



City of Stuart

MAGISTRATE HEARING DOCKET

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

**APRIL 16, 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 DOLPHIN ESTATES TRUST 2015

Lee Baggett

CASE NO: CE19050004

ADDRESS OF VIOLATION: 708 SE OCEAN AVE STUART FL 34996

CODE SECTION: CH 105.4 FBC ABANDONED PERMIT

SEC 111.1 - CERTIFICATE OF OCCUPANCY

DESCRIPTION OF VIOLATION: WORK COMPLETED WITHOUT A
PERMIT.

2. CITY OF STUART VS EVANS LODGE 72 AF & AM INC

Scott Shiner

CASE NO: CE25020014

ADDRESS OF VIOLATION: 925 SE SPRUCE AVE. STUART, FL 34996

CODE SECTION: SEC 10-61(C)(M)(10) *VACANT STRUCTURES AND LAND*. ALL VACANT STRUCTURES AND PREMISES THEREOF OR VACANT LAND SHALL BE MAINTAINED IN A CLEAN, SAFE, SECURE AND SANITARY CONDITION AS PROVIDED HEREIN, INCLUDING SOIL STABILIZATION SO AS NOT TO CAUSE A BLIGHTING PROBLEM OR ADVERSELY AFFECT THE PUBLIC HEALTH OR SAFETY. *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.

DESCRIPTION OF VIOLATION: EXTERIOR STRUCTURE (MISSING PAINT) AND DAMAGED STAIRS IN REAR OF BUILDING.

3. CITY OF STUART VS HESS RETAIL STORES LLC "COMPLIED"

Scott Shiner

CASE NO: CE25020012

ADDRESS OF VIOLATION: 3201 SE FEDERAL HWY. STUART, FL 34997

CODE SECTION: SEC 10-61(M)(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.

DESCRIPTION OF VIOLATION: MILDEW STAINED BUILDING

4. **CITY OF STUART VS CLAQUI LLC "COMPLIED"** CASE NO: Scott Shiner
CE25020026
ADDRESS OF VIOLATION: 923 SE SPRUCE AVE. STUART, FL
34994
CODE SECTION: SEC 20-20(A)(B) 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.
DESCRIPTION OF VIOLATION: VACANT LOT OVERGROWN
5. **CITY OF STUART VS 245 ST LUCIE LLC - "COMPLIED"** Scott Shiner
CASE NO: CE25020020
ADDRESS OF VIOLATION: 245 SE ST LUCIE BLVD. STUART, FL
34996
CODE SECTION: SEC 10-61(I) ACCESSORY STRUCTURE -
ACCESSORY STRUCTURES. ALL ACCESSORY STRUCTURES,
INCLUDING DETACHED GARAGES, FENCES AND WALLS, SHALL
BE MAINTAINED STRUCTURALLY SOUND AND IN GOOD REPAIR.
DESCRIPTION OF VIOLATION: WOODEN FENCE DILAPIDATED
6. **CITY OF STUART VS RICHARD & LYNN
BROCKWAY "COMPLIED"** Scott Shiner
CASE NO: CE2503001
ADDRESS OF VIOLATION: 628 SE OCEAN AVE. STUART, FL 34996
CODE SECTION: SEC 20-21 DUTY TO KEEP GRASS MOWED - THE
OWNERS, CUSTODIANS, AGENTS, LESSEES OR OCCUPANTS OF
REAL PROPERTY WITHIN THE CITY SHALL NOT PERMIT THE
GRASS, WEEDS, FLORA OR UNDERBRUSH THEREON TO
EXCEED A HEIGHT OF EIGHT INCHES ABOVE THE GRADE OF
THE LAND, INCLUDING ANY ELEVATED AND DEPRESSED AREAS.
ALL SUCH MATERIALS SHALL BE CUT AND MAINTAINED TO A
HEIGHT OF EIGHT INCHES OR LESS AND CUTTINGS SHALL BE
EITHER REMOVED FROM THE PROPERTY OR MULCHED. ALL
SUCH MATERIALS SHALL BE CUT AND REMOVED OR MULCHED
WITHIN TEN CALENDAR DAYS OF NOTICE TO DO SO ISSUED BY
THE CITY AS PROVIDED IN THIS ARTICLE.
DESCRIPTION OF VIOLATION: WEEDS, OVERGROWTH, JUNK
AND DEBRIS IN PUBLIC VIEW
7. **CITY OF STUART VS WILLIE LEE SMITH ESTATE "COMPLIED"** Scott Shiner
CASE NO: CE25020019
ADDRESS OF VIOLATION: SE TARPON STREET (VACANT LOT)

PARCEL # 04-38-41-017-008-00041-0
CODE SECTION: 10-69(C)(1)(3) MOTOR VEHICLE PARKING AND STORAGE - *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, (3)ANY VEHICLE, VESSEL ON A TRAILER, OR TRAILER WHICH IS STORED ON A RESIDENTIAL LOT SHALL BE COMPLETELY COVERED WITH REASONABLY FITTED COVER COMPOSED OF OPAQUE FABRIC.
DESCRIPTION OF VIOLATION: COMMERCIAL EQUIPMENT STORED ON VACANT LOT

8. **CITY OF STUART VS WILLIAMS ANNIE RUTH ESTATE** Scott Shiner
"COMPLIED"
CASE NO: CE25010031
ADDRESS OF VIOLATION: 917 SE 13TH ST STUART, FL 34994
CODE SECTION: SEC 20-50 - PROHIBITED ACTS; VIOLATION A PUBLIC NUISANCE; JURISDICTION OF CODE ENFORCEMENT BOARD.
SEC 10-61 - MAINTENANCE OF STRUCTURES, EQUIPMENT AND EXTERIOR PROPERTY.
DESCRIPTION OF VIOLATION: INOPERABLE VEHICLE STORED ON DRIVEWAY, DAMAGED FENCE, JUNK AND DEBRIS
9. **CITY OF STUART VS LGDD LLC** Scott Shiner
"COMPLIED"
CASE NO:
ADDRESS OF VIOLATION: 216 SE OSCEOLA ST. STUART, FL 34996
CODE SECTION: SEC 20-21 DUTY TO KEEP GRASS MOWED
DESCRIPTION OF VIOLATION: ENTIRE YARD HAS WEEDS OVERGROWN
10. **CITY OF STUART VS STUART ARCADE ASSOCIATES LLC** Robert Perez
"COMPLIED"
CASE NO: CE25020005
ADDRESS OF VIOLATION: 23 SW OSCEOLA STREET STUART, FL 34994
CODE SECTION: SEC. 10-61 MAINTENANCE OF STRUCTURES, SEC. 10-62 INTERIOR STRUCTURES
DESCRIPTION OF VIOLATION: OUTDOOR STORAGE, DUMPSTER ENCLOSURE IN DISREPAIR, AND INTERIOR DAMAGE TO CEILING IN COMMERCIAL BUILDING.
11. **CITY OF STUART VS OSCEOLA STREET HOLDING LLC** Robert Perez
"COMPLIED"
CASE NO: CE25020021
ADDRESS OF VIOLATION: 400 SE OSCEOLA STREET UNIT 3 STUART, FL 34994
CODE SECTION: SEC. 10-36 VIOLATIONS AND PENALTIES
DESCRIPTION OF VIOLATION: WORK WITHOUT PERMIT
12. **CITY OF STUART VS MARIE F STEIN** Robert Perez
"COMPLIED"
CASE NO: CE25020017

ADDRESS OF VIOLATION: 418 SE FLAMINOG AVENUE STUART,
FL 34996
CODE SECTION: SEC. 10-61 EXTERIOR MAINTENANCE
DESCRIPTION OF VIOLATION: OUTDOOR STORAGE IN CARPORT
AREA

13. CITY OF STUART VS HENDRIKS LESLIE PAUL "COMPLIED"

Robert Perez

CASE NO: CE25020030
ADDRESS OF VIOLATION: 701 SE MICHAELS COURT STUART, FL
34996
CODE SECTION: SEC. 10-69 MOTOR VEHICLE PARKING AND
STORAGE
DESCRIPTION OF VIOLATION: VEHICLES PARKING ON
UNAPPROVED SURFACES ON SITE, AND OBSTRUCTING THE
PUBLIC RIGHT-OF-WAY

14. CITY OF STUART VS G & K LAND COMPANY LLC "COMPLIED"

Robert Perez

CASE NO: CE25020010
ADDRESS OF VIOLATION: 829 SE 6 STREET STUART, FL 34994
CODE SECTION: SEC. 10-61 EXTERIOR MAINTENANCE
DESCRIPTION OF VIOLATION: OVERGROWN LANDSCAPING, AND
OUTDOOR STORAGE ON SITE

**15. CITY OF STUART VS RTM ORLANDO PROPERTIES
LLC "COMPLIED"**

Robert Perez

CASE NO: CE25020028
ADDRESS OF VIOLATION: 1100 SE OCEAN BLVD STUART, FL
34996
CODE SECTION: SEC. 10-61 EXTERIOR MAINTENANCE
DESCRIPTION OF VIOLATION: OVERGROWN LANDSCAPING, AND
EXTERIOR MAINTENANCE OF THE STRUCTURE/PARKING LOT.

16. CITY OF STUART VS PAUL W KOHLER "COMPLIED"

Robert Perez

CASE NO: CE25020027
ADDRESS OF VIOLATION: 1109 SE THERESA STREET STUART,
FL 34996
CODE SECTION: SEC. 10-36 VIOLATIONS AND PENALTIES
DESCRIPTION OF VIOLATION: NO PERMIT FOR INTERIOR
RENOVATIONS ON SITE

ADJOURNMENT

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

Meeting Date: 4/16/2025

Prepared by: Lee Baggett

Title of Item:

CITY OF STUART VS DOLPHIN ESTATES TRUST 2015

Address:

708 SE OCEAN AVE STUART FL 34996

Code Section:

CH 105.4 FBC ABANDONED PERMIT
SEC 111.1 - CERTIFICATE OF OCCUPANCY

Description of Violation:

WORK COMPLETED WITHOUT A PERMIT.

Summary Explanation/Background Information:

A STIPULATION AGREEMENT ON May 21, 2019 WAS AGREED UPON. PROPERTY DID NOT MEET THE 30 DAYS GIVEN ON JUNE 21, 2019.

ATTACHMENTS:

1. papa 708 ocean ave
2. FINE REDUCTION RAY RICE
3. stip agreement 708 ocean 2019
4. permit docs 708 ocean ave

Basic Information
 Improvement Detail
 Sales History
 Value History


 PRINT PROPERTY CARD ▼

PIN	AIN	Situs Address	Website Updated
03-38-41-023-039-00090-0	20810	708 SE OCEAN AVE STUART FL	4/9/25

General Information

CHANGE MAILING ADDRESS ►

SIGN UP FOR PROPERTY FRAUD ALERT ►

Property Owners DOLPHIN ESTATES TRUST 2015	Parcel ID 03-38-41-023-039-00090-0	Use Code/Property Class 0100 - 0100 Single Family
Mailing Address RAYMOND RICE TTEE 708 SE OCEAN AVE STUART FL 34996	Account Number 20810	Neighborhood 333830 Kreuger Est Broad St Lucie Est
Tax District STUART	Property Address 708 SE OCEAN AVE STUART FL	Legal Acres 0.3168
	Legal Description BROADWAY, ST LUCIE ESTATES LOTS 9 & 10 B... + Read more	Ag Use Size (Acre\Sq Ft) N/A





SECTION 4: SUPPORTING DOCUMENTATION

Please include the following documentation with your application:

- Proof of property ownership (Example: tax roll, deed, title).
- Copies of lien information (Example: recorded orders, documents, notices)
- Any other relevant documentation supporting your request.

SECTION 5: APPLICANT DECLARATION

I/We, the undersigned, certify that the information provided in this application and all accompanying documentation is true and correct to the best of my/our knowledge. I/We understand that submitting this application does not guarantee approval of lien mitigation.

Signature of Applicant(s):

Date:

[Handwritten Signature]
3/6/2025

Signature of Applicant(s): _____

Date: _____

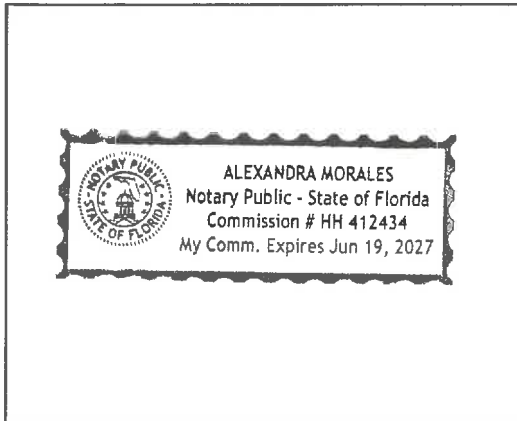
Signature of Applicant(s): _____

Date: _____

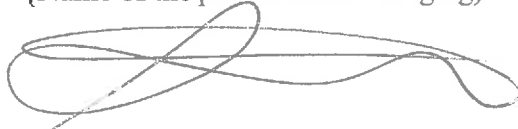


The foregoing instrument was acknowledged before me, the undersigned notary public, this 6th day of March, 2025 by Raymond Rice.

NOTARY PUBLIC SEAL OF OFFICE



{Name of the ^{notary} ~~person~~ acknowledging}


Alexandra Morales.

Printed, typed or stamped name of the Notary Public Exactly as Commissioned



FOR OFFICE USE ONLY

Date Application Received: 3/6/25

Case Number: _____

Reviewed By: _____

Decision:

☐ Approved

☐ Denied

☐ Additional Information Required

Comments/Notes:

Staff Signature: _____

Date: _____



SECTION 1: APPLICANT INFORMATION

Applicant/Authorized Agent/Property Owner:

- Owner Name: DOLPHIN ESTATES TRUST 2015
- Mailing Address: 708 SE OCEAN AVE. STUART FL. 34996
- Phone Number: 772 631 2621
- Email Address: RAYEHOATRICE@GMAIL.COM

Property Information:

- Property Address w/ Lien: 708 SE OCEAN AVE STUART
- Parcel Number or Property ID: 03-38-41-023-039-00090-0

SECTION 2: LIEN DETAILS

Type of Lien(s): (Check all that apply)

- ☐ Tax Lien
- ☐ Utility Lien
- ☒ Code Violation Lien
- ☐ Other: _____

Lien Reference Number(s): 19050004

Lien Amount(s): 730

Date Lien(s) Issued: 5/24/2019

SECTION 3: REASON FOR REQUEST

Please explain the reason for your lien mitigation request. Include details about the hardship and/or other extenuating circumstances:

UN AWARE THIS WAS STILL ACTIVE
PERMIT #19090165, DATED 10/1/2019 INSPECTIONS COMPLETED
4/8/20 - 7/20/20 - 7/24/20
ALL ACTIVITY WAS COMPROMISED BY COVID AND PREVIOUS-
CONTINUING MEDICAL ISSUES, INCLUDING PTSD, ADHD,
DEPRESSION, SURGERIES, HERNIA, ROTATOR CUFF, CATARACT
DENTAL, ORAL AND MOHS. VA MEDICAL TREATMENT FOR
DEPRESSION INEFFECTIVE AND OVER MEDICATED

(4) ATTACHMENTS



CITY OF STUART, FLORIDA
CODE ENFORCEMENT MAGISTRATE

Case No. CE_19050004

CITY OF STUART, FLORIDA,
Petitioner,

v.
Raymond Elliot-Rice, Trustee
Dolphin Estates Trust 2015

PCN:03-38-41-023-039-00090-0

Respondent(s).

STIPULATION AND AGREED ORDER

STIPULATION

The City of Stuart, Florida and the Respondent(s), hereby stipulate and agree to the following:

1. The persons signing this Stipulation have the authority to enter into the Stipulation and bind the respective parties to the terms contained herein.
2. The violations that are more fully described in the Notice of Violation/Notice of Hearing filed in this case do exist at the property described therein.
3. The Respondent is granted until **6/21/2019** to take the ~~necessary corrective action~~ *obtain a New Permit* to bring the property into compliance with the cited sections of the City of Stuart Code of Ordinances, or Florida Building Code, as applicable, and as described in the Notice of Hearing/ Notice of Violation. *In addition he shall complete roof within 60 days and complete outside walls, windows, doors and deck within 120 days.*
4. If the Respondent does not correct the violations(s) and bring the property into compliance as set forth in section 3, a civil penalty of **\$250.00 per violation, per day** shall accrue for each day the violation continues after the compliance date. **Fines and costs may result in a lien being placed on any real or personal property owned by Respondent.**
5. In accordance with Sec.162.09, Florida Statutes, a hearing is not necessary for the issuance of an order imposing the fine, and no additional notification will be sent. Additional costs may be assessed for the later prosecution of this case, if the Respondent fails to comply with this Stipulation.
5. The Respondent approves this Stipulation, and requests the Magistrate enter the Agreed Order which requires the Respondent to correct the violations and bring the property into compliance, or be liable for the fines and additional costs described above.

05/09/2019

shall call for roof inspection at 60 days and final at 120 or before

Case No: CE_19050004
Stipulation and Agreed Order

6. The Respondent bears the burden of contacting the City's Code Enforcement Division at 772-600-1254 to arrange for a re-inspection of the property in order to verify that any violations have been corrected and that the property has been brought into compliance with the applicable sections of the City or Building Code.

CITY OF STUART, FLORIDA
CODE ENFORCEMENT DIVISION

By: [Signature]
Building official

Date: _____

RESPONDENT(S)

By: [Signature]
Its: _____

By: _____
Its: _____

Date: _____

AGREED ORDER

THIS MATTER came before the Magistrate on 5/21/2019, and having been fully advised of the premises;

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

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

BECAUSE HAND WRITTEN LANGUAGE WAS NOT INITIALED BY THE PARTIES,
RESPONDENT SHALL HAVE TEN (10) DAYS TO FILE ITS OBJECTION WITH THE
CITY CLERK, IN WRITING.

Magistrate [Signature]

Copy furnished to the parties by: U.S. Mail / Hand Delivery / Fax

2

Stuart

The following inspections are required.

Use the 3-digit numeric code when scheduling an inspection via the 24-hour automated telephone system (772-600-1212)

Inspections are conducted between 8:30 am and 5:00 pm.
Inspections must be scheduled by 6:00 pm for next workday

BFINAL - 199 - BUILDING FINAL

FELECTRIC - 499 - FINAL ELECTRIC

FMECH - 699 - FINAL MECHANICAL 4.8.20 BBD Pass

FPLUMBING - 599 - FINAL PLUMBING

FRAMEALL - 120 - FRAME ALL INSPECTION 7.20.20 BBD Pass

FRAMING - 125 - FRAMING

INSULATION - 160 - INSULATION

METER - 940 - METER 7.24.20 BBD Pass

SLAB - 170 - PRE-POUR

TEMPELEC - 401 - TEMPORARY ELECTRIC

UNDGRND - 191 - UNDERGROUND-INFRASTRUCTURE

ROOF FINAL 399 4.8.20 BBD Pass

ORIGINAL ③

AND

CURRENT

PERMITS

15120088 2/10/16

18050145 5/25/18

BP 25 656 2/17/25

1609271

1610157

WARNING TO OWN
COMMENCEMENT M
IMPROVEMENTS TO
FINANCING, CONSUL
RECORDING YOUR NO

Renewed (2)
Permit

10-01-2019

RD A NOTICE OF
ING TWICE FOR
ITEND TO OBTAIN
TORNEY BEFORE

PERMI

WITH INSPECTIONS
THROUGH 7/24/2020

STUART
PMENT DEPARTMENT
LAGLER AVENUE
FLORIDA 34994-2139
5326

PERMIT #: 19090165

DATE: 10/01/2019

ADDRESS: 708 SE OCEAN AVE

OWNER: DOLPHIN ESTATES TRUST 2015

CONTRACTOR: DOLPHIN ESTATES TRUST 2015

SUB CONTRACTORS:

A/C CLASS AP05090083 MR. COOL A/C INC.
ELECTRICAL AP03498 MTA ELECTRIC INC
MASTER PLU AP01080197 DAVE'S PLUMBING, INC

CAC1817565
ER13015438
CFC051625

PERMIT TYPE: INTREMDLR INTERIOR REMODEL RESIDENTIAL

FOR AUTOMATED INSPECTION SCHEDULING SYSTEM, CALL (772) 600-1212
AT LEAST 24 HOURS ADVANCE NOTICE IS REQUIRED FOR ALL INSPECTIONS

This card must be posted in a conspicuous place at or near the main entrance to the new building, structure, addition or alteration during construction. This permit card must always be available to the inspector and must be protected from the weather.

The issuance of a building permit does not authorize the installation of mechanical work such as plumbing, electrical, gas, heating or refrigeration. Each type of work requires a verification form.

Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. Work shall be considered to be in active progress when the permit has received an approved inspection within 180 days. (Florida Building Code, Section 105.4)

This permit conveys no right to occupy any street, alley or sidewalk, public place or any part thereof, either temporarily or permanently, except as specifically provided in the building code.

**DO NOT REMOVE THIS CARD BEFORE COMPLETION
CERTIFICATE OF OCCUPANCY MUST BE SECURED BEFORE
THIS BUILDING CAN BE USED FOR ANY PURPOSE**



Building Permit

Phone: 772-288-5326
121 SW Flagler Avenue
Stuart, FL 34994

Office hours: Mon-Fri 8:00am - 4:30pm

Construction Site Hours:
Mon-Sat 7:00am - 7:00pm
NO WORK ON SUNDAY

Permit Number: BP-25-656		Permit Issue Date: February 17, 2025 Application Date: February 5, 2025	
Owner/Property Details			
Owner Name: DOLPHIN ESTATES TRUST 2015 Address: 708 SE OCEAN AVE STUART FL 34996 Phone #:		Parcel Number: 033841023039000900 Location: 708 SE OCEAN AVE Use Type: Subdivision: 033841023 BROADWAY SECTION OF ST LUCIE ESTATES SUBDIVISION Permit Type: Class of Work: Valuation: \$0	
Contractor: Address: Phone #: License #:		Description of Work permit for finals	
Payments		Conditional Remarks	
Building Permit Fee:			

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. THIS PERMIT WILL EXPIRE 180 DAYS AFTER LAST ACTION.

Required Inspections	
Mechanical-Final Plumbing- Final Residential Building Final	

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PERMIT



**CITY OF STUART
DEVELOPMENT DEPARTMENT
121 SW FLAGLER AVENUE
STUART, FLORIDA 34994-2139
(772) 288-5326**

PERMIT #: 18050145

DATE: 05/25/2018

ADDRESS: 708 SE OCEAN AVE

OWNER: RICE-ELIOT, RAYMOND

CONTRACTOR: MR. COOL A/C INC.

SUB CONTRACTORS:

**ELECTRICAL AP01080438 MTA ELECTRIC INC
MASTER PLU AP01080197 DAVE'S PLUMBING, INC**

**EC-0001402
CFC051625**

PERMIT TYPE: SFRMASONRY SINGLE FAMILY RES-MASONRY

**FOR AUTOMATED INSPECTION SCHEDULING SYSTEM, CALL (772) 600-1212
AT LEAST 24 HOURS ADVANCE NOTICE IS REQUIRED FOR ALL INSPECTIONS**

This card must be posted in a conspicuous place at or near the main entrance to the new building, structure, addition or alteration during construction. This permit card must always be available to the inspector and must be protected from the weather.

The issuance of a building permit does not authorize the installation of mechanical work such as plumbing, electrical, gas, heating or refrigeration. Each type of work requires a verification form.

Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced. Work shall be considered to be in active progress when the permit has received an approved inspection within 180 days. (Florida Building Code, Section 105.4)

This permit conveys no right to occupy any street, alley or sidewalk, public place or any part thereof, either temporarily or permanently, except as specifically provided in the building code.

**DO NOT REMOVE THIS CARD BEFORE COMPLETION
CERTIFICATE OF OCCUPANCY MUST BE SECURED BEFORE
THIS BUILDING CAN BE USED FOR ANY PURPOSE**

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

PERMIT



CITY OF STUART
DEVELOPMENT DEPARTMENT
121 SW FLAGLER AVENUE
STUART, FLORIDA 34994-2139
(772) 288-5326

PERMIT #: 15120088

DATE: 02/10/2016

ADDRESS: 708 SE OCEAN AVE

OWNER: RICE-ELIOT, RAYMOND

CONTRACTOR: RICE-ELIOT, RAYMOND

SUB CONTRACTORS:

NO SUBCONTRACTORS ASSIGNED

PERMIT TYPE: SFRMASONRY SINGLE FAMILY RES-MASONRY

**FOR AUTOMATED INSPECTION SCHEDULING SYSTEM, CALL (772) 600-1212
AT LEAST 24 HOURS ADVANCE NOTICE IS REQUIRED FOR ALL INSPECTIONS**

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CERTIFICATE OF OCCUPANCY MUST BE SECURED BEFORE
THIS BUILDING CAN BE USED FOR ANY PURPOSE**

Stuart



The following inspections are required.

Use the 3-digit numeric code when scheduling an inspection via the 24-hour automated telephone system (772-600-1212)

**Inspections are conducted between 8:30 am and 5:00 pm.
Inspections must be scheduled by 4:00 pm.**

ABOVECEIL - 180 - ABOVE CEILING
BFINAL - 199 - BUILDING FINAL
COLUMN - 145 - COLUMNS
COMPREPORT - 181 - COMPACTION/DENSITY RESULTS
DRVWYCULV - 620 - DRIVEWAY/CULVERT
DRY-IN - 150 - DRY IN *OK SW 4/6/17*
FELECTRIC - 499 - FINAL ELECTRIC
FILLCELLS - 133 - FILL CELLS MASONRY
FMECH - 699 - FINAL MECHANICAL
FORMBOARD - - FORMBOARD SURVEY
FOUNDATION - 112 - PREPOUR
FPLUMBING - 599 - FINAL PLUMBING
FRAMEALL - 120 - FRAME ALL INSPECTION
INFRSTRCTR - 190 - INFRASTRUCTURE-UNDRGRND PL/EL/
INSULATION - 160 - INSULATION
METER - 940 - METER
PWFINAL - 990 - PUBLIC WORKS FINAL
SHEATHING - 304 - ROOF SHEATHING *OK S.D. 4/19*
SLAB - 170 - PRE-POUR
SOILTRTMT - 175 - SOIL TREATMENT
STRAPPING - 303 - TIE-DOWN/STRAPPING *OK S.D. 2/19*
TEMPELEC - 401 - TEMPORARY ELECTRIC
TIE BEAM - 306 - TIE BEAM
UNDRGRND - 191 - UNDERGROUND-INFRASTRUCTURE
ZFINAL - 299 - ZONING FINAL

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

Meeting Date: 4/16/2025

Prepared by: Scott Shiner

Title of Item:

CITY OF STUART VS EVANS LODGE 72 AF & AM INC

Address:

925 SE SPRUCE AVE. STUART, FL 34996

Code Section:

SEC 10-61(C)(M)(10) *VACANT STRUCTURES AND LAND*. ALL VACANT STRUCTURES AND PREMISES THEREOF OR VACANT LAND SHALL BE MAINTAINED IN A CLEAN, SAFE, SECURE AND SANITARY CONDITION AS PROVIDED HEREIN, INCLUDING SOIL STABILIZATION SO AS NOT TO CAUSE A BLIGHTING PROBLEM OR ADVERSELY AFFECT THE PUBLIC HEALTH OR SAFETY. *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.

Description of Violation:

EXTERIOR STRUCTURE (MISSING PAINT) AND DAMAGED STAIRS IN REAR OF BUILDING.

Summary Explanation/Background Information:

VACANT PORPERTY

ATTACHMENTS:

1. PAPA 925 SPRUCE
2. 925 spruce nov-noh
3. return receipt
4. 925 spruce aff of posting
5. post pic 1
6. post 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
04-38-41-001-008-00070-3	21274	925 SE SPRUCE AVE STUART FL	4/9/25

General Information

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

Property Owners	Parcel ID	Use Code/Property Class
EVANS LODGE 72 AF & AM INC	04-38-41-001-008-00070-3	7700 - 7700 Clubs Lodges Union Halls
Mailing Address	Account Number	Neighborhood
1199 SOUTH BRUTON BLVD ORLANDO FL 32805	21274	M2 M2-DOWNTOWN STUART
Tax District	Property Address	Legal Acres
STUART	925 SE SPRUCE AVE STUART FL	0.1653
	Legal Description	Ag Use Size (Acre\Sq Ft)
	BOGGAN'S LOT 7 & N 10' OF CLOSED ST ADJ ... + Read more	N/A



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

EVANS LODGE 72 AF & AM INC
1199 SOUTH BRUTON BLVD
ORLANDO, FL 32805

Case No. CE25020014

Cert Mail RRR# 70223330000098224197

NOTICE OF VIOLATION AND NOTICE OF HEARING

February 13, 2025

925 SE SPRUCE AVE
Stuart, FL 34996
Parcel Control Number: 04-38-41-001-008-00070-3

Dear Property Owner/Business Owner/Occupant:

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

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

- 1. Violation Description/Corrective Action Required: BUILDING MAINTENANCE REQUIRED**
Pertinent Code Section(s): Sec. 10-61(c). - Maintenance of structures, equipment and exterior property.
Vacant structures and land. All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein, including adversely affect the public health or safety. *(m)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. REPAIR OR REPLACE DAMAGED MISSING STAIRS IN REAR BUILDING AND REPAIR BUILDING PAINT THAT IS PEELING AND OR MISSING.

Comply By: March 28, 2025

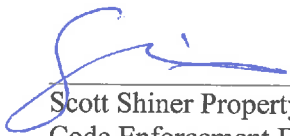
Please correct the above noted items so that no further action needs to be taken. We thank you in advance for your understanding and cooperation.

Unless you correct the violation(s) described above on or before the compliance date of March 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 16th day of April 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 4197

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	EVANS LODGE 72 AF & AM INC
Street and Apt. #	1199 SOUTH BRUTON BLVD
City, State, ZIP+4	ORLANDO, FL 32805
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

2-13-25

Postmark
Here



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

AFFIDAVIT OF POSTING

DATE: February 26, 2025

CASE # CE25020014

LOCATION OF VIOLATION: 925 SE SPRUCE AVE

PCN: 04-38-41-001-008-00070-3

PROPERTY OWNER: EVANS LODGE 72 AF & AM INC

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 26th day of February 2025 at 11:44 AM/PM at the above-named address.

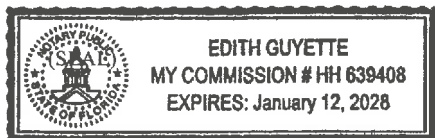


Affiant: Scott Shiner
Code Compliance Officer

THE STATE OF FLORIDA
CITY OF STUART

The foregoing instrument was acknowledged before me this 26th 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

925



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

EVANS LODGE 72 AF & AM INC
1199 SOUTH BRITON BLVD
ORLANDO, FL 32805

Case No. CE25020014

Cert Mail RRR# 7022333000098224197

NOTICE OF VIOLATION AND NOTICE OF HEARING

February 13, 2025

925 SE SPRUCE AVE
Stuart, FL 34996

Parcel Control Number: 04-38-41-001-008-00070-3

Dear Property Owner/Business Owner/Occupant:

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

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

1. **Violation Description/Corrective Action Required: BUILDING MAINTENANCE REQUIRED**
Pertinent Code Section(s): Sec. 10-61(C) - Maintenance of structures, equipment and exterior property.
Vacant structures and land. All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein, including adversely affect the public health or safety. (m)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. **REPAIR OR REPLACE DAMAGED MISSING STAIRS IN REAR BUILDING AND REPAIR BUILDING PAINT THAT IS PEELING AND OR MISSING**

Comply By: March 28, 2025



EVANS LODGE 72
STUART FLA
A.F.



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

Meeting Date: 4/16/2025

Prepared by: Scott Shiner

Title of Item:

CITY OF STUART VS HESS RETAIL STORES LLC **"COMPLIED"**

Address:

3201 SE FEDERAL HWY. STUART, FL 34997

Code Section:

SEC 10-61(M)(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.

Description of Violation:

MILDEW STAINED BUILDING

Summary Explanation/Background Information:

COMMERCIAL PROPERTY.

ATTACHMENTS:

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

Meeting Date: 4/16/2025

Prepared by: Scott Shiner

Title of Item:

CITY OF STUART VS CLAQUI LLC **"COMPLIED"**

Address:

923 SE SPRUCE AVE. STUART, FL 34994

Code Section:

SEC 20-20(A)(B) 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.

Description of Violation:

VACANT LOT OVERGROWN

Summary Explanation/Background Information:

VACANT LOT

ATTACHMENTS:

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

Meeting Date: 4/16/2025

Prepared by: Scott Shiner

Title of Item:

CITY OF STUART VS 245 ST LUCIE LLC - **"COMPLIED"**

Address:

245 SE ST LUCIE BLVD. STUART, FL 34996

Code Section:

SEC 10-61(I) ACCESSORY STRUCTURE - *ACCESSORY STRUCTURES*. ALL ACCESSORY STRUCTURES, INCLUDING DETACHED GARAGES, FENCES AND WALLS, SHALL BE MAINTAINED STRUCTURALLY SOUND AND IN GOOD REPAIR.

Description of Violation:

WOODEN FENCE DILAPIDATED

Summary Explanation/Background Information:

RENTAL PROPERTY

ATTACHMENTS:

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

Meeting Date: 4/16/2025

Prepared by: Scott Shiner

Title of Item:

CITY OF STUART VS RICHARD & LYNN BROCKWAY **"COMPLIED"**

Address:

628 SE OCEAN AVE. STUART, FL 34996

Code Section:

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

Description of Violation:

WEEDS, OVERGROWTH, JUNK AND DEBRIS IN PUBLIC VIEW

Summary Explanation/Background Information:

RENATL PROPERTY NOT BEING MAINTAINED

ATTACHMENTS:

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

Meeting Date: 4/16/2025

Prepared by: Scott Shiner

Title of Item:

CITY OF STUART VS WILLIE LEE SMITH ESTATE **"COMPLIED"**

Address:

SE TARPON STREET (VACANT LOT) PARCEL # 04-38-41-017-008-00041-0

Code Section:

10-69(C)(1)(3) MOTOR VEHICLE PARKING AND STORAGE - *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, (3)ANY VEHICLE, VESSEL ON A TRAILER, OR TRAILER WHICH IS STORED ON A RESIDENTIAL LOT SHALL BE COMPLETELY COVERED WITH REASONABLY FITTED COVER COMPOSED OF OPAQUE FABRIC.

Description of Violation:

COMMERCIAL EQUIPMENT STORED ON VACANT LOT

Summary Explanation/Background Information:

VACANT LOT

ATTACHMENTS:

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

Meeting Date: 4/16/2025

Prepared by: Scott Shiner

Title of Item:

CITY OF STUART VS WILLIAMS ANNIE RUTH ESTATE **"COMPLIED"**

Address:

917 SE 13TH ST STUART, FL 34994

Code Section:

SEC 20-50 - PROHIBITED ACTS; VIOLATION A PUBLIC NUISANCE; JURISDICTION OF CODE ENFORCEMENT BOARD.

SEC 10-61 - MAINTENANCE OF STRUCTURES, EQUIPMENT AND EXTERIOR PROPERTY.

Description of Violation:

INOOPERABLE VEHICLE STORED ON DRIVEWAY, DAMAGED FENCE, JUNK AND DEBRIS

Summary Explanation/Background Information:

VCANT PROPERTY (ESTATE HOME)

ATTACHMENTS:

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

Meeting Date: 4/16/2025

Prepared by: Scott Shiner

Title of Item:

CITY OF STUART VS LGDD LLC **"COMPLIED"**

Address:

216 SE OSCEOLA ST. STUART, FL 34996

Code Section:

SEC 20-21 DUTY TO KEEP GRASS MOWED

Description of Violation:

ENTIRE YARD HAS WEEDS OVERGROWN

Summary Explanation/Background Information:

COMMERCIAL PROPERTY

ATTACHMENTS:

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

Meeting Date: 4/16/2025

Prepared by: Robert Perez

Title of Item:

CITY OF STUART VS STUART ARCADE ASSOCIATES LLC **"COMPLIED"**

Address:

23 SW OSCEOLA STREET STUART, FL 34994

Code Section:

SEC. 10-61 MAINTENANCE OF STRUCTURES, SEC. 10-62 INTERIOR STRUCTURES

Description of Violation:

OUTDOOR STORAGE, DUMPSTER ENCLOSURE IN DISREPAIR, AND INTERIOR DAMAGE TO CEILING IN COMMERCIAL BUILDING.

Summary Explanation/Background Information:

ATTACHMENTS:

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

Meeting Date: 4/16/2025

Prepared by: Robert Perez

Title of Item:

CITY OF STUART VS OSCEOLA STREET HOLDING LLC **"COMPLIED"**

Address:

400 SE OSCEOLA STREET UNIT 3 STUART, FL 34994

Code Section:

SEC. 10-36 VIOLATIONS AND PENALTIES

Description of Violation:

WORK WITHOUT PERMIT

Summary Explanation/Background Information:

ATTACHMENTS:

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

Meeting Date: 4/16/2025

Prepared by: Robert Perez

Title of Item:

CITY OF STUART VS MARIE F STEIN **"COMPLIED"**

Address:

418 SE FLAMINOG AVENUE STUART, FL 34996

Code Section:

SEC. 10-61 EXTERIOR MAINTENANCE

Description of Violation:

OUTDOOR STORAGE IN CARPORT AREA

Summary Explanation/Background Information:

ATTACHMENTS:

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

Meeting Date: 4/16/2025

Prepared by: Robert Perez

Title of Item:

CITY OF STUART VS HENDRIKS LESLIE PAUL **"COMPLIED"**

Address:

701 SE MICHAELS COURT STUART, FL 34996

Code Section:

SEC. 10-69 MOTOR VEHICLE PARKING AND STORAGE

Description of Violation:

VEHICLES PARKING ON UNAPPROVED SURFACES ON SITE, AND OBSTRUCTING THE PUBLIC RIGHT-OF-WAY

Summary Explanation/Background Information:

ATTACHMENTS:

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

Meeting Date: 4/16/2025

Prepared by: Robert Perez

Title of Item:

CITY OF STUART VS G & K LAND COMPANY LLC **"COMPLIED"**

Address:

829 SE 6 STREET STUART, FL 34994

Code Section:

SEC. 10-61 EXTERIOR MAINTENANCE

Description of Violation:

OVERGROWN LANDSCAPING, AND OUTDOOR STORAGE ON SITE

Summary Explanation/Background Information:

ATTACHMENTS:

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

Meeting Date: 4/16/2025

Prepared by: Robert Perez

Title of Item:

CITY OF STUART VS RTM ORLANDO PROPERTIES LLC **"COMPLIED"**

Address:

1100 SE OCEAN BLVD STUART, FL 34996

Code Section:

SEC. 10-61 EXTERIOR MAINTENANCE

Description of Violation:

OVERGROWN LANDSCAPING, AND EXTERIOR MAINTENANCE OF THE STRUCTURE/PARKING LOT.

Summary Explanation/Background Information:

ATTACHMENTS:

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

Meeting Date: 4/16/2025

Prepared by: Robert Perez

Title of Item:

CITY OF STUART VS PAUL W KOHLER "**COMPLIED**"

Address:

1109 SE THERESA STREET STUART, FL 34996

Code Section:

SEC. 10-36 VIOLATIONS AND PENALTIES

Description of Violation:

NO PERMIT FOR INTERIOR RENOVATIONS ON SITE

Summary Explanation/Background Information:

ATTACHMENTS: