



MAGISTRATE HEARING DOCKET

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

**MAY 21, 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 WFH ACQUISITIONS RP HOTEL LLC
(STIPULATION AGREEMENT)**

Scott Shiner

CASE NO: CE24080009

ADDRESS OF VIOLATION: 627 SE FEDERAL HWY STUART, FL
34994

CODE SECTION: SEC 10-36 FBC 105.1 WORK WITHOUT A PERMIT
SEC 8.03.01(A)(2) NON-CONFORMING USE

DESCRIPTION OF VIOLATION: BATHROOM REMODEL WITH NO
PERMIT, MOTEL NOT IN SERVICE OVER 1 YEAR

2. **CITY OF STUART VS THERESA MECKEL SOURS** Robert Perez
CASE NO: CE25020024
ADDRESS OF VIOLATION: 1015 SE 16 COURT STUART, FL 34996
CODE SECTION: SEC 20-20 - GENERAL SANITATION OF PROPERTY, SEC 20-21 DUTY TO KEEP PROPERTY MOWED
DESCRIPTION OF VIOLATION: THE LANDSCAPING AND/OR GRASS IS SIGNIFICANTLY OVERGROWN.
3. **CITY OF STUART VS 300 OSCEOLA LLC "COMPLIED"** Scott Shiner
CASE NO: CE25030002
ADDRESS OF VIOLATION: 309 SE DENVER AVE
CODE SECTION: SEC 10-61(M)(2)
DESCRIPTION OF VIOLATION: EXTERIOR STRUCTURE MAINTENANCE
4. **CITY OF STUART VS AMIT SAGAR INC "COMPLIED"** Scott Shiner
CASE NO:
ADDRESS OF VIOLATION: 1880 SE PALM BEACH RD. STUART, FL 34994
CODE SECTION: SEC 20-20(B) GENERAL SANITATION OF PROPERTY
DESCRIPTION OF VIOLATION: VEGETATION OVERGROWTH ALONG FENCE AND DUMPSTER AREA
5. **CITY OF STUART VS HGCC LLC "COMPLIED"** Scott Shiner
CASE NO: CE25020025
ADDRESS OF VIOLATION: 1027SE OCEAN BLVD STUART, FL 34996
CODE SECTION: SEC 6.04.04(2) LANDSCAPE MAINTENANCE
DESCRIPTION OF VIOLATION: DEAD / MISSING SOD, TREES OVERGROWN, FLOWER BEDS HAVE NO GROUND COVERAGE.
6. **CITY OF STUART VS KEVIN & ALISON CRANE "COMPLIED"** Scott Shiner
PERMIT # BP-25-1128
CASE NO: CE25010007
ADDRESS OF VIOLATION: 909 NW TERRACE RD STAURT, FL 34994
CODE SECTION: SEC 10-61(F) SIDEWALKS AND DRIVEWAY MAINTENANCE
DESCRIPTION OF VIOLATION: THE ENTIRE DRIVEWAY IS DIRT AND HAS NO ASPHALT OR DURABLE SURFACE MATERIAL.
7. **CITY OF STUART VS STUART-JENSEN LODGE NO 1870 BENEVOLENT & PROTECTIVE ORDER OF THE ELKS OF THE USA "COMPLIED"** Scott Shiner
CASE NO: CE25040007
ADDRESS OF VIOLATION: 1001 SW KANNER HWY STUART, FL 34994
CODE SECTION: SEC 10-36 FBC 105.1 FBC PERMIT REQUIRED

SEC 6.04.04(2) MAINTENANCE
SEC 6.10.00(A)(2)(A) OUTDOOR STAORAGE
DESCRIPTION OF VIOLATION: 4 POST INSTALLED WITH A CHAIN.
VEGETATION OVERGROWTH
VEHICLES BEING STORED IN PARKING LOT FROM CAR
DEALERSHIP

8. **CITY OF STUART VS SHAWN SORENSEN "COMPLIED"** Robert Perez
CASE NO: CE25020031
ADDRESS OF VIOLATION: 400 NW DIXIE HWY STUART, FL 34994
CODE SECTION: SEC 10-61 MAINTENANCE OF STRUCTURES
DESCRIPTION OF VIOLATION: THE FASCIA AND GENERAL
PORTIONS OF THE EXTERIOR STRUCTURE ARE IN DISREPAIR.
9. **CITY OF STUART VS JOHN P. TOOMBS "COMPLIED"** Robert Perez
CASE NO: CE25020029
ADDRESS OF VIOLATION: 601 SE HIBISCUS AVENUE STUART, FL
34996
CODE SECTION: SEC 10-61 - MAINTENANCE OF STRUCTURES
DESCRIPTION OF VIOLATION: THE PRIMARY STRUCTURE WAS
IN NEED OF REGULAR MAINTENANCE/PRESSURE CLEANING
AND THERE WAS TRASH ALONG THE EXTERIOR OF THE
STRUCTURE.
10. **CITY OF STUART VS ALLEN PROPERTIES LLC "COMPLIED"** Robert Perez
CASE NO: CE25030003
ADDRESS OF VIOLATION: 611 SW FEDERAL HWY STUART, FL
34994
CODE SECTION: SEC 10-36 - VIOLATIONS AND PENALTIES
DESCRIPTION OF VIOLATION: THE RESPONDENT FAILED TO
OBTAIN A VALID PERMIT FOR INTERIOR RENOVATIONS.
11. **CITY OF STUART VS RALPH E. PEIRSON "COMPLIED"** Robert Perez
CASE NO: CE25030006
ADDRESS OF VIOLATION: 1111 SE ALAMANDA LANE STUART, FL
34996
CODE SECTION: SEC 10-61 - MAINTENANCE OF STRUCTURES,
AND SEC 20-21 DUTY TO KEEP PROPERTY MOWED
DESCRIPTION OF VIOLATION: THE LANSCAPING AND/OR GRASS
ON THE PROPERTY IS SIGNIFICANTLY OVERGROWN.

ADJOURNMENT

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

Meeting Date: 5/21/2025

Prepared by: Scott Shiner

Title of Item:

CITY OF STUART VS WFH ACQUISITIONS RP HOTEL LLC (STIPULATION AGREEMENT)

Address:

627 SE FEDERAL HWY STUART, FL 34994

Code Section:

SEC 10-36 FBC 105.1 WORK WITHOUT A PERMIT
SEC 8.03.01(A)(2) NON-CONFORMING USE

Description of Violation:

BATHROOM REMODEL WITH NO PERMIT, MOTEL NOT IN SERVICE OVER 1 YEAR

Summary Explanation/Background Information:

PROPERTY MUST MEET ALL NON-CONFORMING USES BEFORE A PERMIT CAN BE ISSUED. THE PROPERTY MAY BE DEMOED AT OWNERS' EXPENSE. A PERMIT WILL BE APPROVED ONLY TO DEMO ENTIRE MOTEL.

ATTACHMENTS:

1. nov-noh 627 federal hwy
2. 627 FEDERAL RETURN RECEIPT
3. unclaimed cert mail
4. signed stip agreement.



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

Case No. CE24080009

WFH ACQUISITIONS RP HOTEL LLC
1201 BROADWAY 7TH FLOOR
NEW YORK, NY 10001

Cert Mail RRR# 70223330000098224548

NOTICE OF VIOLATION AND NOTICE OF HEARING

March 3, 2025

627 SW Federal Hwy
Stuart, FL 34994
Parcel Control Number: 05-38-41-006-003-00010-9

Dear Property Owner/Business Owner/Occupant:

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

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

- 1. Violation Description/Corrective Action Required: WORK WITHOUT A PERMIT**
Pertinent Code Section(s): Sec. 10-36 105.1 FBC - Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. **OBTAIN PERMIT FOR BATHROOM REMODEL UNIT # 23**

Comply By: April 3, 2025

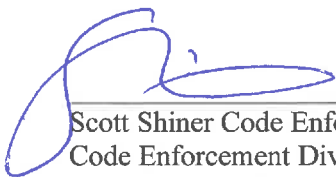
Please correct the above noted items so that no further action needs to be taken. We thank you in advance for your understanding and cooperation.

Unless you correct the violation(s) described above on or before the compliance date of April 3, 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 21st day of May 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 Code Enforcement Officer
Code Enforcement Division
sshiner@stuartfl.gov
772-529-9194

7022 3330 0000 9822 4548

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only *Q27 SW Federal*

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

OFFICIAL USE

Certified Mail Fee	\$
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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ <i>9.64</i>
Total Postage and Fees	\$

3-3-25

Postmark
Here

Sent To	WFH ACQUISITIONS RP HOTEL LLC
Street and Apt. No., etc.	1201 BROADWAY 7TH FLOOR
City, State, ZIP+4®	NEW YORK NY 1001

City of Stuart

121 S.W. Flagler Avenue • Stuart, FL 34994-2139

CERTIFIED MAIL



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(772) 288 5100

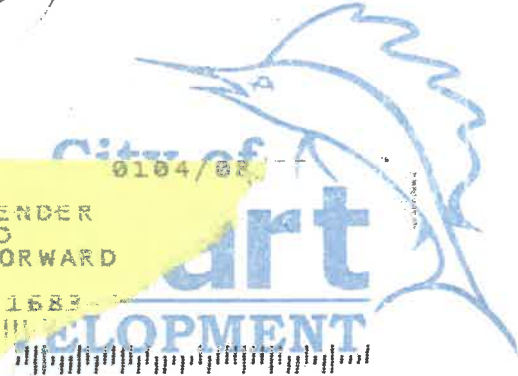
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WFH ACQUIS
1201 BROAD
NEW YORK

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BC: 34994213921 *1683



CITY OF STUART, FLORIDA
CODE ENFORCEMENT MAGISTRATE

Case No. CE24080009
CITY OF STUART, FLORIDA,

Petitioner,

v.

WFH ACQUISITIONS RP HOTEL LLC
627 SW FEDERAL HWY
STUART, FL 34994

PCN# 05-38-41-006-003-00010-9

Respondent(s).

STIPULATION AND AGREED ORDER

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

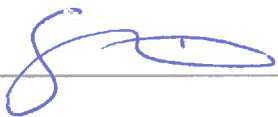
1. The Respondent WFH Acquisitions RP Hotel LLC is the owner of the property located at 627 SW Federal, Stuart, Florida 34994, which is more fully described in the Martin County Property Appraiser's Report attached as **Exhibit 1** (627 SW Federal Hwy. Stuart, FL 34994).
2. A copy of Respondent's corporate filing with the Florida Department of State, Division of Corporations showing that its principal operating address as being the Subject Property is attached as **Exhibit 2**. The corporate filing also shows the person(s) signing this Stipulation has the authority to execute the Stipulation and bind the Respondent to the terms contained herein.
3. The violation(s) at issue is more fully described in the Notice of Violation/Notice of Hearing filed in this case exists on the Subject Property and is attached as **Exhibit 3**.
4. The Respondent(s) is granted an extension until **May 1, 2026** to take the necessary corrective action to bring the Subject Property into compliance with the cited sections of the City of Stuart Code of Ordinances, Sec 8.03.01(A)(2) - If a lawful use of a nonconforming use is discontinued for a continuous period of 365 days or more, every future use of the real property upon which such structure of use existed shall be in conformity with the provisions of this chapter. If a lawful use of a nonconforming use is discontinued for a continuous period of 180 days, safety inspections to determine compliance with applicable Florida building and fire codes are required for any future lawful use. Or the owner / owners may demolish the entire property at their choice.

Case No: **CE24080009**
Stipulation and Agreed Order
Page 3 of 3


- 5. If the Respondent(s) does not correct the violations(s) and bring the Subject Property into compliance as set forth above, a civil penalty of **\$250.00 per violation, per day** shall be assessed for each day the violation continues after the compliance date. **The assessment of fines and costs may result in a lien being placed on any real or personal property owned by Respondent(s).**
- 6. Administrative costs in the amount of **\$300.00 shall be waived by the City** with the filing of this Stipulation. In accordance with Sec.162.09, Florida Statutes, a hearing is not necessary for the issuance of an order imposing the fine, and no additional notification will be sent. Additional costs may be assessed for the later prosecution of this case, if the Respondent fails to comply with this Stipulation.
- 7. The Respondent(s) acknowledges that the City of Stuart Code Enforcement Magistrate may enter an Order which requires the Respondent to correct the violations and bring the Subject Property into compliance, as stated in this Stipulation and Agreed Order.
- 8. Should the Respondent(s) come into compliance in accordance with this Stipulation and Agreed order, and subsequently violate the same code sections, such reoccurrences shall subject the Respondent(s) to an administrative fine of up to **\$500.00 per day for each** violation, beginning on such day as the violation is found.
- 9. **The Respondent bears the burden of contacting the City's Code Enforcement Division at 772-529-9194 to arrange for a re-inspection of the Subject Property** in order to verify that any violations have been corrected, and that the property has been brought into compliance with the applicable sections of the City Code of Ordinances or Florida Building Code.

CITY OF STUART, FLORIDA
CODE ENFORCEMENT DIVISION

RESPONDENT(S):
WFH ACQUISITIONS RP HOTEL LLC

By:  _____

Date: 4-8-25

DocuSigned by:

C82CB603EC29474...
By: _____
Keith Lee

Date: 4/7/2025

Agreed Order on next page

Case No: CE24080009
Stipulation and Agreed Order
Page 3 of 3

AGREED ORDER

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

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

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

Paul J. Nicoletti, Magistrate

CERTIFICATE OF SERVICE

I hereby certify that a copy hereof has been furnished by email to the Respondent(s), WFH CQUISITIONS RP HOTEL LLC at brett@mpldconsulting.com on the 7th day of April, 2025.

 4-8-25
Scott Shiner Code Compliance Officer

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

Meeting Date: 5/21/2025

Prepared by: Robert Perez

Title of Item:

CITY OF STUART VS THERESA MECKEL SOURS

Address:

1015 SE 16 COURT STUART, FL 34996

Code Section:

SEC 20-20 - GENERAL SANITATION OF PROPERTY, SEC 20-21 DUTY TO KEEP PROPERTY MOWED

Description of Violation:

THE LANDSCAPING AND/OR GRASS IS SIGNIFICANTLY OVERGROWN.

Summary Explanation/Background Information:

ATTACHMENTS:

1. 1015 SE 16 Court PA
2. Front of Property (1)
3. Front of Property (2)
4. Front of Property (3)
5. Electrical Meter Removed (1)
6. Electrical Meter Removed (2)
7. 1015 SE 16 Court NOV NOH
8. NOV NOH Posting 5-9-25
9. Certified Mail - Not Delivered
10. 1015 SE 16 Court - Affidavit of Posting

Basic Info

PIN 10-38-41-003-000-00080-3	AIN 26783	Situs Address 1015 SE 16TH CT STUART FL	Website Updated 3/6/25
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General Information

[CHANGE MAILING ADDRESS](#) [SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners SOURS THERESA MECKEL	Parcel ID 10-38-41-003-000-00080-3	Use Code/Property Class 0100 - 0100 Single Family
Mailing Address PO BOX 1134 STUART FL 34995	Account Number 26783	Neighborhood 310380 Pinewood Pk, Walt Man,Sarita W
Tax District STUART	Property Address 1015 SE 16TH CT STUART FL	Legal Acres 0.172
	Legal Description PINWOOD PARK LOT 8	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	\$ 126,000	\$ 123,490	\$ 249,490	\$ 171,184	\$ 78,306	\$ 50,000	\$ 28,306

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

Current Sale

Sale Date 2/1/83	Grantor (Seller) SELLER - see file for name	Doc Num N/A
Sale Price \$ 47,000	Deed Type Special Warranty Deed	Book & Page <u>0563 2236</u>

Legal Description

PINEWOOD PARK LOT 8

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

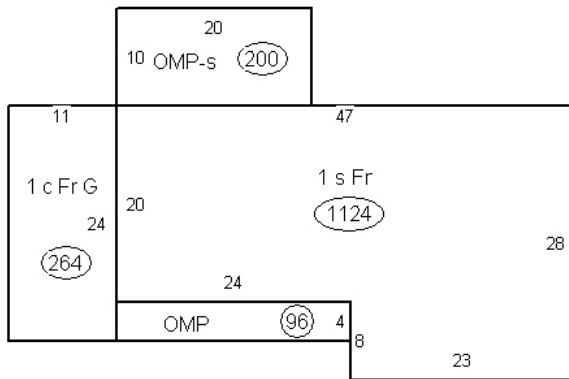
PIN 10-38-41-003-000-00080-3	AIN 26783	Situs Address 1015 SE 16TH CT STUART FL	Website Updated 3/6/25
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Use Code/Property Class 0100 - 0100 Single Family	Total Finished Area 1,124 SF	Max Stories 1
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Building Information (1 of 1)

Building Type Single family	Finished Area 1,124 SF	Exterior Cover Stucco	Roof Cover Comp sh 240-260#
Year Built 1969	Wall Concrete block	Number of Units 1	Wall Height N/A
Bedrooms 2	Full Baths 3	Half Baths 0	

01



Report a
Discrepancy

Sketched Area Legend

Sub Area	Description	Area	Finished Area
ATTGAR	Attached Garage	264	0
DWELL	Dwelling	1,124	1,124
OMP	Open Masonry Porch	96	0
OMP_S	Open Masonry Porch Screened	200	0

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt
Residential Paving	1	1	Square Feet	1969
Shutters - Panel	1	1	Square Feet	1969

Sales History

PIN	AIN	Situs Address	Website Updated
10-38-41-003-000-00080-3	26783	1015 SE 16TH CT STUART FL	3/6/25

Sale Date	Sale Price	Grantor (Seller)	Deed Type	Doc Num	Book & Page
2/1/83	\$ 47,000	SELLER - see file for name	Special Warranty Deed		<u>0563 2236</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 10-38-41-003-000-00080-3	AIN 26783	Situs Address 1015 SE 16TH CT STUART FL	Website Updated 3/6/25
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Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2024	\$ 126,000	\$ 123,490	\$ 249,490	\$ 171,184	\$ 78,306	\$ 50,000	\$ 28,306
2023	\$ 117,000	\$ 96,050	\$ 213,050	\$ 137,024	\$ 76,026	\$ 50,000	\$ 26,026
2022	\$ 117,000	\$ 80,030	\$ 197,030	\$ 123,218	\$ 73,812	\$ 48,812	\$ 25,000
2021	\$ 126,000	\$ 54,940	\$ 180,940	\$ 109,277	\$ 71,663	\$ 46,663	\$ 25,000
2020	\$ 108,000	\$ 41,800	\$ 149,800	\$ 79,126	\$ 70,674	\$ 45,674	\$ 25,000
2019	\$ 94,500	\$ 41,800	\$ 136,300	\$ 67,215	\$ 69,085	\$ 44,085	\$ 25,000
2018	\$ 90,000	\$ 35,530	\$ 125,530	\$ 57,733	\$ 67,797	\$ 42,797	\$ 25,000
2017	\$ 76,500	\$ 28,140	\$ 104,640	\$ 38,237	\$ 66,403	\$ 41,403	\$ 25,000
2016	\$ 69,300	\$ 26,440	\$ 95,740	\$ 30,703	\$ 65,037	\$ 40,037	\$ 25,000
2015	\$ 49,500	\$ 24,790	\$ 74,290	\$ 9,706	\$ 64,584	\$ 39,584	\$ 25,000
2014	\$ 44,550	\$ 30,200	\$ 74,750	\$ 10,679	\$ 64,071	\$ 39,071	\$ 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

THERESA MECKEL SOURS
PO BOX 1134
STUART, FL 34995

Case No. CE25020024

Certified Receipt No. 9589071052700747105485

NOTICE OF VIOLATION AND NOTICE OF HEARING

March 6th, 2025

1015 SE 16th CT
STUART, FL 34996
Parcel Control Number: 10-38-41-003-000-00080-3

Dear Property Owner/Business Owner/Occupant:

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

1. Violation Description/Corrective Action Required: 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.

Sec. 20-21. - Duty to keep property mowed. The owners, custodians, agents, lessees or occupants of real property within the city shall not permit the grass, weeds, flora or underbrush thereon to exceed a height of eight inches above the grade of the land, including any elevated and depressed areas. All such materials shall be cut and maintained to a height of eight inches or less and cuttings shall be either removed from the

property or mulched. All such materials shall be cut and removed or mulched within ten calendar days of notice to do so issued by the city as provided in this article.

Comply By: April 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 April 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 21st day of May 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



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

THERESA MECKEL SOURS
 PO BOX 1134
 STUART, FL 34995

Case No. CE25020024

Certified Receipt No. 6589071052700747105485

NOTICE OF VIOLATION AND NOTICE OF HEARING

March 6th, 2025

1015 SE 16th CT
 STUART, FL 34996
 Parcel Control Number: 10-38-41-003-000-00080-3

Dear Property Owner/Business Owner/Occupant:

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

1. Violation Description/Corrective Action Required: 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.

Sec. 20-21 - Duty to keep property mowed. The owners, custodians, agents, lessees or occupants of real property within the city shall not permit the grass, weeds, flora or underbrush thereon to exceed a height of eight inches above the grade of the land, including any elevated and depressed areas. All such materials shall be cut and maintained to a height of eight inches or less and cuttings shall be either removed from the

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:

THEYESA MEEUEN SOUINS
PO BOX 1134
STUART, VA. 24995



9590 9402 9124 4225 7087 41

Article Number (Transfer from sender's label)

9589 0710 5270 0747 1054 85

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

Agent
 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
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

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

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

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
3/6/25

9589 0710 5270 0747 1054 85

Sent THEYESA MEEUEN SOUINS
 Street and Apt. No. or PO Box No.
 PO BOX 1134
 City/State/Zip
 STUART, VA 24995

PS Form 3800, January 2023 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: May 14, 2025

CASE No. CE25020024

LOCATION OF VIOLATION: 1015 SE 16 Court Stuart, FL 34996

PCN: 10-38-41-003-000-00080-3

PROPERTY OWNER: Theresa Meckel Sours

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 9th day of May 2025 at 9:05 AM/PM at the above-named address.

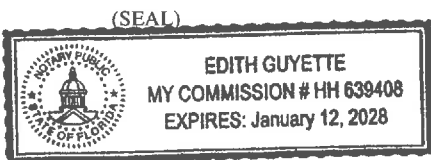
[Signature of Robert Perez]
Affiant:
Code Compliance Officer

THE STATE OF FLORIDA
CITY OF STUART

The foregoing instrument was acknowledged before me this 14th day of May, 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.

[Signature of Edith Guyette]
NOTARY PUBLIC State of Florida



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

Meeting Date: 5/21/2025

Prepared by: Scott Shiner

Title of Item:

CITY OF STUART VS 300 OSCEOLA LLC **"COMPLIED"**

Address:

309 SE DENVER AVE

Code Section:

SEC 10-61(M)(2)

Description of Violation:

EXTERIOR STRUCTURE MAINTENANCE

Summary Explanation/Background Information:

COMMERCIAL PROPERTY FOR RENT

ATTACHMENTS:

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

Meeting Date: 5/21/2025

Prepared by: Scott Shiner

Title of Item:

CITY OF STUART VS AMIT SAGAR INC **"COMPLIED"**

Address:

1880 SE PALM BEACH RD. STUART, FL 34994

Code Section:

SEC 20-20(B) GENERAL SANITATION OF PROPERTY

Description of Violation:

VEGETATION OVERGROWTH ALONG FENCE AND DUMPSTER AREA

Summary Explanation/Background Information:

COMMERCIAL PROPERTY

ATTACHMENTS:

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

Meeting Date: 5/21/2025

Prepared by: Scott Shiner

Title of Item:

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

Address:

1027SE OCEAN BLVD STUART, FL 34996

Code Section:

SEC 6.04.04(2) LANDSCAPE MAINTENANCE

Description of Violation:

DEAD / MISSING SOD, TREES OVERGROWN, FLOWER BEDS HAVE NO GROUND COVERAGE.

Summary Explanation/Background Information:

COMMERCIAL PROPERTY

ATTACHMENTS:

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

Meeting Date: 5/21/2025

Prepared by: Scott Shiner

Title of Item:

CITY OF STUART VS KEVIN & ALISON CRANE **"COMPLIED"**
PERMIT # BP-25-1128

Address:

909 NW TERRACE RD STAURT, FL 34994

Code Section:

SEC 10-61(F) SIDEWALKS AND DRIVEWAY MAINTENANCE

Description of Violation:

THE ENTIRE DRIVEWAY IS DIRT AND HAS NO ASPHALT OR DURABLE SURFACE MATERIAL.

Summary Explanation/Background Information:

RENTAL PROPERTY SOLD TO TENANT. EXTENSION GIVEN

ATTACHMENTS:

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

Meeting Date: 5/21/2025

Prepared by: Scott Shiner

Title of Item:

CITY OF STUART VS STUART-JENSEN LODGE NO 1870 BENEVOLENT & PROTECTIVE ORDER OF THE ELKS OF THE USA **"COMPLIED"**

Address:

1001 SW KANNER HWY STUART, FL 34994

Code Section:

SEC 10-36 FBC 105.1 FBC PERMIT REQUIRED
SEC 6.04.04(2) MAINTENANCE
SEC 6.10.00(A)(2)(A) OUTDOOR STAORAGE

Description of Violation:

4 POST INSTALLED WITH A CHAIN.
VEGETATION OVERGROWTH
VEHICLES BEING STORED IN PARKING LOT FROM CAR DEALERSHIP

Summary Explanation/Background Information:

COMMERCIAL PROPERTY NOT ADHEARING TO ZONING CODES

ATTACHMENTS:

1. 1001 KANNER PAPA
2. amended nov-noh 1001 kanner hwy
3. return receipt amended copy
4. IMG_0616
5. IMG_0607
6. IMG_0613
7. IMG_0614
8. IMG_0615

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 09-38-41-000-000-00210-1	AIN 25825	Situs Address 1001 S KANNER HWY STUART FL	Website Updated 4/30/25
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General Information

[CHANGE MAILING ADDRESS ▶](#)

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

Property Owners

STUART-JENSEN LODGE NO 1870 BENEVOLENT & PROTECTIVE ORDER OF THE ELKS OF THE USA

Mailing Address

PO BOX 391
STUART FL 34995

Tax District

STUART

Parcel ID

09-38-41-000-000-00210-1

Account Number

25825

Property Address

1001 S KANNER HWY STUART FL

Legal Description

START AT THE NW CORNER OF SEC 9-38-41 TO... [+ Read more](#)

Use Code/Property Class

7700 - 7700 Clubs Lodges Union Halls

Neighborhood

31300 KANNER N OF INDIAN ST

Legal Acres

2.3

Ag Use Size (Acre/Sq Ft)

N/A



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

Case No. CE25040007

STUART-JENSEN LODGE NO 1870
BENEVOLENT & PROTECTIVE ORDER
OF THE ELKS OF THE USA
PO BOX 391
STUART FL 34995

Cert Mail RRR# 70223330000098224630

AMENDED NOTICE OF VIOLATION AND NOTICE OF HEARING

April 16, 2025

1001 SW Kanner Hwy
Stuart, FL 34994
Parcel Control Number: 09-38-41-000-000-00210-1

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: WORK WITHOUT A PERMIT

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

2. Violation Description/Corrective Action Required:

Pertinent Code Section(s): Sec. 6.04.04(2) – MAINTENANCE – The owner and the lawful occupant of real property. Each responsible for the maintenance of all installed landscaping in a healthy, growing condition. The city shall periodically inspect all areas of required landscaping for proper maintenance. Regular maintenance includes irrigation, fertilization, and routine pruning of all trees and shrubs. The owner or lawful occupant of the real property shall be responsible for correcting any deficiency reported by inspection within a reasonable time frame. Failure to comply will result in a hearing before the code enforcement magistrate. **TRIM TREE OFF OF SHED AT THE S.E CORNER OF PARKING LOT AND REMOVE TRASH BAGS FROM BEHIND SHED**

3. Violation Description/Corrective Action Required:

Pertinent Code Section(s): Sec. 6.10.00(A)(2)(a) OUTDOOR STORAGE - Applicability. All businesses and services shall be conducted within completely enclosed buildings in the B-1, B-2, and B-4 business zoning districts. If in the discretion of the city development director a demonstrated necessity exists for an outdoor storage area in the B-1, B-2, or B-4 zoning districts due to the economic hardship of enclosing the area, an outdoor storage area may be allowed subject to the following standards. An outdoor service or storage area shall be visually screened from adjacent uses by a shadowbox fence, or a masonry wall, or a chain-link fence with green or black slats. In the discretion of the city development director an opaque landscape buffer may be used instead of a fence or wall provided the area is visually screened from adjacent property as effectively as though a fence or wall were used. **REFRAIN FROM STORING VEHICLES FROM CAR DEALERSHIP OR SCREEN FROM PUBLIC VIEW ACCORDING TO CITY ORDINANCE.**

Comply By: May 16, 2025

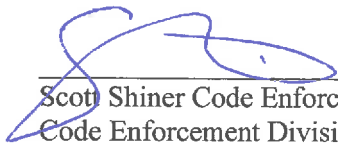
Please correct the above noted items so that no further action needs to be taken. We thank you in advance for your understanding and cooperation.

Unless you correct the violation(s) described above on or before the compliance date of May 16, 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 18th day of June 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 Code Enforcement Officer
Code Enforcement Division
sshiner@stuartfl.gov
772-529-9194

7022 3330 0000 9822 4630

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only *1001 SW Kinnor*

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

OFFICIAL USE

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

Postmark
Here

Postage

\$ _____

Total Postage and Fee

\$ _____

Sent To _____

Street and Apt. No., or P.O. No. _____

City, State, ZIP+4® _____

STUART-JENSEN LODGE NO 1870
BENEVOLENT & PROTECTIVE ORDER
OF THE ELKS OF THE USA
PO BOX 391
STUART, FL 34995



ELKS
1870









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

Meeting Date: 5/21/2025

Prepared by: Robert Perez

Title of Item:

CITY OF STUART VS SHAWN SORENSEN "**COMPLIED**"

Address:

400 NW DIXIE HWY STUART, FL 34994

Code Section:

SEC 10-61 MAINTENANCE OF STRUCTURES

Description of Violation:

THE FASCIA AND GENERAL PORTIONS OF THE EXTERIOR STRUCTURE ARE IN DISREPAIR.

Summary Explanation/Background Information:

ATTACHMENTS:

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

Meeting Date: 5/21/2025

Prepared by: Robert Perez

Title of Item:

CITY OF STUART VS JOHN P. TOOMBS **"COMPLIED"**

Address:

601 SE HIBISCUS AVENUE STUART, FL 34996

Code Section:

SEC 10-61 - MAINTENANCE OF STRUCTURES

Description of Violation:

THE PRIMARY STRUCTURE WAS IN NEED OF REGULAR MAINTENANCE/PRESSURE CLEANING AND THERE WAS TRASH ALONG THE EXTERIOR OF THE STRUCTURE.

Summary Explanation/Background Information:

ATTACHMENTS:

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

Meeting Date: 5/21/2025

Prepared by: Robert Perez

Title of Item:

CITY OF STUART VS ALLEN PROPERTIES LLC **"COMPLIED"**

Address:

611 SW FEDERAL HWY STUART, FL 34994

Code Section:

SEC 10-36 - VIOLATIONS AND PENALTIES

Description of Violation:

THE RESPONDENT FAILED TO OBTAIN A VALID PERMIT FOR INTERIOR RENOVATIONS.

Summary Explanation/Background Information:

ATTACHMENTS:

1. 611 SW Federal Highway PA
2. 611 SW Federal Highway Sunbiz (1)
3. 611 SW Federal Highway Sunbiz (2)
4. 611 SW Federal Highway NOV NOH

Basic Info

PIN 05-38-41-006-001-00050-4	AIN 22362	Situs Address 611 SW FEDERAL HWY STUART FL	Website Updated 3/3/25
--	---------------------	--	----------------------------------

General Information

CHANGE MAILING ADDRESS		SIGN UP FOR PROPERTY FRAUD ALERT	
Property Owners ALLEN PROPERTIES LLC NORTHGATE PLAZA VENTURES LLC	Parcel ID 05-38-41-006-001-00050-4	Use Code/Property Class 1700 - 1700 Office blg non- prof1story	
Mailing Address 7848 SADDLEBROOK DR PORT SAINT LUCIE FL 34986	Account Number 22362	Neighborhood M2 M2-DOWNTOWN STUART	
Tax District STUART	Property Address 611 SW FEDERAL HWY STUART FL	Legal Acres 0.9452	
	Legal Description FRAZIER CRESCENT LOTS 5,6,7, LOTS 14-19 ...	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	\$ 576,440	\$ 1,256,570	\$ 1,833,010	\$ 712,033	\$ 1,120,977	\$ 0	\$ 1,120,977

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 1/31/24	Grantor (Seller) NORTHGATE PLAZA VENTURES LLC	Doc Num 3056012
Sale Price \$ 2,150,000	Deed Type Warranty Deed	Book & Page 3418 563

Legal Description

FRAZIER CRESCENT LOTS 5,6,7, LOTS 14-19 INC & THE S 77.5' OF LOTS 20 & 21 BLK 1

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

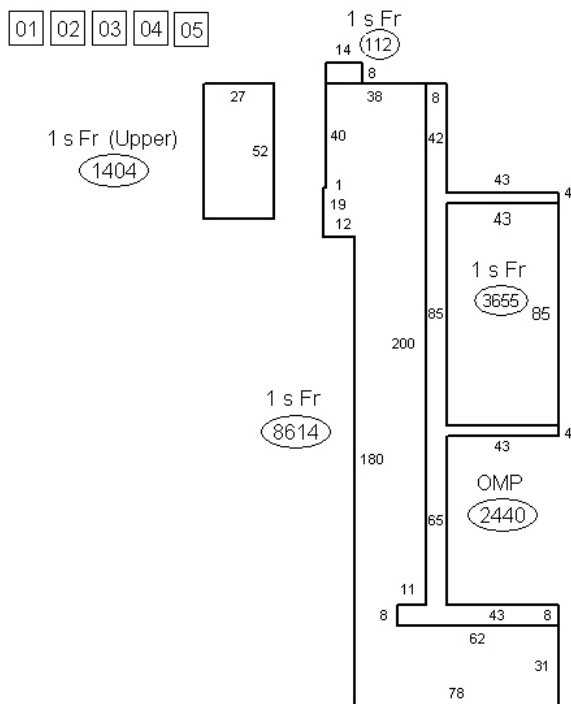
Improvements

PIN 05-38-41-006-001-00050-4	AIN 22362	Situs Address 611 SW FEDERAL HWY STUART FL	Website Updated 3/3/25
--	---------------------	--	----------------------------------

Use Code/Property Class 1700 - 1700 Office blg non-prof1story	Total Finished Area 13,785 SF	Max Stories 2
---	---	-------------------------

Building Information (1 of 1)

Building Type General Office	Finished Area 13,785 SF	Exterior Cover Single -Stucco on Wood Frame	Roof Cover N/A
Year Built 1983	Wall Class D - Wood Joist	Number of Units 1	Wall Height 12
Bedrooms N/A	Full Baths 6	Half Baths 0	



Report a
Discrepancy

Sketched Area Legend

Sub Area	Description	Area	Finished Area
GENOFF	General Office (344)	8,614	8,614
GENOFF	General Office (344)	3,655	3,655
GENOFF	General Office (344)	112	112
GENOFF_U	General Office (344)	1,404	1,404
OMP	Open Masonry Porch	2,440	0

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt
Bumper	1	48	Per Each	1946
Incandescent Lights	1	30	Per Each	1946
PAVING Asphalt	1	21261	Square Feet	1946
WALL BLOCK MASONRY	1	100	Square Feet	2018
WALL BLOCK MASONRY	1	170	Square Feet	1946
Fencing - Commercial	1	171	Linear Feet	2023

Sales History

PIN 05-38-41-006-001-00050-4	AIN 22362	Situs Address 611 SW FEDERAL HWY STUART FL	Website Updated 3/3/25
--	---------------------	--	----------------------------------

Sale Date	Sale Price	Grantor (Seller)	Deed Type	Doc Num	Book & Page
1/31/24	\$ 2,150,000	NORTHGATE PLAZA VENTURES LLC	Warranty Deed	3056012	<u>3418 563</u>
1/31/24	\$ 2,100,000	CARE PLUS ASSOCIATES INC	Warranty Deed	3055980	<u>3418 437</u>
3/15/95	\$ 315,000	SELLER - see file for name	SW		<u>1113 0235</u>
11/10/93	\$ 100	SELLER - see file for name	Certificate of Title		<u>1040 0374</u>
6/15/88	\$ 100	SELLER - see file for name	Special Warranty Deed		<u>0769 1196</u>
10/1/79	\$ 175,000	SELLER - see file for name	03		

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

Value History

PIN 05-38-41-006-001-00050-4	AIN 22362	Situs Address 611 SW FEDERAL HWY STUART FL	Website Updated 3/3/25
--	---------------------	--	----------------------------------

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2024	\$ 576,440	\$ 1,256,570	\$ 1,833,010	\$ 712,033	\$ 1,120,977	\$ 0	\$ 1,120,977
2023	\$ 411,740	\$ 811,050	\$ 1,222,790	\$ 203,720	\$ 1,019,070	\$ 0	\$ 1,019,070
2022	\$ 329,390	\$ 615,490	\$ 944,880	\$ 18,452	\$ 926,428	\$ 0	\$ 926,428
2021	\$ 345,860	\$ 531,153	\$ 877,013	\$ 34,805	\$ 842,208	\$ 0	\$ 842,208
2020	\$ 329,390	\$ 505,860	\$ 835,250	\$ 69,606	\$ 765,644	\$ 0	\$ 765,644
2019	\$ 329,390	\$ 366,650	\$ 696,040	\$ 0	\$ 696,040	\$ 0	\$ 696,040
2018	\$ 329,390	\$ 366,650	\$ 696,040	\$ 0	\$ 696,040	\$ 0	\$ 696,040
2017	\$ 329,390	\$ 366,650	\$ 696,040	\$ 42,867	\$ 653,173	\$ 0	\$ 653,173
2016	\$ 329,390	\$ 366,650	\$ 696,040	\$ 102,246	\$ 593,794	\$ 0	\$ 593,794
2015	\$ 329,390	\$ 366,650	\$ 696,040	\$ 156,226	\$ 539,814	\$ 0	\$ 539,814
2014	\$ 329,390	\$ 161,350	\$ 490,740	\$ 0	\$ 490,740	\$ 0	\$ 490,740

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
ALLEN PROPERTIES, LLC

Filing Information

Document Number	L06000020376
FEI/EIN Number	20-4369372
Date Filed	02/23/2006
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	05/28/2014
Event Effective Date	NONE

Principal Address

7848 Saddlebrook Drive
Port St Lucie, FL 34986

Changed: 01/31/2024

Mailing Address

7848 Saddlebrook Drive
Port St Lucie, FL 34986

Changed: 01/31/2024

Registered Agent Name & Address

ALLEN, MICHAEL A
7848 Saddlebrook Drive
Port St Lucie, FL 34986

Name Changed: 03/22/2007

Address Changed: 01/31/2024

Authorized Person(s) Detail

Name & Address

Title PRES

ALLEN, MICHAEL A
7848 Saddlebrook Drive
Port St Lucie, FL 34986

Title MGR

RM ALLEN PROPERTIES, INC.
7848 Saddlebrook Drive
Port St Lucie, FL 34986

Annual Reports

Report Year	Filed Date
2023	01/25/2023
2024	01/31/2024
2025	01/07/2025

Document Images

01/07/2025 -- ANNUAL REPORT	View image in PDF format
01/31/2024 -- ANNUAL REPORT	View image in PDF format
01/25/2023 -- ANNUAL REPORT	View image in PDF format
01/26/2022 -- ANNUAL REPORT	View image in PDF format
01/09/2021 -- ANNUAL REPORT	View image in PDF format
01/16/2020 -- ANNUAL REPORT	View image in PDF format
02/09/2019 -- ANNUAL REPORT	View image in PDF format
01/12/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- ANNUAL REPORT	View image in PDF format
01/26/2016 -- ANNUAL REPORT	View image in PDF format
01/09/2015 -- ANNUAL REPORT	View image in PDF format
05/28/2014 -- LC Amendment	View image in PDF format
01/08/2014 -- ANNUAL REPORT	View image in PDF format
01/22/2013 -- ANNUAL REPORT	View image in PDF format
03/27/2012 -- ANNUAL REPORT	View image in PDF format
03/16/2011 -- ANNUAL REPORT	View image in PDF format
02/26/2010 -- ANNUAL REPORT	View image in PDF format
01/16/2009 -- ANNUAL REPORT	View image in PDF format
01/14/2008 -- ANNUAL REPORT	View image in PDF format
03/22/2007 -- ANNUAL REPORT	View image in PDF format
02/23/2006 -- Florida Limited Liability	View image in PDF format



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

Detail by Entity Name

Florida Limited Liability Company
NORTHGATE PLAZA VENTURES LLC

Filing Information

Document Number	L23000528863
FEI/EIN Number	93-4656064
Date Filed	11/27/2023
Effective Date	11/27/2023
State	FL
Status	ACTIVE

Principal Address

2100 SE OCEAN BOULEVARD
#100
STUART, FL 34996

Mailing Address

2100 SE OCEAN BOULEVARD
#100
STUART, FL 34996

Registered Agent Name & Address

CLARY, JAMES M, III
2100 SE OCEAN BOULEVARD
#100
STUART, FL 34996

Authorized Person(s) Detail

Name & Address

Title MGR

BARON, JEREMIAH
2100 SE OCEAN BOULEVARD, #100
STUART, FL 34996

Annual Reports

Report Year	Filed Date
2024	04/02/2024

Document Images

[04/02/2024 -- ANNUAL REPORT](#)

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[11/27/2023 -- Florida Limited Liability](#)

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Florida Department of State, Division of Corporations



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

ALLEN PROPERTIES LLC
NORTHGATE PLAZA VENTURESLLC
7848 SADDLEBROOK DR
PORT SAINT LUCIE, FL 34986

Case No. CE25030003

Registered Agent(s):
MICHAEL A. ALLEN
7848 SADDLEBROOK DR
PORT SAINT LUCIE, FL 34986

JAMES M. CLARY III
2100 SE OCEAN BLVD STE 100
STUART, FL 34996

Certified Receipt No. 9589071052700747105478
9589071052700747105461

NOTICE OF VIOLATION AND NOTICE OF HEARING

March 3rd, 2025

611 SW FEDERAL HWY
STUART, FL 34994
Parcel Control Number: 04-38-41-020-001-00240-0

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.

Violation Description/Corrective Action Required: NO PERMIT OBTAINED FOR INTERIOR RENOVATIONS, ELECTRICAL WORK, MECHANICAL WORK, ALTERATIONS, AND/OR RENOVATIONS.

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 OBTAIN A VALID PERMIT FOR THE RENOVATIONS, AND/OR ALTERATIONS BEING CONSTRUCTED ON SITE.

Comply By: April 14th, 2025

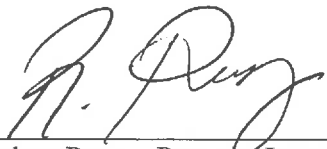
Please correct the above noted items so that no further action needs to be taken. We thank you in advance for your understanding and cooperation.

Unless you correct the violation(s) described above on or before the compliance date of April 14th, 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 21st day of May 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

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

Meeting Date: 5/21/2025

Prepared by: Robert Perez

Title of Item:

CITY OF STUART VS RALPH E. PEIRSON **"COMPLIED"**

Address:

1111 SE ALAMANDA LANE STUART, FL 34996

Code Section:

SEC 10-61 - MAINTENANCE OF STRUCTURES, AND SEC 20-21 DUTY TO KEEP PROPERTY MOWED

Description of Violation:

THE LANSCAPING AND/OR GRASS ON THE PROPERTY IS SIGNIFICANTLY OVERGROWN.

Summary Explanation/Background Information:

ATTACHMENTS: