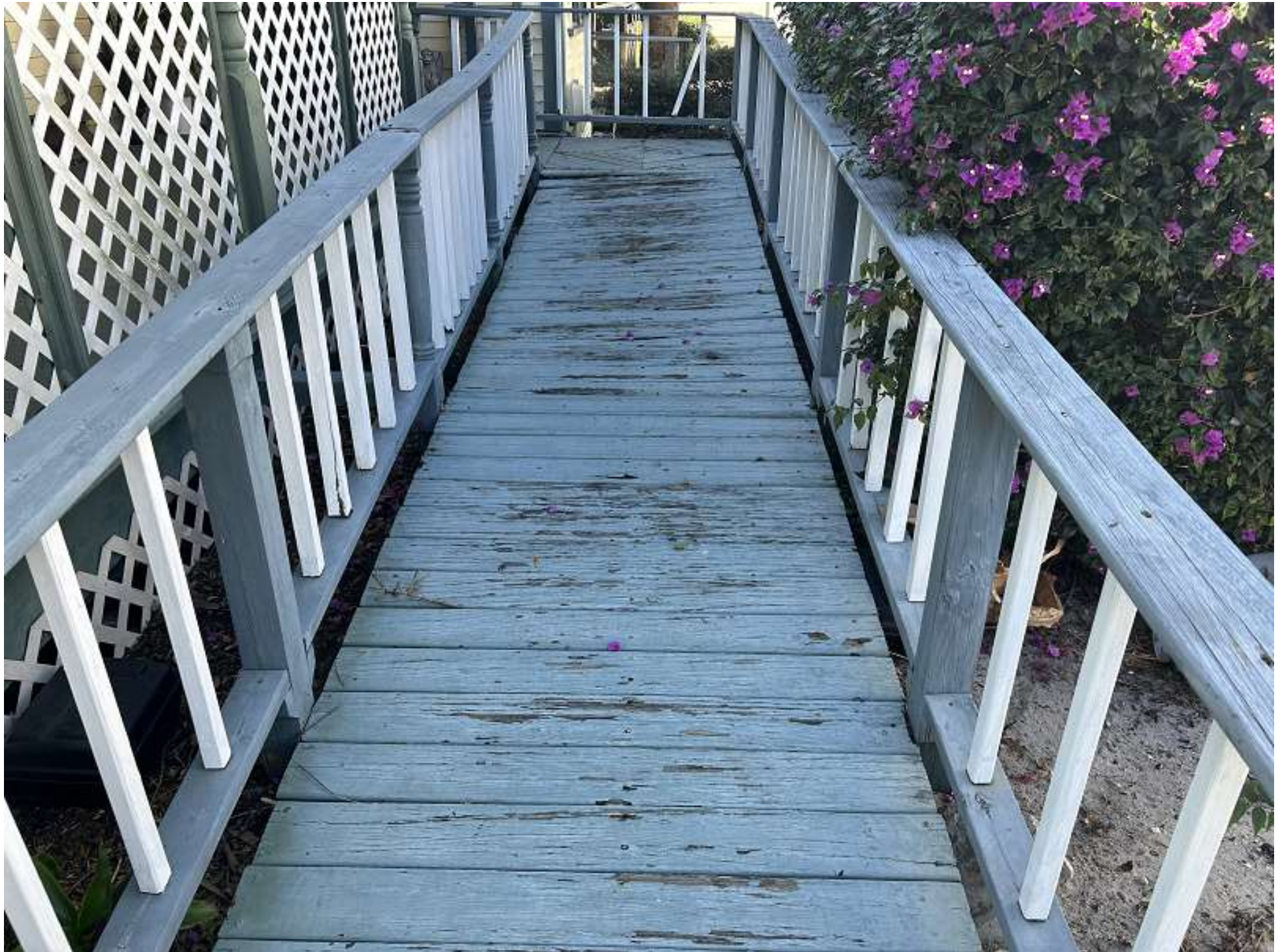


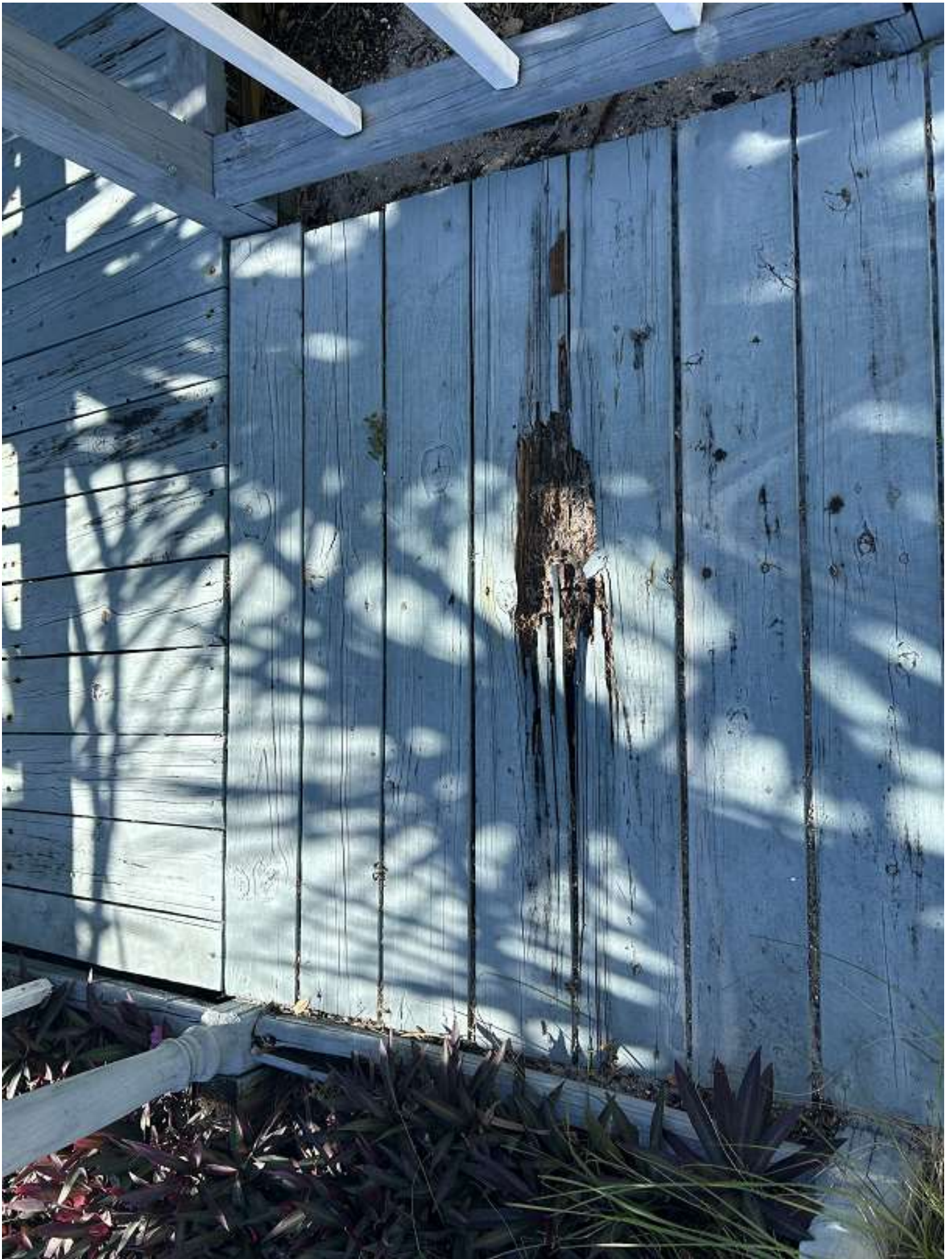


























City of Stuart
Code Enforcement
121 SW Flagler Ave
Stuart FL 34994-2139
(772) 288 5325

ALL AMERICAN EAGLE PROPERTIES LLC
PO BOX 318
MALVERNE, NY 11565

Case No. CE25010045

Registered Agent:
LEWIS RINDER
700 COLORADO AVENUE
STUART, FL 34994

Certified Receipt No. 70220410000042029636
70220410000042029629

NOTICE OF VIOLATION AND NOTICE OF HEARING

January 31st, 2025

200 SW ALBANY AVENUE
STUART, FL 34994
Parcel Control Number: 05-38-41-014-009-00010-6

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: PLEASE REPAIR/REPLACE ANY DAMAGED FASCIA, SOFFIT, ROOF, EXTERIOR PANELING, WOODEN PORCH/STAIRS/RAMPS, AND EXTERIOR DOORS/WINDOWS ON BOTH STRUCTURES ON SITE. THE TWO STRUCTURES ARE IN SIGNIFICANT DISREPAIR, AND ARE IN NEED OF PAINT, PRESSURE WASHING, AND GENERAL MAINTENANCE.**

Pertinent Code Section(s): Sec. 10-61. - Maintenance of structures, equipment and exterior property.

(a) Scope. The provisions of this section shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior of all residential and commercial property.

(d) Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

(e) Grading and drainage. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon. All rain gutter down spout and roof discharge water must be directed in a manner not to cause water accumulation or create flooding conditions to abutting properties. This requirement shall not apply to required retention areas.

(f) Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions.

(m) Exterior structure. (1) Generally. The exterior of a structure shall be maintained in good repair, structurally sound, and sanitary so as not to pose a threat to the public health, safety or welfare.

(2) Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition and free from mold and mildew. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and watertight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

(3) Structural members. All structural members shall be maintained free from deterioration and shall be capable of safely supporting the imposed dead and live loads.

(4) Foundation walls. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

(5) Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration and must be free from loose materials subject to becoming projectiles under high wind conditions.

(6) Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. Roofs must be free from loose materials subject to becoming projectiles under high wind conditions.

(10) Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

(12) Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

(13) Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weathertight. a. Glazing. All glazing materials shall be maintained free from cracks and holes. b. Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

(15) Doors. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with NFPA-1.

2. Violation Description/Corrective Action Required: PLEASE REPAIR INTERIOR DAMAGE, AND LEAKS WITHIN EACH STRUCTURE.

Pertinent Code Section(s): Sec. 10-62. - Interior structure. (a) Generally. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

(b) Structural members. All structural members shall be maintained structurally sound and be capable of supporting the imposed loads.

(c) Interior surfaces. All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

3. Violation Description/Corrective Action Required: PLEASE ADDRESS OVERGROWN LANDSCAPING, VEGETATION, AND REMOVE ALL TRASH/DEBRIS.

Pertinent Code Section(s): Sec. 20-20. - General sanitation of property. (a) This article shall be applicable to all persons having a legal or beneficial ownership of, or having possession or being in charge of, or occupying, any real property located in the city, as tenant or otherwise, whether vacant or occupied, improved or unimproved. (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.

Comply By: February 28th, 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 28, 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 19th day of March 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

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
 Domestic Mail Only

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

OFFICIAL USE

SENT
 HERE
 2/3/25

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$ _____
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage

Total Postage and Fees \$ _____

\$ _____

Sent To
 ALX AMERICAN EAGLE PROD. LLC
 Street and Apt. No., or PO Box No.
 PO BOX 318
 City, State, ZIP+4[®]
 PHARADISE, NY 11565

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

7022 0410 0000 4202 9636

U.S. Postal ServiceTM
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For delivery information, visit our website at www.usps.com[®]

OFFICIAL USE

SENT
 HERE
 2/3/25

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$ _____
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage

Total Postage and Fees \$ _____

\$ _____

Sent To
 KCWIS RINDER
 Street and Apt. No., or PO Box No.
 700 CONCORD AVENUE
 City, State, ZIP+4[®]
 STANT, FL 34994

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

7022 0410 0000 4202 9629



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

AFFIDAVIT OF POSTING

Date: March 12, 2025

Case No. CE25010045

Location of Violation: 200 SW Albany Avenue, Stuart FL 34994

PCN: 05-38-41-014-009-00010-6

Property Owner: All American Eagle Properties 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 20th day of February 2025 at 9:41 AM/PM at the above-named address.

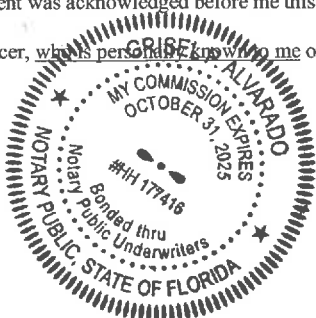
R. Perry
Affiant:
Code Compliance Officer

THE STATE OF FLORIDA
CITY OF STUART

The foregoing instrument was acknowledged before me this 12th day of March, 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.

(SEAL)



[Signature]
NOTARY PUBLIC State of Florida



CITY OF STUART, FLORIDA AGENDA ITEM REQUEST MAGISTRATE

Meeting Date: 3/19/2025

Prepared by: Robert Perez

Title of Item:

CITY OF STUART VS ROBERT J. HAAS JR.

Address:

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.

Summary Explanation/Background Information:

ATTACHMENTS:

1. 228 SE Ila Street PA
2. Interior Stairs Location
3. Second Floor Plans
4. Interior Stair Removal (1)
5. Interior Stair Removal (2)
6. Interior Stair Removal (3)
7. Interior Stair Removal (4)
8. Interior Wall Removal Location
9. Interior Renovations (1)
10. Interior Renovations (2)
11. Interior Renovations (3)
12. Interior Renovations (4)
13. Property Maintenance & Trash (1)
14. Property Maintenance & Trash (2)
15. Property Maintenance & Trash (3)
16. Exterior Wall Damage
17. Overgrown Hedge & Mold Awning
18. Inoperable Boat & Overgrown Lanscaping
19. Airbnb Official Listing
20. Respondent Comments - Airbnb Unit
21. Email to Building Official - Airbnb Guest
22. 228 SE Ila Street NOV NOH

23. Certified Mail Return Receipt
24. Affidavit of Posting 02-26-2025
25. 228 SE Ila Street - STOP WORK
26. BP22-12-0139 Engineer Letter
27. BP22-12-0139 Plans Electrical, Plumbing, Mechanical
28. BP22-12-0139 Revised Application

Basic Info

PIN 09-38-41-001-007-00080-2	AIN 25936	Situs Address 228 SE ILA ST STUART FL	Website Updated 1/22/25
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General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners

HAAS ROBERT J JR

Parcel ID

09-38-41-001-007-00080-2

Use Code/Property Class

0100 - 0100 Single Family

Mailing Address

228 SE ILA ST
STUART FL 34994

Account Number

25936

Neighborhood

383881 Indian Grvs,PalmettoHbr,Rivr P

Tax District

STUART

Property Address

228 SE ILA ST STUART FL

Legal Acres

0.61

Legal Description

LOTS 8, 9, 10 & 11 BLOCK 7 CASA TERRACE ...

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	\$ 224,000	\$ 300,640	\$ 524,640	\$ 65,919	\$ 458,721	\$ 50,000	\$ 408,721

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

Current Sale

Sale Date

10/3/19

Grantor (Seller)

GORDON REVOCABLE TRUST 09/28/2001

Doc Num

2783345

Sale Price

\$ 375,000

Deed Type

Wd Full Covenant and Warranty Deed

Book & Page

3092 2312

Legal Description

LOTS 8, 9, 10 & 11 BLOCK 7 CASA TERRACE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA

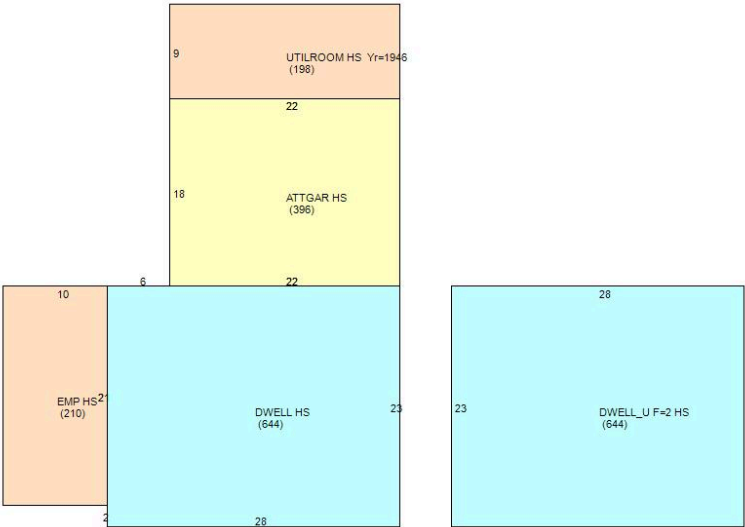
The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

Improvements

PIN 09-38-41-001-007-00080-2	AIN 25936	Situs Address 228 SE ILA ST STUART FL	Website Updated 1/22/25
Use Code/Property Class 0100 - 0100 Single Family	Total Finished Area 2,674 SF		Max Stories 2

Building Information (1 of 2)

Building Type Single family	Finished Area 1,288 SF	Exterior Cover Vinyl siding \ Wood siding	Roof Cover Metal flat seam
Year Built 1946	Wall Wood frame	Number of Units 1	Wall Height N/A
Bedrooms 1	Full Baths 1	Half Baths 0	



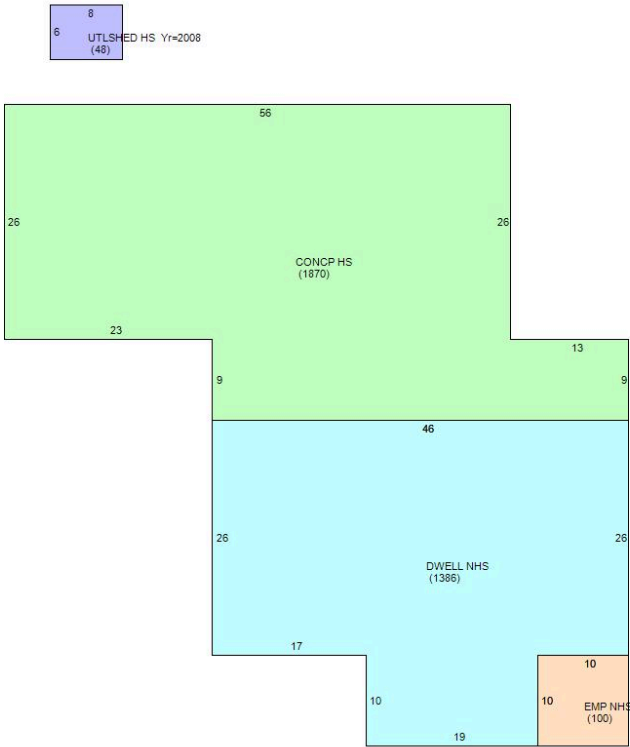
Report a
Discrepancy

Sketched Area Legend

Sub Area	Description	Area	Finished Area
DWELL	Dwelling	644	644
DWELL_U	Dwelling Upper	644	644
UTILROOM	Residential Utility Room	198	0
EMP	Enclosed Masonry Porch	210	0
ATTGAR	Attached Garage	396	0

Building Information (2 of 2)

Building Type Single family	Finished Area 1,386 SF	Exterior Cover Vinyl siding	Roof Cover Metal flat seam
Year Built 1946	Wall Wood frame	Number of Units 1	Wall Height N/A
Bedrooms 3	Full Baths 3	Half Baths 0	



Report a
Discrepancy

Sketched Area Legend

Sub Area	Description	Area	Finished Area
CONCP	Concrete Patio	1,870	0
DWELL	Dwelling	1,386	1,386
EMP	Enclosed Masonry Porch	100	0
UTLSHED	Residential Utility Shed	48	0

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt
Residential Paving	1	1	Square Feet	1946
Residential Pool In Ground	1	648	Square Feet	1946
Shutters - Bahama	1	1	Square Feet	1946
Shutters - Panel	1	1	Square Feet	1946
Sprinkler System	1	1	Per Each	1946
WALL BLOCK MASONRY	1	540	Square Feet	1995
Shutters - Bahama	1	1	Square Feet	1946
Shutters - Panel	1	1	Square Feet	1946

Sales History

PIN	AIN	Situs Address	Website Updated
09-38-41-001-007-00080-2	25936	228 SE ILA ST STUART FL	1/22/25

Sale Date	Sale Price	Grantor (Seller)	Deed Type	Doc Num	Book & Page
10/3/19	\$ 375,000	GORDON REVOCABLE TRUST 09/28/2001	Wd Full Covenant and Warranty Deed	2783345	<u>3092 2312</u>
9/28/01	\$ 0	GORDON, ROGER K C & BONNIE K	Special Warranty Deed	JKL	<u>1585 0400</u>
6/1/81	\$ 150,000	SELLER - see file for name	Special Warranty Deed		<u>0523 0493</u>

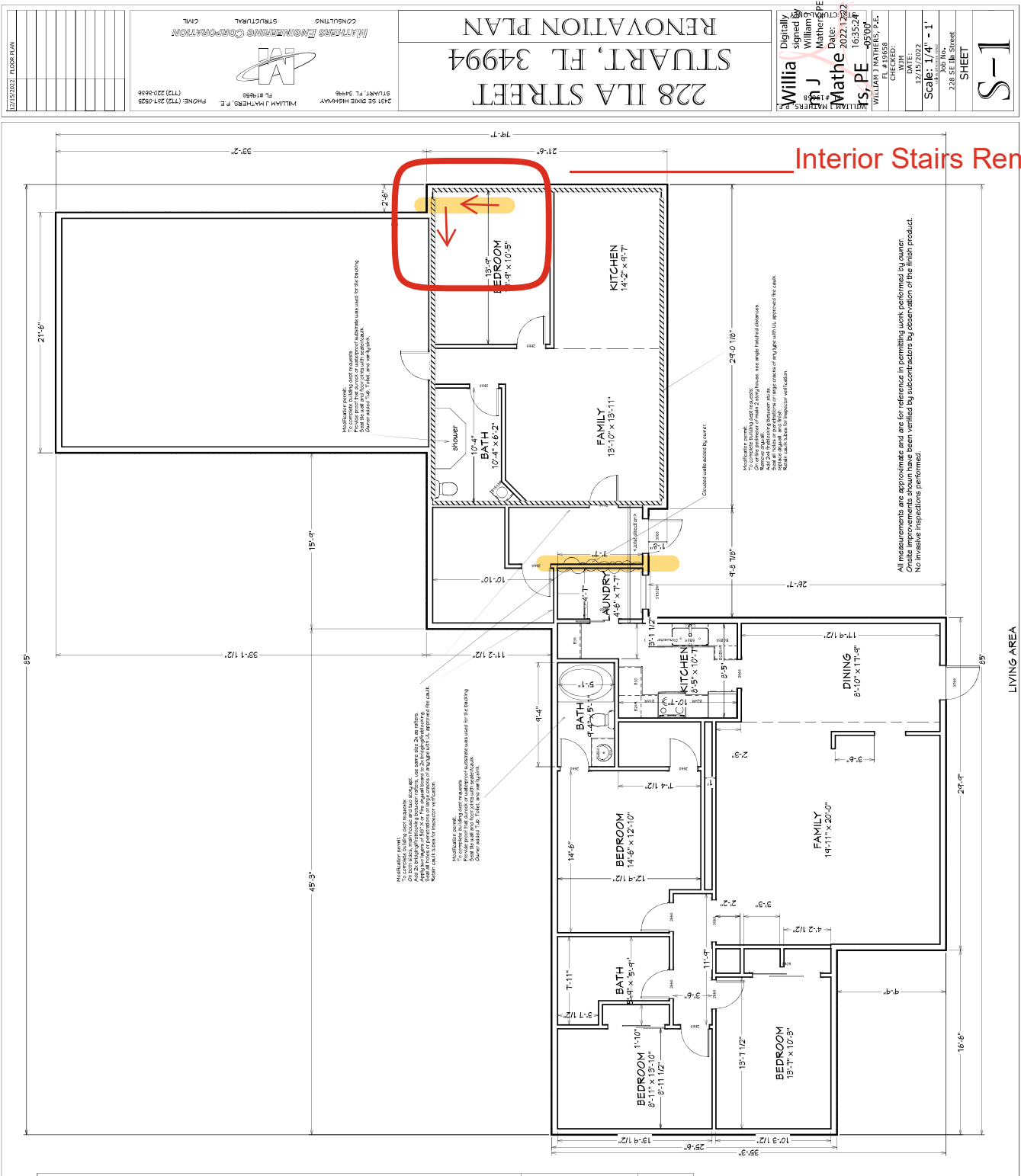
This section is not intended to be a chain of title. Sales do not generally appear until approximately 1 to 3 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Value History

PIN 09-38-41-001-007-00080-2	AIN 25936	Situs Address 228 SE ILA ST STUART FL	Website Updated 1/22/25
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Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2024	\$ 224,000	\$ 300,640	\$ 524,640	\$ 65,919	\$ 458,721	\$ 50,000	\$ 408,721
2023	\$ 224,000	\$ 275,590	\$ 499,590	\$ 0	\$ 499,590	\$ 0	\$ 499,590
2022	\$ 238,000	\$ 240,570	\$ 478,570	\$ 112,878	\$ 365,692	\$ 50,000	\$ 315,692
2021	\$ 231,000	\$ 152,610	\$ 383,610	\$ 28,569	\$ 355,041	\$ 50,000	\$ 305,041
2020	\$ 196,000	\$ 154,140	\$ 350,140	\$ 0	\$ 350,140	\$ 50,000	\$ 300,140
2019	\$ 225,000	\$ 123,090	\$ 348,090	\$ 174,503	\$ 173,587	\$ 50,000	\$ 123,587
2018	\$ 195,000	\$ 112,890	\$ 307,890	\$ 137,540	\$ 170,350	\$ 50,000	\$ 120,350
2017	\$ 195,000	\$ 92,950	\$ 287,950	\$ 121,104	\$ 166,846	\$ 50,000	\$ 116,846
2016	\$ 135,000	\$ 90,050	\$ 225,050	\$ 61,637	\$ 163,413	\$ 50,000	\$ 113,413
2015	\$ 117,000	\$ 82,680	\$ 199,680	\$ 37,402	\$ 162,278	\$ 50,000	\$ 112,278
2014	\$ 90,000	\$ 73,650	\$ 163,650	\$ 2,660	\$ 160,990	\$ 50,000	\$ 110,990

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.

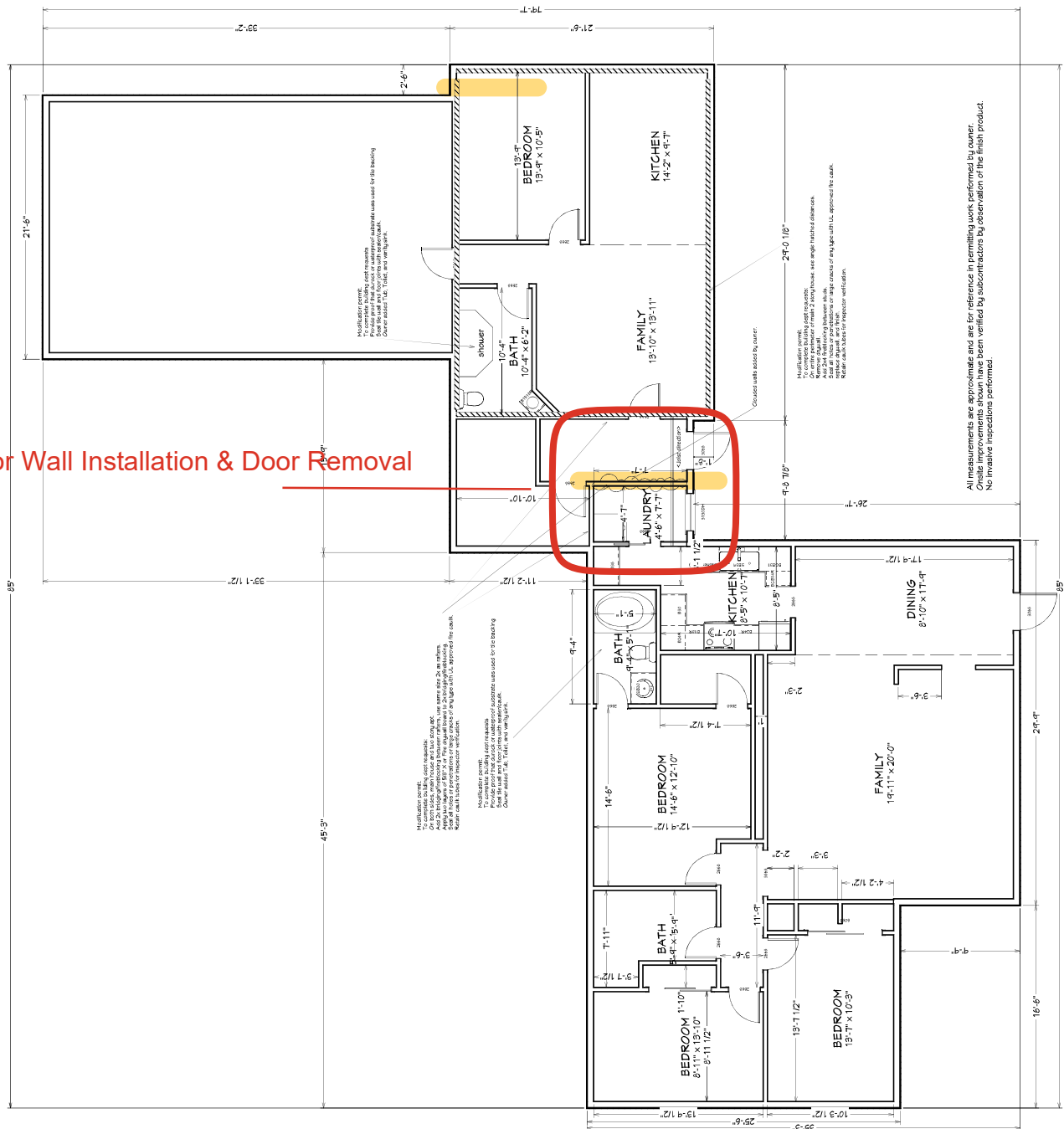












All measurements are approximate and are for reference in permitting work performed by owner.
Onsite improvements shown have been verified by subcontractors by observation of the finish product.
No Invasive inspections performed.

Willia
m J
Mathe
rs, PE

WILLIAM J MATHERS, P.E.
FL #19658
CHECKED: WJM
DATE:

12/15/2022
 Scale: 1/4" = 1'
 Job No.

228 SE 11a Street
 SHEET

S-1

228 ILA STREET
STUART, FL 34994

RENOVATION PLAN

231 SE DIXIE HIGHWAY
STUART, FL 34916
WILLIAM J. MYERS, P.E.
FL #174950
PHONE: (772) 297-0525
(772) 222-0666

MYERS ENGINEERING CORPORATION
CONSULTING
STRUCTURAL
CIVIL

[illegible]





















Coastal Charm king beds, heated pool 1/2 mi downtn

[Share](#) [Save](#)



Entire home in Stuart, Florida
12 guests · 3 bedrooms · 6 beds · 2 baths

Guest
favorite

4.95
★★★★★

108
[Reviews](#)



Hosted by Bob
Superhost · 2 years hosting



Top 10% of homes
This home is highly ranked based on ratings, reviews, and reliability.



Designed for staying cool
Beat the heat with the AC and ceiling fan.



Free cancellation before May 11
Get a full refund if you change your mind.

Beautifully remodeled 3/2 Coastal style Private heated Pool home is just 1/2 mile to Stuart's quaint downtown shops, restaurants, fishing & marinas. Lots of free parking, private pool & patio area, big 2 person romantic soaker tub.

2 king beds, 2 XL twins or 3rd King, 4 couches 2 are pull out beds. 6 ...

[Show more](#) >

Where you'll sleep

1 / 2  

\$190 night

CHECK-IN 6/10/2025	CHECKOUT 6/12/2025
GUESTS 1 guest 	

Reserve

You won't be charged yet

\$200 x 2 nights	\$400
Early bird discount	-\$20
Cleaning fee	\$70
Airbnb service fee	\$64
Total before taxes	\$514



This is a rare find
Bob's place is usually fully booked.

 [Report this listing](#)



Bedroom 1
1 king bed



Living room
2 sofa beds, 2 couches

What this place offers

- Shared beach access
- Kitchen
- Wifi
- Dedicated workspace
- Free driveway parking on premises – 5 spaces
- Private outdoor pool - available all year, open 24 hours, pool cover, pool toys, saltwater
- Pets allowed
- 65 inch HDTV with Amazon Prime Video, Chromecast, Fire TV, Netflix, Roku
- Free washer – In unit
- Free dryer – In unit

Show all 69 amenities

2 nights in Stuart
Jun 10, 2025 - Jun 12, 2025

June 2025

July 2025

1	2	3	4	5	6	7			1	2	3
8	9	10	11	12	13	14	6	7	8	9	1
15	16	17	18	19	20	21	13	14	15	16	1

4.95

Guest favorite

This home is in the **top 10%** of eligible listings based on ratings, reviews, and reliability

Overall rating

5
4
3
2
1

Cleanliness

4.9



Accuracy

4.9



Check-in

5.0



Communication

5.0



Location

4.9



Value

5.0



Kristin

West Lafayette, Indiana

★★★★★ · 3 weeks ago · Group trip

Enjoyed learning about the history of the house.

Bob was a great host.

We mentioned we planned on grilling steaks for Christmas. He doubled checked the propane, cleaned 2 grills so...

Show more

Cara

3 years on Airbnb

★★★★★ · December 2024 · Stayed with kids

We needed a house for 2 nights for 10 people mid way between Orlando and Miami and Bob's house worked out perfectly.
It took us about an hour and a half to get to Miami for a Dolphins game, and the drive back was great. Not too far, go...

[Show more](#)

Karen

7 months on Airbnb

★★★★★ · December 2024 · Stayed with kids

Bob was a great host. Very responsive to questions. Offered recommendations for local dining and entertainment. House was roomy, comfortable, and beautifully decorated. The location is perfect for the Stuart area.. close to downtown, yet peaceful neighborhood. Great amenities! Absolutely, everything you need for a beach trip including ...

[Show more](#)

Maria

4 years on Airbnb

★★★★★ · December 2024 · Stayed with kids

Bob's place was very amazing ! He is such a caring and great host ! I asked him if we can do a mini family celebration for my daughter's fifth birthday and Bob said that was okay as long as we did not disrupt the neighbors and he is so sweet . He even helped me look for a bounce house for the kids ! So thoughtful ! He is very great at communicating i...

[Show more](#)

Humberto

Charlotte, North Carolina

★★★★★ · December 2024 · Stayed a few nights

Big and comfortable house, 100 % recommended.

Peter

3 months on Airbnb

★★★★★ · December 2024 · Stayed a few nights

Perfect set up. Right where we wanted to be. Near the beach and restaurant's. Will stay there again.

Show all 108 reviews

[Learn how reviews work](#)

Where you'll be

Neighborhood highlights

Nice friendly, middle class neighborhood with half a dozen streets, safe for kids to play and ride bikes. I currently have two adult bikes that guests are welcome to borrow. if you need the lock code just ask me with a call or text.

[Show more](#) >

Meet your host



108
Reviews

4.95★
Rating

2
Years hosting

 **Superhost**

 My work: Programmer, Web Developer and owner of Treasure Coast Remodeling LLC

 I'm obsessed with: The ocean, traveling, being a great host

I enjoy boating, sailing, fishing, diving, hiking, camping and snow skiing. My family moved to Stuart, Florida in 1977 and I know the area well. I was a Boy Scout Scoutmaster and I'm proud of my son now serving in the US...

[Show more](#) >

Bob is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Host details

Response rate: 100%
Responds within an hour

Message host

You can message the host in Chinese, and Airbnb provides a translation function



To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

Check-in after 3:00 PM

Checkout before 11:00 AM

12 guests maximum

[Show more >](#)

Safety & property

Pool/hot tub without a gate or lock

Carbon monoxide alarm

Smoke alarm

[Show more >](#)

Cancellation policy

Free cancellation before May 11. Cancel before Jun 3 for a partial refund.

Review this Host's full policy for details.

[Show more >](#)

[Airbnb](#) > [United States](#) > [Florida](#) > [Martin County](#) > [Stuart](#)

Explore other options in and around Stuart

Fort Lauderdale
Vacation rentals

Miami Beach
Vacation rentals

Kissimmee
Vacation rentals

Central Florida
Vacation rentals

Saint Johns River
Vacation rentals

Gold Coast
Vacation rentals

Miami
Vacation rentals

Four Corners
Vacation rentals

Orlando
Vacation rentals

Other types of stays on Airbnb

Stuart vacation rentals

House vacation rentals in Stuart

Kid-friendly vacation rentals in Stuart

Family-friendly vacation rentals in Stuart

Vacation rentals with outdoor seating in Stuart

Stuart monthly stays

Vacation rentals with a pool in Stuart

Vacation rentals with beach access in Stuart

Pet-friendly vacation rentals in Stuart

Support

- Help Center
- AirCover
- Anti-discrimination
- Disability support
- Cancellation options
- Report neighborhood concern

Hosting

- Airbnb your home
- AirCover for Hosts
- Hosting resources

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[Airbnb-friendly apartments](#)
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 [English \(US\)](#)  [USD](#)

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Karen

6 months on Airbnb

★★★★★ · 1 week ago · Stayed with kids

Bob was a great host. Very responsive to questions. Offered recommendations for local dining and entertainment. House was roomy, comfortable, and beautifully decorated. The location is perfect for the Stuart area.. close to downtown, yet peaceful neighborhood. Great amenities! Absolutely, everything you need for a beach trip including a beach cart! The extra security of the door alarms were a wonderful feature with two toddlers. The only downside was the hot tub was not in service and the pool is heated by solar. It just so happens our stay was on an unusual cloudy week. Bob did let us know about the hot tub when we arrived. No big deal to us though, as we had plenty to do and other family in the area with pools. That would not deter us from staying again. Thanks for a great stay, Bob!



Response from Bob

2 days ago

I haven't advertised a hot tub yet, since it isn't connected to electricity yet. However I can't really hide it either 😊. I have all the materials to finish the install and should have it up later this month. I will also purchase a better pool heater as soon as one can be afforded.

Hatten, Louis

From: Bob Haas Jr <bobhaasjr@gmail.com>
Sent: Wednesday, January 8, 2025 9:26 AM
To: Hatten, Louis
Subject: Bob Haas, 228 SE ILA Street

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.

Lou,

Thank you again for taking the time to meet with me yesterday. If you are able to stop out today to review my deck project make sure you don't disturb the Airbnb guests that are in the one story building with the red front door. And please don't block in there gray SUV. You can park between their car and my truck. The best way to get hold of me when you arrive is to call or text my cell.

Bob
772-626-6388



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

HAAS ROBERT J JR
228 SE ILA STREET
STUART, FL 34994

Case No. CE25010016

Certified Receipt No. 70220410000042027694

NOTICE OF VIOLATION AND NOTICE OF HEARING

January 23rd, 2025

228 SE ILA STREET
STUART, FL 34994
Parcel Control Number: 09-38-41-001-007-00080-2

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.**

3. **Violation Description/Corrective Action Required:** THE TRASH AND DEBRIS ALONG THE REAR/BACKYARD 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 TRASH AND DEBRIS ALONG THE EXTERIOR OF THE PROPERTY.**

4. **Violation Description/Corrective Action Required:** THE INOPERABLE VEHICLE(S) ON THE PROPERTY MUST BE REMOVED.

Pertinent Code Section(s): ARTICLE III. - JUNKED, WRECKED, ABANDONED PROPERTY Sec. 20-50. - Prohibited acts; violation a public nuisance; jurisdiction of code enforcement board. (a) It shall be unlawful for any person to park, store, or leave, or to permit the parking, storing or leaving of, upon any public or private property within the city, any of the following: (1) Abandoned property; (2) A wrecked motor vehicle; or (3) An inoperable watercraft of any kind, whether attended or not. **PLEASE REMOVE THE INOPERABLE/JUNK VEHICLE(S), AND TRAILER FROM THE PROPERTY.**

5. **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 REMOVE ALL OF THE TRASH, DEBRIS, MISCELLANIOUS SCRAP METAL(S), INOPERABLE/JUNK VEHICLE(S), AND INOPERABLE/JUNK TRAILER FROM THE PROPERTY.**

6. **Violation Description/Corrective Action Required:** THE EXTERIOR OF THE STRUCTURE IS IN SIGNIFICANT DISREPAIR PRESENTING A SAFETY CONCERN FOR THE OCCUPANT(S).

Pertinent Code Section(s): Sec. 10-61. - Maintenance of structures, equipment and exterior property. (m) Exterior structure. (1) Generally. The exterior of a structure shall be maintained in good repair, structurally sound, and sanitary so as not to pose a threat to the public health, safety or welfare.

(2) Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition and free from mold and mildew. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and watertight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

(3) Structural members. All structural members shall be maintained free from deterioration and shall be capable of safely supporting the imposed dead and live loads.

(4) Foundation walls. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

(5) Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration and must be free from loose materials subject to becoming projectiles under high wind conditions.

(6) Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. Roofs must be free from loose materials subject to becoming projectiles under high wind conditions. **PLEASE ENSURE THE EXTERIOR PORTIONS OF THE PRIMARY STRUCTURE ARE IN A GOOD STATE OF REPAIR.**

Comply By: February 25, 2025

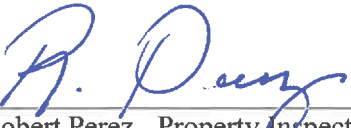
Please correct the above noted items so that no further action needs to be taken. We thank you in advance for your understanding and cooperation.

Unless you correct the violation(s) described above on or before the compliance date of February 25, 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 19th day of March 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 7694

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For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	Postmark SENT 1/23/25
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent to ROBERT J. HAAS JR. Street and Apt. No., or PO Box No. 228 SE 12A ST. City, State, ZIP+4® STUART, FL 34994	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery
1. Article Addressed to: ROBERT J. HAAS JR. 228 SE 12A ST. STUART, FL 34994	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
2. Article Number (Transfer from service label) 7022 0410 0000 4202 7694	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	



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

AFFIDAVIT OF POSTING

Date: March 10, 2025

Case No. CE25010016

Location of Violation: 228 SE Ila Street, Stuart FL 34994

PCN: 09-38-41-001-007-00080-2

Property Owner: Robert J. Haas Jr.

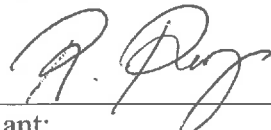
I, Robert Perez, have personally posted the attached:

 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 26th day of February 2025 at 9:36 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 10th day of march, 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.

(SEAL)



ALICIA KING
Commission # HH 415665
Expires June 28, 2027



NOTARY PUBLIC State of Florida



STOP WORK

ADDRESS: 228 SE 12A STREET

REASON: WORK W/O PERMIT
(INTERIOR STRUCTURE WORK)

Section 115.1 of the 2023 Fl. Building Code states:
Upon notice from the building official, work on any building, structure, electrical, plumbing, mechanical system that is being done contrary to this code or in a dangerous or unsafe manor shall immediately cease.

City of Stuart Development Department
121 SW Flagler Ave.

(772) 288-5326 Inspector: BP Date: 2/24/25

DO NOT REMOVE

PRE-BUILDING PERMIT DOCUMENT

Date: December 22, 2022

For: City of Stuart Building Department
121 SW Flagler Avenue
Stuart, Florida 34994

Client: Mr. Robert Haas
228 SE Ila Street, Stuart, Florida 34994

RE: For Residence located at 228 SE Ila Street, Stuart, Florida

On November 15, 2022, a representative from Mathers Engineering Corporation performed an onsite observation at the above referenced site to visually observe the minor interior improvements made by the owner.

The enclosed permit plans show the minor modifications which were observed and are as follows:

- Addition of 7'-7" interior laundry wall at the corridor.
- Addition of shower and relocated vanity in bathroom.
- Electrical wiring replaced with new wiring.

Victory Electrical performed an electrical inspection of the residence. The Contractor Verification Form for electrical certification found the electrical improvements are in compliance with the current Florida Building Code and the NEC.

Two Anchors Plumbing, LLC performed a plumbing inspection of the residence. The Contractor Verification Form for plumbing certification found the plumbing improvements are in compliance with the current Florida Building Code.

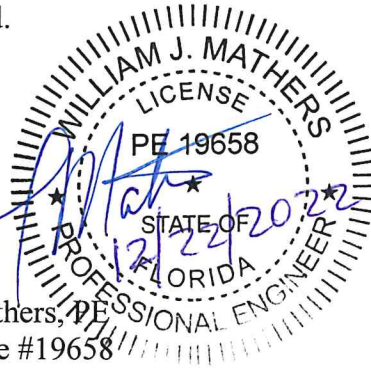
Treasure Coast Air performed a mechanical inspection of the residence. The Contractor Verification Form for mechanical certification found the newly installed a/c system previously installed in 2021 is in compliance with the current Florida Building Code and the NEC.

Based on our final observation, the framing for the new interior non-load bearing wall appears to have been constructed in general conformance with the 2022 Florida Building Code (7th Edition), and standard engineering practices.

LIMITATIONS

Our professional services have been performed, our findings obtained, and our opinions prepared in accordance with generally accepted engineering principles and practices. This company is not responsible for the conclusions, opinions or recommendations made by others based on this data. The opinions submitted in this report are based upon data obtained from Visual Field Observations made on November 15, 2022. The scope of our services does not include any items or components not mentioned in this document nor environmental assessment or investigation for the presence or absence of hazardous or toxic material in the soil, groundwater, or surface water within or beyond the site studied.

Approved by:

William J. Mathers, PE
Florida License #19658

ALTERATION GENERAL NOTES:

- 1 REMOVAL OF THE EXISTING IMPROVEMENTS SHALL BE AS REQUIRED FOR THE PROJECT. THE MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN A PROPER AND LEGAL MANNER PER FEDERAL, STATE, AND OR LOCAL LAWS AND ORDINANCES.
- 2 EXISTING BUILDING ADDITIONS, WALLS FLOORS CEILINGS ELECTRICAL PIPES STRUCTURES, TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. ANY DAMAGE DURING CONSTRUCTION SHALL BE RESTORED, RECONSTRUCTED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE. ALL DAMAGES SHALL BE RESTORED OR REPLACED TO AT LEAST THEIR ORIGINAL CONDITION OR AS REQUIRED OR DICTATED BY FEDERAL, STATE, COUNTY, CITY OR LOCAL GOVERNING AGENCIES. ANY UTILITIES REQUIRED TO REMAIN IN SERVICE FOR EXISTING BUILDING ADDITIONS TO REMAIN SHALL BE PROTECTED.
- 3 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT EACH DAY AND REMOVE ALL MUD, DIRT, GRAVEL AND LOOSE MATERIALS TRACKED, DUMPED, SPILLED OR WIND BLOWN FROM THIS SITE ONTO OTHER SITES, RIGHT OF WAY'S, PUBLIC OR PRIVATE STREETS OR ROADS, DRIVEWAYS, YARDS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN OR PICK UP DAILY IF NECESSARY.
- 4 IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER AND ALL THE UTILITY COMPANIES AND DEPARTMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED BEFORE STARTING DEMOLITION OPERATIONS.
- 5 IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO OBTAIN ALL FEDERAL, STATE, COUNTY, CITY, AND LOCAL PERMITS FOR ANY AND ALL WORK REQUIRED UNLESS OTHERWISE NOTED. THIS SHALL INCLUDE ALL SUBMITTAL SAS REQUIRED INCLUDING STORMWATER RUNOFF CONTROL. THE CONTRACTOR OR CONTRACTORS ARE RESPONSIBLE TO PAY FOR ALL REQUIRED PERMITS BY ANY OR ALL AGENCIES MENTIONED UNLESS OTHERWISE NOTED BY THE CONTRACTOR OR SPECIFICATIONS.
- 6 THE CONTRACTOR MUST VISIT THE SITE AND STUDY EXISTING PHYSICAL BUILDING CONDITIONS, REVIEW EXISTING DRAWINGS, AND REACH THEIR OWN CONCLUSIONS ON WORK NECESSARY TO ACCOMPLISH INTENDED RESULTS DESCRIBED BY THE PROJECT DOCUMENTS.
- 7 ALL PIPES AND CONDUITS IN WALLS THAT ARE TO BE DEMOLISHED ARE TO BE REMOVED AND/OR RELOCATED AS REQUIRED.
- 8 JOBSITE INSPECTION MUST BE CONDUCTED TO EXAMINE EXISTING ROOF & WALL CONDITIONS, TO DETERMINE NATURE AND SCOPE OF WORK AND ANY DIFFICULTIES THAT MIGHT ARISE AT TIME OF WORK. IN ADDITION, EXAMINE ALL WORK THAT IS INTENDED TO REMAIN AS PART OF THE COMPLETED PROJECT AND REPORT ALL UNSATISFACTORY CONDITIONS TO OWNER PRIOR TO COMMENCEMENT OF WORK. EXERCISE EXTREME CARE DURING DEMOLITION SO AS NOT TO DAMAGE CONSTRUCTION AND OTHER STRUCTURES THAT ARE INTENDED TO REMAIN. ANYTHING DAMAGED AT TIME OF WORK IS TO BE REPAIRED AND/OR REPLACED TO MATCH EXISTING CONSTRUCTION AT CONTRACTORS EXPENSE. COMMENCE
- 9 UTILITY SERVICE: MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.
- 10 ALL EXISTING SERVICES, MECHANICAL, ELECTRICAL, AND PLUMBING, SHALL REMAIN IN CONTINUOUS OPERATION THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS. IF IT BECOMES NECESSARY TO SHUT DOWN ANY OF THESE SERVICES, THE OWNER SHALL BE NOTIFIED, AS IDENTIFIED IN THE SPECIFICATIONS, BY THE CONTRACTOR.
- 11 GENERAL CONTRACTOR SHALL COORDINATE AND OBTAIN ALL PERMITS REQUIRED TO COMPLETE THE CONSTRUCTION OF THE WORK AS INDICATED ON THE TRUSS DRAWINGS.
12. GENERAL CONTRACTOR SHALL INCLUDE IN THE BASE BID ALL FEES ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT, INCLUDING BUT NOT LIMITED TO PERMIT FEES, DUMP FEES, SUBCONTRACTOR PERMIT FEES, DEMO AND IMPACT FEES.
13. IF DISSIMILAR METALS ARE TO BE JOINED, ENGINEER APPROVED INSULATION UNIONS MUST BE APPROVED.
14. CONTRACTOR IS RESPONSIBLE FOR BRACING OF STRUCTURE DURING CONSTRUCTION.
15. ALL MEASUREMENTS TO BE VERIFIED BY CONTRACTOR PRIOR TO START OF PROJECT.

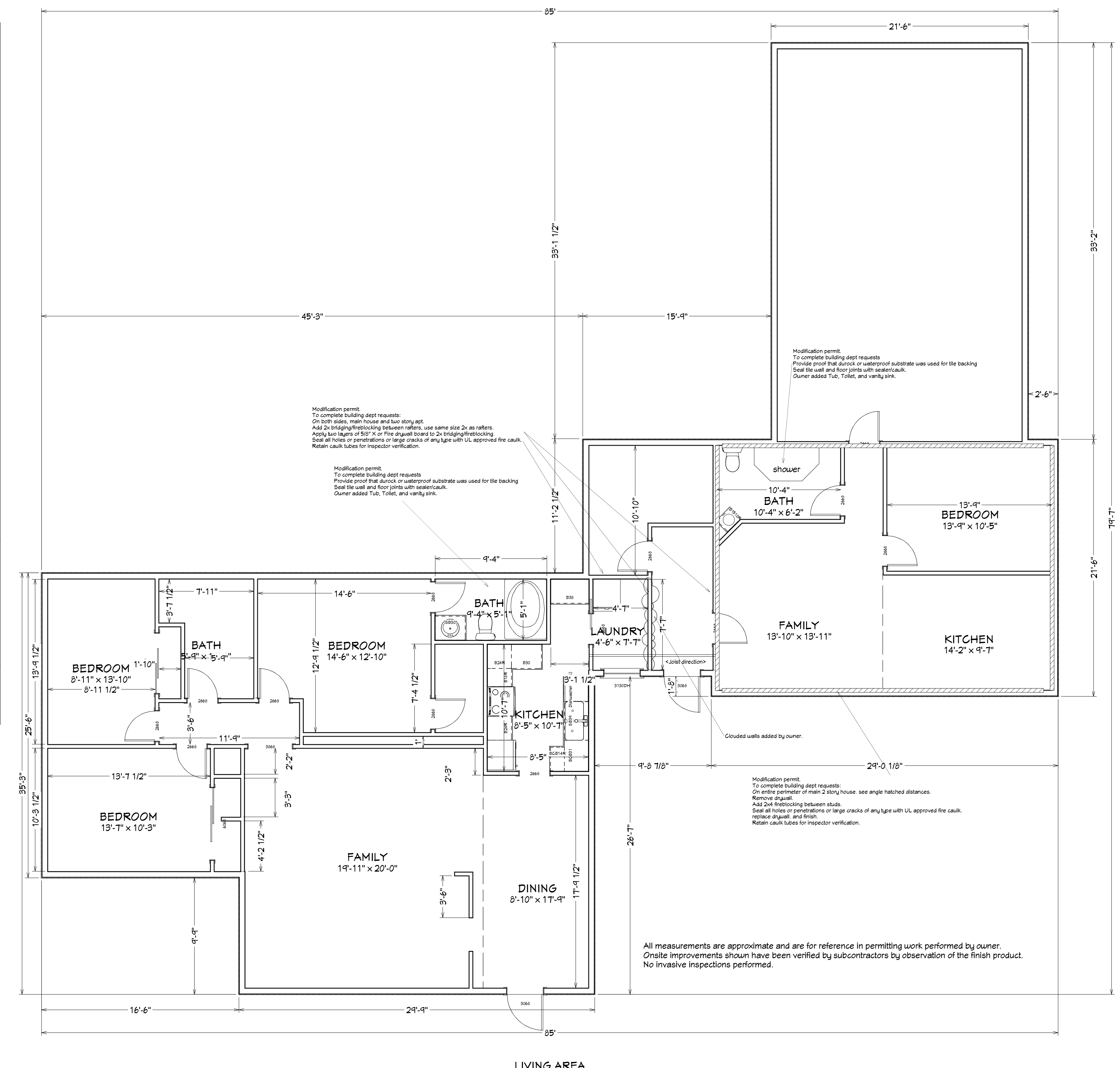
NOTE:

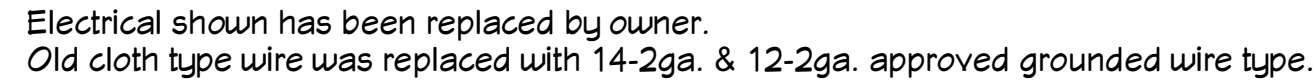
THE PROPOSED RENOVATIONS DO NOT STRUCTURALLY ALTER THE REMAINING EXISTING STRUCTURAL SYSTEMS AND A REQUIREMENT TO UPGRADE IT BY THIS PERMIT APPLICATION IS NOT WARRANTED.

APPROVAL OF THESE PLANS IN NO WAY RELIEVES THE CONTRACTOR OR BUILDER OF COMPLYING WITH ORDINANCES OF LOCAL, STATE OR FEDERAL JURISDICTIONS.

NOTE:

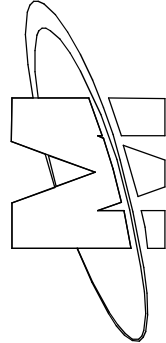
THESE PLANS AND ALL ASSOCIATED DOCUMENTS ARE VALID FOR REPAIR CONSTRUCTION ONLY UPON STAMPED APPROVAL FROM APPROPRIATE GOVERNING JURISDICTION. THESE PLANS ARE VOID AND SHALL NOT BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE WITHOUT THE REVIEW AND APPROVAL OF THE LOCAL BUILDING DEPARTMENT

[illegible]

[illegible]

WILLIAM J MATHERS, P.E.
FL #19658
PHONE: (772) 287-0525
(772) 220-8686

2431 SE DIXIE HIGHWAY
STUART, FL 34996



MATHERS ENGINEERING CORPORATION
CONSULTING STRUCTURAL CIVIL

228 ILA STREET
STUART, FL 34994
RENOVATION PLAN

Digitally signed by William J Mathers, Date: 2022.12.28 16:36:02 -05'00'

WILLIAM J MATHERS, P.E.
FL #19658
CHECKED:
WJM
DATE:
12/15/2022
Scale: 1/4" - 1'
unless otherwise noted
Job No.
228 SE 11a Street
SHEET

M-1

REVISED PLAN

PERMIT #

22120139

DATE: 01/06/2023



CITY OF STUART, FLORIDA

BUILDING DIVISION

CONSTRUCTION PERMIT APPLICATION

Received By: AK

Application must be typed or printed legibly in ink and complete all relevant fields.

Parcel ID NUMBER _____ PROJECT IDENTIFICATION _____ DATE OF APPLICATION 12/22/2022
ADDRESS 228 SE 1LA ST, STUART, FL 34994 Flood Zone X
PROJECT NAME After fact all inclusive CONTACT John Rizzotto
PROJECT CONTACT PHONE 772 634 1242 CONTACT E-MAIL ADDRESS JRizzottoSr@Aol.Com
FULL LEGAL NAME, AGENCY, OR BUSINESS Robert J. Haas Jr
MAILING ADDRESS 228 SE 1LA St. Stuart, FL 34994
OWNER CONTACT PHONE 772 626-6388 OWNER E-MAIL ADDRESS bobhaasjr@gmail.com

DESCRIPTION OF WORK

Building _____

Electric ☒Plumbing ☒Mechanical ☒

After the fact all inclusive permit app for work done by me (except minisplits done with master AC tech) since I moved here.

LICENSED CONTRACTOR

FLORIDA DESIGN PROFESSIONAL

COMPANY NAME John L Rizzotto LICENSE # C0C061630 COMPANY NAME _____
NAME (QUALIFYING AGENT) John Rizzotto NAME _____ LICENSE # _____
ADDRESS 4421 SE Pomona Terr 34997 ADDRESS _____
PHONE 772 634 1242 PHONE _____
E-MAIL ADDRESS JRizzottoSr@Aol.Com E-MAIL ADDRESS _____

For demolition / renovation projects involving a commercial, institutional or industrial structure or apartment building of more than four dwelling units, the following provisions are applicable:

I. Renovation: Is asbestos present? Yes _____ No ☒

II. Demolition: All applicants must provide Notice to DEP regardless of whether asbestos is present.

Mandatory Action: If asbestos is subsequently discovered, then the applicant shall immediately provide notice to the DEP and amend this application.

CONSTRUCTION VALUE OF WORK

Building Cost \$17,000 Electrical Cost \$8,800 Plumbing Cost \$2,200 Mech. Cost \$4,400 Total Cost \$32,400

Number of Stories 1+2 Building Height _____
Total Floor Area (SF) 2839 Enclosed _____ Unenclosed _____
Number of Gas Fixtures 7 Number of Plumbing Fixtures 7
Number of Parking Spaces 10 Number of Accessible Parking Spaces 10

Occupancy Classification _____

Occupancy Capacity: _____

Construction Type: _____

City of Stuart Development Department, 121 SW Flagler Ave. Stuart, FL 34994 Phone: (772) 288-5326 Fax: (772) 288-5388

CODE: Florida Building Code 2020 and the 2017 National Electrical Code.

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work be performed to meet the standards of all laws regulating construction in this jurisdiction.

TIME LIMITATIONS OF APPLICATION: An application for a permit for any proposed work shall be deemed to have been abandoned 90 days after the date of filing, unless pursued in good faith or a permit has been issued.

TIME LIMITATIONS OF PERMITS: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 90 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time work is commenced. A valid permit receives an approved inspection every 180 days. Work shall be considered not suspended, abandoned or invalid when the permit has received an approved inspection within 180 days of the previous approved inspection.

FLORIDA'S CONSTRUCTION LIEN LAW: Protect Yourself and Your Investment: According to Florida Law, those who work on your property or provide materials, and are not paid-in-full, have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor fails to pay subcontractors or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. This means if a lien is filed against your property, it could be sold against your will to pay for labor, materials or other services which your contractor may have failed to pay.

NOTICE OF RESPONSIBILITY TO CONTRACTOR AND AGENT: YOU ARE HEREBY NOTIFIED as the recipient of a building permit from the City of Stuart, you will be held responsible to the City for any damage to sidewalks and/or road curbs and gutters, concrete features and structures, together with damage to drainage facilities, removal of sod, major changes to lot grades that result in ponding of water adversely affecting abutters, or other damage to roadway and other public infrastructure facilities caused by you or your contractor, subcontractors, agents or representatives in the construction and/or improvement of the building and lot for which this permit is issued. No certificate of occupancy will be issued until all corrective work has been corrected.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

OWNERS CERTIFICATION: I CERTIFY THAT ALL THE FOREGOING INFORMATION IS ACCURATE AND THAT ALL WORK WILL BE DONE IN COMPLIANCE WITH ALL APPLICABLE LAWS REGULATING CONSTRUCTION AND ZONING.

NOTICE TO OWNER: There are some properties that may have deed restrictions recorded upon them. These restrictions may limit or prohibit the work applied for in your building permit. You must verify if your property is encumbered by any restrictions or face possible litigation and or fines.

Print Owners Name: Robert J. Haas Jr.

Contractor's Signature: [Signature]

****If this is an Owner Builder Permit Application then, ONLY the owner can sign the building permit when it is issued.** ✓

As of January 01, 2020, Any and all notarial certificates prepared under Florida law must indicate whether the principal appeared by means of physical presence or by online notarization. Florida Statue 117.05

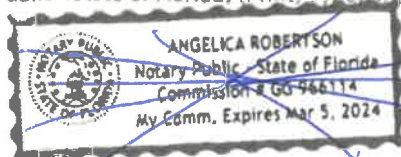
(a) For an oath or affirmation:
STATE OF FLORIDA COUNTY OF Martin

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of February (2022) By Robert J. Haas Jr. (name of person making statement)

Personally Known OR Produced Identification Type of Identification Produced John Rizzotto

Florida Driver License

(Signature of Notary Public - State of Florida) (Print, Type, or Stamp of Notary Public) [Signature]



DARCEE M. PILARSKI
Commission # HH 288146
Expires July 18, 2026

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST MAGISTRATE

Meeting Date: 3/19/2025

Prepared by: Robert Perez

Title of Item:

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

Address:

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.

Summary Explanation/Background Information:

ATTACHMENTS:

1. 822 SE Central Avenue PA
2. Front side of Unsafe Structure
3. West side of Unsafe Structure (Collapsing Wall)
4. West side of Unsafe Structure (Kitchen Window) 1
5. West side of Unsafe Structure (Kitchen Window) 2
6. NW Corner of Unsafe Structure (Rear)
7. NE Corner of Unsafe Structure (Rear) 1
8. NE Corner of Unsafe Structure (Rear) 2
9. Rear side of Unsafe Structure (Broken Window)
10. 1st Bedroom Ceiling (1)
11. 1st Bedroom Ceiling (2)
12. Interior Ceiling (1)
13. Interior Ceiling (2)
14. Interior Flooring (1)
15. Interior Flooring (2)
16. Kitchen Area (1)
17. Kitchen Area (2)
18. Kitchen Area (3)
19. Kitchen Area (4)
20. Kitchen Area (5)
21. Kitchen Window & Kitchen Counter (Collapsing Wall)
22. Overload on Electrical Outlets
23. Bathroom Flooring
24. Trash, Junk, Debris (Rear)

25. 1st Inoperable Vehicle (Rear)
26. 2nd Inoperable Vehicle (Rear)
27. 822 SE Central Avenue NOV NOH
28. 822 SE Central Avenue - Certified Receipt w. Return
29. 822 SE Central Avenue - Affidavit of Service 01-21-2025
30. NOV NOH Posting 01-21-2025 (2)
31. Letter from Probate Attorney
32. Respondent to Tenant - Letter to Vacate
33. Respondent to Tenant - Letter to Vacate (Extension)

Basic Info

PIN 04-38-41-013-011-00100-7	AIN 21592	Situs Address 822 SE CENTRAL AVE STUART FL	Website Updated 1/22/25
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General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners

CRIST MARION ESTATE

Parcel ID

04-38-41-013-011-00100-7

Use Code/Property Class

0100 - 0100 Single Family

Mailing Address

C/O DOROTHY ROBERTS
8121 WOODHAVEN RD
ROSEDALE MD 21237

Account Number

21592

Neighborhood

343840 Lincoln Pk, Mcdonalds, Ruffs

Tax District

STUART

Property Address

822 SE CENTRAL AVE STUART FL

Legal Acres

0.11

Legal Description

MC DONALD'S LOT 10 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	\$ 49,300	\$ 27,650	\$ 76,950	\$ 33,244	\$ 43,706	\$ 0	\$ 43,706

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

8/1/81

Grantor (Seller)

SELLER - see file for name

Doc Num

N/A

Sale Price

\$ 100

Deed Type

01

Book & Page

Legal Description

MC DONALD'S LOT 10 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.

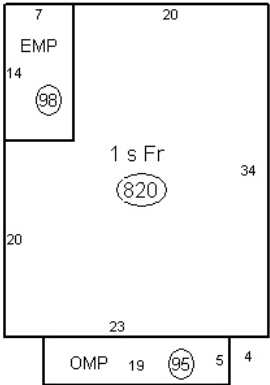
Improvements

PIN 04-38-41-013-011-00100-7	AIN 21592	Situs Address 822 SE CENTRAL AVE STUART FL	Website Updated 1/22/25
--	---------------------	--	-----------------------------------

Use Code/Property Class 0100 - 0100 Single Family	Total Finished Area 820 SF	Max Stories 1
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Building Information (1 of 1)

Building Type Single family	Finished Area 820 SF	Exterior Cover Stucco or wood	Roof Cover Comp sh 240-260#
Year Built 1950	Wall Wood frame	Number of Units 1	Wall Height N/A
Bedrooms 2	Full Baths 1	Half Baths 0	



Report a
Discrepancy

Sketched Area Legend

Sub Area	Description	Area	Finished Area
DWELL	Dwelling	820	820
EMP	Enclosed Masonry Porch	98	0
OMP	Open Masonry Porch	95	0
UTLSHED	Residential Utility Shed	60	0

Features/Yard Items

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

Sales History

PIN	AIN	Situs Address	Website Updated
04-38-41-013-011-00100-7	21592	822 SE CENTRAL AVE STUART FL	1/22/25

Sale Date	Sale Price	Grantor (Seller)	Deed Type	Doc Num	Book & Page
8/1/81	\$ 100	SELLER - see file for name	01		

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
04-38-41-013-011-00100-7	21592	822 SE CENTRAL AVE STUART FL	1/22/25

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2024	\$ 49,300	\$ 27,650	\$ 76,950	\$ 33,244	\$ 43,706	\$ 0	\$ 43,706
2023	\$ 49,300	\$ 25,810	\$ 75,110	\$ 35,377	\$ 39,733	\$ 0	\$ 39,733
2022	\$ 36,550	\$ 19,660	\$ 56,210	\$ 20,089	\$ 36,121	\$ 0	\$ 36,121
2021	\$ 31,450	\$ 17,060	\$ 48,510	\$ 15,672	\$ 32,838	\$ 0	\$ 32,838
2020	\$ 18,700	\$ 16,640	\$ 35,340	\$ 5,487	\$ 29,853	\$ 0	\$ 29,853
2019	\$ 14,450	\$ 15,460	\$ 29,910	\$ 2,771	\$ 27,139	\$ 0	\$ 27,139
2018	\$ 12,750	\$ 14,280	\$ 27,030	\$ 2,358	\$ 24,672	\$ 0	\$ 24,672
2017	\$ 12,750	\$ 11,890	\$ 24,640	\$ 2,211	\$ 22,429	\$ 0	\$ 22,429
2016	\$ 8,500	\$ 11,890	\$ 20,390	\$ 0	\$ 20,390	\$ 0	\$ 20,390
2015	\$ 8,500	\$ 12,800	\$ 21,300	\$ 2,376	\$ 18,924	\$ 0	\$ 18,924
2014	\$ 10,000	\$ 15,040	\$ 25,040	\$ 7,836	\$ 17,204	\$ 0	\$ 17,204

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

CRIST MARION ESTATE
C/O DOROTHY ROBERTS
8121 WOODHAVEN RD
ROSEDALE, MD 21237

Case No. CE25010013

Certified Receipt No. 70220410000042027670

NOTICE OF VIOLATION AND NOTICE OF HEARING

January 21st, 2025

822 SE CENTRAL AVENUE
STUART, FL 34994
Parcel Control Number: 04-38-41-013-011-00100-7

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 STRUCTURE HAS BEEN DEEMED UNSAFE FOR OCCUPANCY BY THE CITY'S BUILDING OFFICIAL.**

Pertinent Code Section(s): Sec. 10-83. - Unsafe buildings and unsafe systems a public nuisance.

All buildings in the city that are unsafe because of structural, electrical, gas, mechanical or plumbing deficiencies, or that are unsanitary, or do not provide adequate egress, or constitute a fire hazard, or constitute an attractive nuisance or are otherwise dangerous to human life, or which in relation to existing use constitute a hazard to safety or health, will be considered unsafe buildings. Unsafe buildings are a public nuisance because of the danger they pose to the public. All such unsafe buildings are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition in accordance with the code and the provisions of this article. **PLEASE CONTACT THE CITY'S BUILDING OFFICIAL TO DISCUSS REQUIRED REPAIRS.**

2. **Violation Description/Corrective Action Required:** THE EXTERIOR OF THE STRUCTURE IS IN SIGNIFICANT DISREPAIR PRESENTING A SAFETY CONCERN FOR THE OCCUPANT(S).
Pertinent Code Section(s): Sec. 10-61. - **Maintenance of structures, equipment and exterior property.**
(m) Exterior structure. (1) Generally. The exterior of a structure shall be maintained in good repair, structurally sound, and sanitary so as not to pose a threat to the public health, safety or welfare.
- (2) Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition and free from mold and mildew. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and watertight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
- (3) Structural members. All structural members shall be maintained free from deterioration and shall be capable of safely supporting the imposed dead and live loads.
- (4) Foundation walls. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
- (5) Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration and must be free from loose materials subject to becoming projectiles under high wind conditions.
- (6) Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. Roofs must be free from loose materials subject to becoming projectiles under high wind conditions. **PLEASE CONTACT THE CITY'S BUILDING OFFICIAL TO DISCUSS REQUIRED REPAIRS.**
3. **Violation Description/Corrective Action Required:** THE TRASH AND DEBRIS ALONG THE EXTERIOR OF THE PROPERTY 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 TRASH AND DEBRIS ALONG THE EXTERIOR OF THE PROPERTY.**
4. **Violation Description/Corrective Action Required:** THE INOPERABLE VEHICLE(S) ON THE PROPERTY MUST BE REMOVED.
Pertinent Code Section(s): **ARTICLE III. - JUNKED, WRECKED, ABANDONED PROPERTY** Sec. 20-50. - **Prohibited acts; violation a public nuisance; jurisdiction of code enforcement board.** (a) It shall be unlawful for any person to park, store, or leave, or to permit the parking, storing or leaving of, upon any public or private property within the city, any of the following: (1) Abandoned property; (2) A wrecked motor vehicle; or (3) An inoperable watercraft of any kind, whether attended or not. **PLEASE REMOVE THE INOPERABLE/JUNK VEHICLES FROM THE PROPERTY.**

Comply By: February 25, 2025

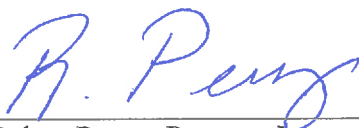
Please correct the above noted items so that no further action needs to be taken. We thank you in advance for your understanding and cooperation.

Unless you correct the violation(s) described above on or before the compliance date of February 25, 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 19th day of March 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

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
 • Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$

Total Postage and Fees

\$

SENT
Here
1/21/15

7022 0410 0000 4202 7670

\$ DONORNY ROBERTS ESTATE

Street and Apt. No. or P.O. Box No.

8141 WOODHAVEN RD.

City, State, ZIP+4[®]

ROSDALE, MD 21137

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

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.

■ Print your name and address on the reverse so that we can return the card to you.

■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DONORNY ROBERTS
 8141 WOODHAVEN RD.
 ROSDALE, MD. 21137



9590 9402 9264 4295 1765 15

2. Article Number (Transfer from service label)

7022 0410 0000 4202 7670

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Robert

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

1/25

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

☐ Mail Restricted Delivery

☐ Priority Mail Express[®]

☐ Registered Mail[™]

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation[™]

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



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

AFFIDAVIT OF POSTING

Date: March 12, 2025

Case No. CE25010013

Location of Violation: 822 SE Central Avenue, Stuart FL 34994

PCN: 04-38-41-013-011-00100-7

Property Owner: Crist Marion Estate C/O Dorothy Roberts

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 21st day of January 2025 at 1:06 AM PM at the above-named address.

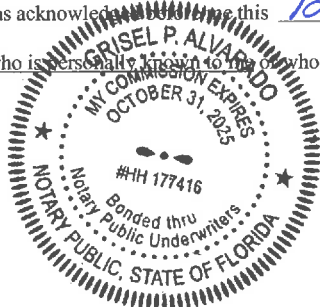
Affiant:
Code Compliance Officer

THE STATE OF FLORIDA
CITY OF STUART

The foregoing instrument was acknowledged before me this 12th day of March, 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.

(SEAL)



NOTARY PUBLIC State of Florida





LITTMAN, SHERLOCK & HEIMS, P.A.

Attorneys At Law

618 SE Ocean Boulevard, Suite S, Stuart, Florida

Mailing Address: Post Office Box 1197, Stuart, FL 34995

Telephone: (772) 287-0200

Facsimile: (772) 872-5152

Virginia P. Sherlock
Email: vsherlock@LSH-Law.net

Howard K. Heims
Email: hheims@LSH-Law.net

Website: www.LSH-Law.net
James F. Litman (1923-2013)

January 13, 2025

Dorothy Thomas Roberts
8121 Woodhaven Road
Rosedale, MD 21237

Virginia Dennis
2308 Avenue Z
Riviera Beach, FL 33404

Samuel Crist
9400 NW 4th Avenue
Miami, FL 33150

Ida Mae Crist
822 SE Central Avenue
Stuart, FL 34994

Carl Jackson, Associate Director
The Harlem Chamber Players
P.O. Box 2976
New York, NY 10027

Re: Estate of Marion Crist, Estate of McKinley Crist, Estate of Janice Daniels
Property located at 822 SE Central Avenue, Stuart, Florida

Dear Beneficiaries:

This firm has been retained by Dorothy Roberts to establish title to real property at 822 SE Central Avenue, Stuart, Florida, which was owned by Marion Crist at the time of her death in 2004. Mrs. Roberts believes that her sister intended to leave the Florida property to her; however, she has been unable to locate a Last Will and Testament executed by Marion Crist which directs distribution of the property. Since she was not survived by a spouse or children, Ms. Crist's Florida property would pass to her siblings pursuant to the state intestacy statute.

I am directing this letter to the surviving siblings of Marion Crist (Dorothy Roberts, Virginia Dennis and Samuel Crist) and heirs of her deceased siblings McKinley Crist (Ida Mae Crist) and Janice Daniels (Carl Jackson). If there are other heirs, they will need to be included in future communications regarding this matter.

If any beneficiary is aware of the existence and location of a Last Will and Testament signed by Marion Crist, it will save considerable time and expense to commence estate administration for the Florida property and to distribute the property pursuant to the terms of the Will. We will need the original Will or a copy that can be authenticated in order to proceed.

If a Will cannot be located, it will be necessary to commence intestate administration to distribute a one-fifth interest in the Florida property to each of the siblings of Marion Crist.

Beneficiaries
January 13, 2025
Page Two

Since two of the siblings are deceased, estate administration must be commenced for the estates of the deceased siblings – McKinley Crist and Janice Daniels – in order to distribute their respective interests to their heirs or beneficiaries. As with the estate of Marion Crist, if either McKinley Crist or Janice Daniels failed to leave a Last Will and Testament, estate administration will have to be commenced pursuant to the intestacy statute for each decedent.

Mrs. Roberts proposes to sell the Florida property, which has an estimated fair market value of \$76,950.00, according to the Martin County Property Appraiser.

The cost of estate administration in Florida will likely be \$2,000.00 to \$3,000.00 for each estate, with the cost of administration deducted from the proceeds of the sale of the property, payable proportionately from the proceeds before distribution to the beneficiaries of each estate.

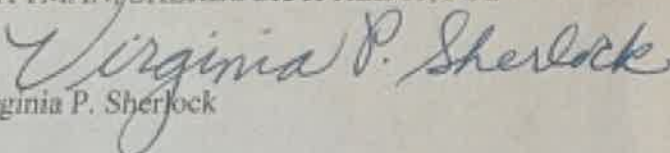
If any beneficiary wishes to disclaim his or her interest in the Florida property, this can be accomplished by execution of a Disclaimer and a Waiver and Consent to allow Mrs. Roberts to petition the Court for estate administration without the participation of the disclaiming heirs, who must also execute a quit claim deed releasing any interest in the Florida property.

I would appreciate hearing from each of you with respect to how you wish to proceed. Please give my office a call at 772-287-0200 or send an e-mail to me at Vsherlock@LSHLaw.net at your earliest convenience.

Thank you in advance for your cooperation.

Sincerely,

LITTMAN, SHERLOCK & HEIMS, P.A.


Virginia P. Sherlock

VPS/nol

February 4, 2025

Ida Mae Crist and Family
822 SE Central Ave.
Stuart, FL 34994

RE: Vacate Property

Pursuant to City of Stuart Development advising the above premises has been deemed unsafe for occupancy. In speaking with Mr. Robert Perez, Property Inspector, I was informed that you must immediately remove ALL of your property and belongings inside/outside the premises.

Following city recommendations that as of February 27th, 2025, you must have the house empty, back/front/side yards clean and clear of all debris. The car stored in the yard must also be removed.

On February 28th, 2025, there will be a walk through the premises to make sure all the above has been completed. The Property Inspector will also be inspecting the premises on that day and the house will be completely locked down for no re-entry.

Dorothy Thomas-Roberts
Samuel Crist
Virginia Dennis

cc: Mr. Robert Perez
Property Inspector

February 28, 2025

Ida Mae Crist
1247 Charlie Glen Dr.
Stuart, FL 34994

RE: Extension to Vacate Property

Pursuant to City of Stuart Development advising the above premises has been deemed unable for occupancy. In speaking with Mr. Robert Perez, Property Inspector, I was informed that you must immediately remove ALL your property and belongings inside/outside the premises.

Following city recommendations that as of February 27th, 2025, you must have the house empty, back/front/side yards clean and clear of all debris. The car stored in the yard must also be removed.

You have been granted an extension to vacate until March 15th, 2025, there will be a walk through the premises to make sure all the above has been completed. The Property Inspector will also be inspecting the premises on that day and the house will be completely locked down for no re-entry.

Dorothy Thomas-Roberts
Samuel Crist
Virginia Dennis

cc: Mr. Robert Perez
Property Inspector

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

Meeting Date: 3/19/2025

Prepared by: Robert Perez

Title of Item:

CITY OF STUART VS SELENA A. DAVIS

Address:

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.

Summary Explanation/Background Information:

ATTACHMENTS:

1. 931 SE Martin Luther King Jr Blvd PA
2. 931 SE MLK Jr Blvd - Storm Shutters
3. 931 SE MLK Jr Blvd - Trash Carport Area
4. 931 SE MLK Jr Blvd - Unapproved Parking
5. 931 SE MLK Jr Blvd - Inop Vehicles (1)
6. 931 SE MLK Jr Blvd - Inop Vehicles (2)
7. 931 SE Martin Luther King Jr Blvd NOV NOH
8. 931 SE Martin Luther King Jr Blvd - Certified Receipt w. Return
9. 931 SE Martin Luther King Jr Blvd - Affidavit of Service
10. 931 SE Martin Luther King Jr Blvd - Posting 03-07-2025

Basic Info

PIN 04-38-41-011-004-00080-8	AIN 21515	Situs Address 931 SE MARTIN LUTHER KING JR BLVD STUART FL	Website Updated 1/29/25
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General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners

DAVIS SELENA A

Parcel ID

04-38-41-011-004-00080-8

Use Code/Property Class

0100 - 0100 Single Family

Mailing Address

P O BOX 1454
STUART FL 34995

Account Number

21515

Neighborhood

333860 Highlands, Stypmann,Lake Clare

Tax District

STUART

Property Address

931 SE MARTIN LUTHER KING JR BLVD STUART FL

Legal Acres

0.181

Legal Description

LAKE CLARE SECTION ST LUCIE EST E 1/2 LO...

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	\$ 160,000	\$ 73,270	\$ 233,270	\$ 153,463	\$ 79,807	\$ 50,000	\$ 29,807

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

Current Sale

Sale Date

10/21/98

Grantor (Seller)

KIRBY, CHRISTOPHER C

Doc Num

N/A

Sale Price

\$ 52,000

Deed Type

Special Warranty Deed

Book & Page

1346 1424

Legal Description

LAKE CLARE SECTION ST LUCIE EST E 1/2 LOT 8 & ALL LOT 9 BLK 4

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

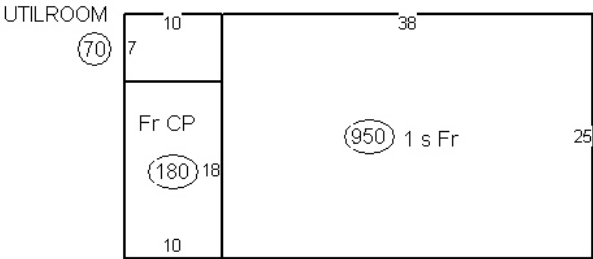
PIN	AIN	Situs Address	Website Updated
04-38-41-011-004-00080-8	21515	931 SE MARTIN LUTHER KING JR BLVD STUART FL	1/29/25

Use Code/Property Class	Total Finished Area	Max Stories
0100 - 0100 Single Family	950 SF	1

Building Information (1 of 1)

Building Type	Finished Area	Exterior Cover	Roof Cover
Single family	950 SF	Stucco or wood	Comp sh 240-260#
Year Built	Wall	Number of Units	Wall Height
1982	Wood frame	1	N/A
Bedrooms	Full Baths	Half Baths	
3	2	0	

03



Report a
Discrepancy

Sketched Area Legend

Sub Area	Description	Area	Finished Area
DWELL	Dwelling	950	950
ICP	Integral Carport	180	0
UTILROOM	Residential Utility Room	70	0

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt
Residential Paving	1	1	Square Feet	1982

Sales History

PIN	AIN	Situs Address	Website Updated
04-38-41-011-004-00080-8	21515	931 SE MARTIN LUTHER KING JR BLVD STUART FL	1/29/25

Sale Date	Sale Price	Grantor (Seller)	Deed Type	Doc Num	Book & Page
10/21/98	\$ 52,000	KIRBY, CHRISTOPHER C	Special Warranty Deed		<u>1346 1424</u>
6/14/89	\$ 100	SELLER - see file for name	Quit Claim Deed		<u>0815 1850</u>
5/1/83	\$ 50,000	SELLER - see file for name	Special Warranty Deed		<u>0570 1337</u>
1/1/01	\$ 37,500	SELLER - see file for name	02		<u>0539 1483</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
04-38-41-011-004-00080-8	21515	931 SE MARTIN LUTHER KING JR BLVD STUART FL	1/29/25

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2024	\$ 160,000	\$ 73,270	\$ 233,270	\$ 153,463	\$ 79,807	\$ 50,000	\$ 29,807
2023	\$ 160,000	\$ 73,380	\$ 233,380	\$ 155,897	\$ 77,483	\$ 50,000	\$ 27,483
2022	\$ 138,380	\$ 72,140	\$ 210,520	\$ 135,293	\$ 75,227	\$ 50,000	\$ 25,227
2021	\$ 120,000	\$ 48,150	\$ 168,150	\$ 95,114	\$ 73,036	\$ 48,036	\$ 25,000
2020	\$ 110,000	\$ 46,450	\$ 156,450	\$ 84,422	\$ 72,028	\$ 47,028	\$ 25,000
2019	\$ 120,000	\$ 48,080	\$ 168,080	\$ 97,672	\$ 70,408	\$ 45,408	\$ 25,000
2018	\$ 115,000	\$ 44,820	\$ 159,820	\$ 90,725	\$ 69,095	\$ 44,095	\$ 25,000
2017	\$ 135,000	\$ 35,730	\$ 170,730	\$ 103,056	\$ 67,674	\$ 42,674	\$ 25,000
2016	\$ 85,000	\$ 33,450	\$ 118,450	\$ 52,168	\$ 66,282	\$ 41,282	\$ 25,000
2015	\$ 70,000	\$ 36,780	\$ 106,780	\$ 40,959	\$ 65,821	\$ 40,821	\$ 25,000
2014	\$ 50,000	\$ 37,000	\$ 87,000	\$ 21,702	\$ 65,298	\$ 40,298	\$ 25,000

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

SELENA A. DAVIS
P O BOX 1454
STUART, FL 34995

Case No. CE25010032

Certified Receipt No. 70220410000042027823

NOTICE OF VIOLATION AND NOTICE OF HEARING

January 29th, 2025

931 SE MARTIN LUTHER KING JR BLVD
STUART, FL 34994
Parcel Control Number: 04-38-41-011-004-00080-8

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 TRASH, DEBRIS, AND MISCELLANEOUS MATERIAL WITHIN THE CARPORT/FRONT YARD 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 TRASH AND DEBRIS ALONG THE EXTERIOR OF 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 REMOVE ALL OF THE TRASH, DEBRIS, MISCELLANIOUS MATERIAL FROM THE PROPERTY.**

3. **Violation Description/Corrective Action Required:** PLEASE REMOVE THE INOPERABLE VEHICLE FROM THE GRASS.

Pertinent Code Section(s): Sec. 10-69. - Motor vehicle parking and storage. (c) Residential vehicle parking and storage. (1) Parking only. Only fully operable: automobiles, recreational vehicles, light trucks, motorcycles, vessels on trailers, and light utility trailers shall be parked on residential properties wherever located in the city, subject to the following: (a) In a permitted garage or carport; or (b) on an approved surface. **PLEASE RELOCATE VEHICLE(S) TO DRIVEWAY AND/OR APPROVED SURFACE.**

4. **Violation Description/Corrective Action Required:** PLEASE REMOVE ALL OF THE INOPERABLE VEHICLE(S) FROM THE PROPERTY IMMEDIATELY.

Pertinent Code Section(s): ARTICLE III. - JUNKED, WRECKED, ABANDONED PROPERTY Sec. 20-50. - Prohibited acts; violation a public nuisance; jurisdiction of code enforcement board. (a) It shall be unlawful for any person to park, store, or leave, or to permit the parking, storing or leaving of, upon any public or private property within the city, any of the following: (1) Abandoned property; (2) A wrecked motor vehicle; or (3) An inoperable watercraft of any kind, whether attended or not. Definitions: Fully operable means a vehicle or vessel which is capable of performing its intended use or purpose, without further repair or reconstruction, and which has a current title and registration with the state or federal government, if the same is required by law. **PLEASE REMOVE ALL THE INOPERABLE VEHICLE(S) ON SITE.**

5. **Violation Description/Corrective Action Required:** PLEASE REMOVE THE STORM SHUTTERS FROM THE WINDOWS ON THE PROPERTY.

Pertinent Code Section(s): Sec. 10-61. - Maintenance of structures, equipment and exterior property. (20) Storm shutter regulations. c. Storm shutter placement. Hurricane protective devices that impede egress, light, and/or ventilation in a closed/secured position on occupied buildings must be removed no later than 14 days after the termination of a hurricane event (watch, warning, or actual hurricane or tornado). **PLEASE REMOVE THE SHUTTERS FROM ALL OF THE WINDOWS ON THE STRUCTURE.**

Comply By: February 19th, 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 19, 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 **19th day of March 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.

A handwritten signature in blue ink, appearing to read "R. Perez", is positioned above a horizontal line.

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

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

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

Postage

\$

Total Postage and Fees

\$

Sent To **SEVENA A. DAVIS**

Street and Apt. No., or PO Box No.
PO BOX 1454

City, State, ZIP+4®
STUART FL 34995

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

SEVENA A.
 Here
1/29/25

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:

SEVENA A. DAVIS
PO BOX 1454
STUART, FL 34995



9590 9402 9264 4295 1763 79

2. Article Number (Transfer from service label)

7022 0410 0000 4202 7823

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
 B. Received by (Printed Name) ☐ Addressee
 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
☐ Mail Restricted Delivery

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation®
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



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

AFFIDAVIT OF POSTING

Date: March 12, 2025

Case No. CE25010032

Location of Violation: 931 SE Martin Luther King Jr Blvd, Stuart FL 34994

PCN: 04-38-41-011-004-00080-8

Property Owner: Selena A. Davis

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 7th day of March 2025 at 9:43 AM PM at the above-named address.

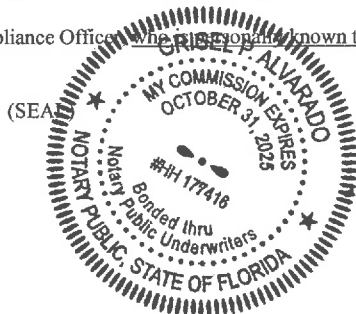


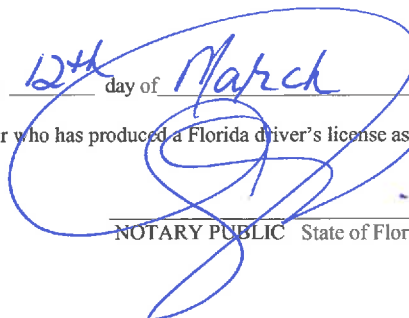
Affiant:
Code Compliance Officer

THE STATE OF FLORIDA
CITY OF STUART

The foregoing instrument was acknowledged before me this 12th day of March, 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



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

Meeting Date: 3/19/2025

Prepared by: Robert Perez

Title of Item:

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

Address:

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.

Summary Explanation/Background Information:

ATTACHMENTS: