



MAGISTRATE HEARING DOCKET

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

**JUNE 18, 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 HOLIDAY MOBILE HOME PARK LLC

Robert Perez

CASE NO: CE25050002

ADDRESS OF VIOLATION: 1 SE Broadway Street Stuart, FL 34994

CODE SECTION: Sec. 10-36 - VIOLATIONS AND PENALTIES

DESCRIPTION OF VIOLATION: THE RESPONDENT HAS FAILED TO OBTAIN A VALID PERMIT FOR THE WORK BEING CONDUCTED ON SITE.

2. CITY OF STUART VS 5051 LLC

Robert Perez

CASE NO: CE25010004

ADDRESS OF VIOLATION: 4461 SE FEDERAL HWY. STUART, FL
CODE SECTION: SEC 10-61 MAINTENANCE, SEC 10-63(a) TRASH
AND DEBRIS, SEC 6.11.11 SIGNAGE

DESCRIPTION OF VIOLATION: JUNK AND DEBRIS STORED IN
PUBLIC VIEW, INOPERABLE VESSELS / EQUIPMENT AND FIRE
CODE VIOLATIONS.

ADJOURNMENT

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

Meeting Date: 6/18/2025

Prepared by: Robert Perez

Title of Item:

CITY OF STUART VS HOLIDAY MOBILE HOME PARK LLC

Address:

1 SE Broadway Street Stuart, FL 34994

Code Section:

Sec. 10-36 - VIOLATIONS AND PENALTIES

Description of Violation:

THE RESPONDENT HAS FAILED TO OBTAIN A VALID PERMIT FOR THE WORK BEING CONDUCTED ON SITE.

Summary Explanation/Background Information:

ATTACHMENTS:

1. 1 SE Broadway Street PA
2. 1 SE Broadway Street Sunbiz
3. Unpermitted Work (1)
4. Unpermitted Work (2)
5. Unpermitted Work (3)
6. Stop Work Order
7. 1 SE Broadway Street NOV NOH
8. 70223330000098224074 - Delivered
9. 70223330000098224098 - Delivered
10. 70223330000098224081 - Not Delivered
11. Affidavit of Posting

Basic Info

PIN 04-38-41-009-004-00060-6	AIN 21489	Situs Address 1 SE BROADWAY ST STUART FL	Website Updated 5/13/25
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General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners

HOLIDAY MOBILE HOME PARK LLC

Parcel ID

04-38-41-009-004-00060-6

Use Code/Property Class

2800 - 2800 Mobile Home Parks

Mailing Address

6400 TELEGRAPH RD STE 2000
BLOOMFIELD HILLS MI 48301

Account Number

21489

Neighborhood

30300 FED HWY S OF ROOSEVELT TO INDIAN

Tax District

STUART

Property Address

1 SE BROADWAY ST STUART FL

Legal Acres

5.357

Legal Description

HILLCREST, ALL LOT 6 7 & 8 & ALL LOTS 17...

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	\$ 2,045,160	\$ 174,840	\$ 2,220,000	\$ 695,400	\$ 1,524,600	\$ 0	\$ 1,524,600

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

Current Sale

Sale Date

3/10/99

Sale Price

\$ 800,000

Grantor (Seller)

DARE, THELMA R (ESTATE)

Deed Type

Personal Repr Deed

Doc Num

N/A

Book & Page

1376 1797

Legal Description

HILLCREST, ALL LOT 6 7 & 8 & ALL LOTS 17 THRU 24 BLK 4 & PART OF SEC 9-38-41 DESC AS: E 1/2 OF W 1/2 OF NE 1/4 OF NW 1/4 N OF RD

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

Improvements

PIN 04-38-41-009-004-00060-6	AIN 21489	Situs Address 1 SE BROADWAY ST STUART FL	Website Updated 5/13/25
Use Code/Property Class 2800 - 2800 Mobile Home Parks		Total Finished Area 3,186 SF	Max Stories 1

Building Information (1 of 2)

Building Type

Single family

Year Built

1960

Bedrooms

2

Finished Area

971 SF

Wall

Class C

Full Baths

1

Exterior Cover

Block with Stucco

Number of Units

1

Half Baths

0

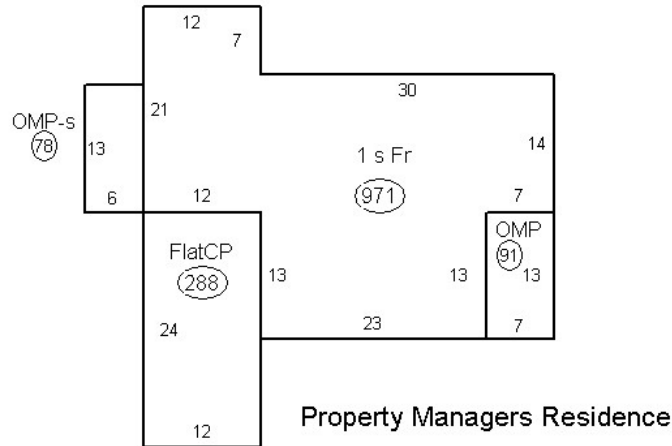
Roof Cover

Comp sh 240-260#

Wall Height

N/A

02



Report a
Discrepancy

Sketched Area Legend

Sub Area	Description	Area	Finished Area
FLATCP	Carport flat roof	288	0
DWELL	Dwelling	971	971
OMP_S	Open Masonry Porch Screened	78	0
OMP	Open Masonry Porch	91	0

Building Information (2 of 2)

Building Type

Clubhouse

Year Built

1954

Bedrooms

N/A

Finished Area

2,215 SF

Wall

Class C - Fire Resistant

Full Baths

2

Exterior Cover

Concrete Block

Number of Units

74

Half Baths

0

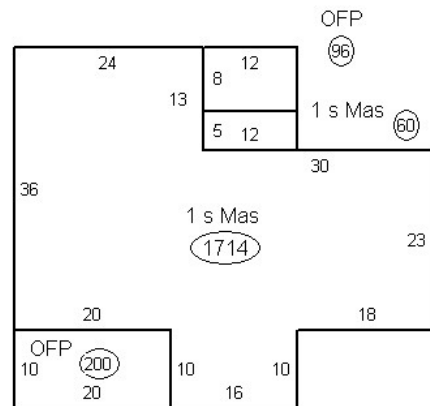
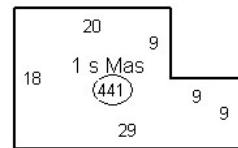
Roof Cover

N/A

Wall Height

10

04



Report a
Discrepancy

Sketched Area Legend

Sub Area	Description	Area	Finished Area
OFP	Open Frame Porch	200	0
CLUBHSE	Clubhouse (311)(GCM)	441	441
CLUBHSE	Clubhouse (311)(GCM)	60	60
OFP	Open Frame Porch	96	0
CLUBHSE	Clubhouse (311)(GCM)	1,714	1,714

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt
Bumper	1	3	Per Each	1954
Residential Paving	1	1	Square Feet	1960
Mobile Home Park - MS	1	74	Site	1954

Sales History

PIN 04-38-41-009-004-00060-6	AIN 21489	Situs Address 1 SE BROADWAY ST STUART FL	Website Updated 5/13/25
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Sale Date	Sale Price	Grantor (Seller)	Deed Type	Doc Num	Book & Page
3/10/99	\$ 800,000	DARE, THELMA R (ESTATE)	Personal Repr Deed		<u>1376 1797</u>
12/30/93	\$ 100	SELLER - see file for name	Special Warranty Deed		<u>1048 1874</u>
1/1/01	\$ 0	SELLER - see file for name			

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

Value History

PIN 04-38-41-009-004-00060-6	AIN 21489	Situs Address 1 SE BROADWAY ST STUART FL	Website Updated 5/13/25
--	---------------------	--	-----------------------------------

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2024	\$ 2,045,160	\$ 174,840	\$ 2,220,000	\$ 695,400	\$ 1,524,600	\$ 0	\$ 1,524,600
2023	\$ 1,850,000	\$ 0	\$ 1,850,000	\$ 464,000	\$ 1,386,000	\$ 0	\$ 1,386,000
2022	\$ 864,000	\$ 396,000	\$ 1,260,000	\$ 0	\$ 1,260,000	\$ 0	\$ 1,260,000
2021	\$ 864,000	\$ 397,830	\$ 1,261,830	\$ 0	\$ 1,261,830	\$ 0	\$ 1,261,830
2020	\$ 864,000	\$ 397,830	\$ 1,261,830	\$ 0	\$ 1,261,830	\$ 0	\$ 1,261,830
2019	\$ 864,000	\$ 373,090	\$ 1,237,090	\$ 0	\$ 1,237,090	\$ 0	\$ 1,237,090
2018	\$ 864,000	\$ 373,090	\$ 1,237,090	\$ 0	\$ 1,237,090	\$ 0	\$ 1,237,090
2017	\$ 864,000	\$ 373,090	\$ 1,237,090	\$ 0	\$ 1,237,090	\$ 0	\$ 1,237,090
2016	\$ 864,000	\$ 373,090	\$ 1,237,090	\$ 0	\$ 1,237,090	\$ 0	\$ 1,237,090
2015	\$ 864,000	\$ 373,090	\$ 1,237,090	\$ 0	\$ 1,237,090	\$ 0	\$ 1,237,090
2014	\$ 864,000	\$ 373,090	\$ 1,237,090	\$ 0	\$ 1,237,090	\$ 0	\$ 1,237,090

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

Foreign Limited Liability Company
HOLIDAY MOBILE HOME PARK, LLC

Filing Information

Document Number	M98000001345
FEI/EIN Number	52-2131273
Date Filed	11/16/1998
State	MI
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/19/2014
Event Effective Date	NONE

Principal Address

40 SE BROADWAY STREET
STUART, FL 34994

Changed: 02/10/2012

Mailing Address

6400 TELEGRAPH RD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/12/2017

Registered Agent Name & Address

VCORP SERVICES, LLC
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 08/15/2014

Address Changed: 01/20/2022

Authorized Person(s) Detail

Name & Address

Title MGR

RIVERSTONE COMMUNITIES, LLC
6400 Telegraph Road
Suite 2000
Bloomfield Hills, MI 48301

Title Authorized Member

Bellinson, James L
6400 TELEGRAPH RD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Annual Reports

Report Year	Filed Date
2023	03/21/2023
2024	03/13/2024
2025	04/21/2025

Document Images

[04/21/2025 -- ANNUAL REPORT](#)

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[03/13/2024 -- ANNUAL REPORT](#)

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[03/21/2023 -- ANNUAL REPORT](#)

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[04/11/2022 -- ANNUAL REPORT](#)

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[03/30/2021 -- ANNUAL REPORT](#)

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[08/19/2014 -- LC Amendment](#)

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[08/15/2014 -- CORLCRACHG](#)

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[02/26/2014 -- ANNUAL REPORT](#)

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[07/02/2013 -- AMENDED ANNUAL REPORT](#)

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[10/04/2004 -- Name Change](#)

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[07/19/1999 -- ANNUAL REPORT](#)

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[11/16/1998 -- Foreign Limited](#)

[View image in PDF format](#)









STOP WORK

ADDRESS: HOLIDAY MOBILE HOME LOT 37 PARK

REASON: NO PERMIT

Section 116.1 of the 2013 F.I. Building Code states:
Upon notice from the building official, work on any building, structure, electrical, plumbing, mechanical system that is being done contrary to the code or is a dangerous or unsafe manner shall immediately cease.

City of Stuart Development Department
131 NW Flagler Ave. LOW HATFIELD
(772) 289-5370 Inspector: _____ Date: 5-13-2015

DO NOT REMOVE



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

HOLIDAY MOBILE HOME PARK LLC
6400 TELEGRAPH RD STE 2000
BLOOMFIELD HILLS, MI 48301

Case No. CE25050002

Registered Agent(s):
VCORP SERVICES, LLC
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

Certified Receipt No. 70223330000098224074
70223330000098224081
70223330000098224098

NOTICE OF VIOLATION AND NOTICE OF HEARING

May 13th, 2025

1 SE Broadway Street
Stuart, FL 34994
Parcel Control Number: 04-38-41-009-004-00060-6

Dear Property Owner/Business Owner/Occupant:

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

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

Violation Description/Corrective Action Required: NO PERMIT OBTAINED FOR NEW ROOF INSTALLATION, INTERIOR RENOVATIONS, ELECTRICAL WORK, MECHANICAL WORK, ALTERATIONS, AND/OR ANY OTHER 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 AND SUBMIT ENGINEERED PLANS WITH PERMIT SUBMITTAL FOR THE RENOVATIONS, AND/OR ALTERATIONS BEING CONSTRUCTED ON SITE.

Comply By: June 3rd, 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 June 3rd, 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.



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

Tracking Number:

Remove X

70223330000098224074

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item has been delivered and is available at a PO Box at 10:56 am on May 16, 2025 in FORT LAUDERDALE, FL 33318.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivered

Delivered, PO Box

FORT LAUDERDALE, FL 33318

May 16, 2025, 10:56 am

[See All Tracking History](#)

Feedback

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates



USPS Tracking Plus[®]



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Tracking Number:

Remove X

70223330000098224098

[Copy](#)

[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

Latest Update

Your item has been delivered to an agent at the front desk, reception, or mail room at 10:53 am on May 19, 2025 in BLOOMFIELD HILLS, MI 48301.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivered to Agent

Delivered to Agent, Front Desk/Reception/Mail Room

BLOOMFIELD HILLS, MI 48301

May 19, 2025, 10:53 am

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates



USPS Tracking Plus[®]



Product Information



[See Less ^](#)

[Track Another Package](#)



Feedback

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

[FAQs](#)

Tracking Number:

Remove X

7022333000098224081

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

This is a reminder to arrange for redelivery of your item or your item will be returned to sender.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivery Attempt

Reminder to Schedule Redelivery of your item

May 21, 2025

Notice Left (No Authorized Recipient Available)

STUART, FL 34994

May 16, 2025, 9:52 am

[See All Tracking History](#)

Feedback

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates



USPS Tracking Plus[®]



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

[FAQs](#)



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

AFFIDAVIT OF POSTING

DATE: June 11, 2025

CASE NO. CE25050002

LOCATION OF VIOLATION: 1 SE Broadway Street Stuart FL 34994

PCN: 04-38-41-009-004-00060-6

PROPERTY OWNER: HOLIDAY MOBILE HOME PARK LLC

I, Robert Perez, have personally posted the attached:

X NOTICE OF VIOLATION/NOTICE OF HEARING

ORDER FINDING VIOLATION/ FINE ASSESSMENT

In addition to the above, a Notice of Violation/Notice of Hearing was mailed by first class mail to the property owner at the address listed in the tax collector's office and any other address provided by the property owner as required by F.S.S. 162.1

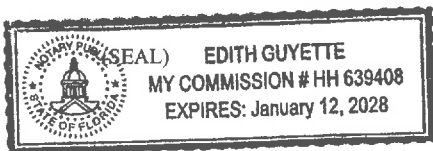
on the 6th day of June 2025 at 12:30 AM PM at the above-named address.

Affiant:
Code Compliance Officer

THE STATE OF FLORIDA
CITY OF STUART

The foregoing instrument was acknowledged before me this 11th day of June, 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.



Edith Guyette
NOTARY PUBLIC State of Florida

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

Meeting Date: 6/18/2025

Prepared by: Robert Perez

Title of Item:

CITY OF STUART VS 5051 LLC

Address:

4461 SE FEDERAL HWY. STUART, FL

Code Section:

SEC 10-61 MAINTENANCE, SEC 10-63(a) TRASH AND DEBRIS, SEC 6.11.11 SIGNAGE

Description of Violation:

JUNK AND DEBRIS STORED IN PUBLIC VIEW, INOPERABLE VESSELS / EQUIPMENT AND FIRE CODE VIOLATIONS.

Summary Explanation/Background Information:

COMMERCIAL PROPERTY PUBLIC VIEW VIOLATION

ATTACHMENTS:

1. 4461 SE Federal Highway PA
2. 4461 SE Federal Highway Sunbiz
3. Interior Debris Obstructing Access (1)
4. Interior Debris Obstructing Access (2)
5. Interior Debris in Main Hallway
6. Interior Debris Obstructing Access to Exit & Pull Station
7. Interior Debris Obstructing Access to Exit
8. Interior Exposed Light Fixtures & Missing Ceiling Tiles
9. Interior Exposed Live Breaker Box
10. Exterior Inoperable Equipment (1)
11. Exterior Inoperable Equipment (2)
12. Exterior Debris & Inoperable Equipment (1)
13. Exterior Debris & Inoperable Equipment (2)
14. Inoperable Trailers & Debris
15. Exterior Structure Damaged
16. Homeless - Converted Shed Furnished
17. Homeless - Converted U-Haul Truck
18. Fire Inspection Report 03-11-25
19. 4461 SE Federal Highway NOV NOH
20. Certified Return Receipt
21. Affidavit of Posting
22. Fire Inspection Report 04-15-25
23. Interior Debris Obstructing Hallway & Exit (1)
24. Interior Debris Obstructing Hallway & Exit (2)
25. Interior Debris - Exposed Light Fixtures & Ceiling Tiles
26. Interior Damaged Ceiling Tiles

27. Exterior Inoperable Equipment (1)
28. Exterior Inoperable Equipment (2)
29. Exterior Inoperable Equipment (3)
30. Exterior Inoperable Equipment (4)
31. Exterior Inoperable Equipment (5)
32. Exterior Inoperable Equipment (6)
33. Exterior Inoperable Equipment (7)
34. Exterior Inoperable Vessels & Equipment
35. Homeless - Converted Minivan (1)
36. Homeless - Converted Minivan (2)
37. Homeless - Converted Minivan (3)
38. Homeless - Converted Shed Furnished (1)
39. Homeless - Converted Shed Furnished (2)
40. Homeless - Converted U-Haul Truck
41. Unapproved Use Off-Site Parking (1)
42. Unapproved Use Off-Site Parking (2)
43. Fire Inspection Report 06-03-25

Basic Info

PIN 52-38-41-000-000-00620-5	AIN 41585	Situs Address 4461 SE FEDERAL HWY STUART FL	Website Updated 6/11/25
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General Information

CHANGE MAILING ADDRESS		SIGN UP FOR PROPERTY FRAUD ALERT	
Property Owners 5051 LLC	Parcel ID 52-38-41-000-000-00620-5	Use Code/Property Class 1100 - 1100 STORES 1 STORY	
Mailing Address 4461 SE FEDERAL HWY STUART FL 34997	Account Number 41585	Neighborhood 50500 FED HWY INDIAN ST TO HOBE SOUND	
Tax District STUART	Property Address 4461 SE FEDERAL HWY STUART FL	Legal Acres 2.5826	
	Legal Description HANSON GRANT S/D OF LOTS 18 19 20 BEG AT...	Ag Use Size (Acre\Sq Ft) N/A	

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	\$ 1,125,000	\$ 982,170	\$ 2,107,170	\$ 295,591	\$ 1,811,579	\$ 0	\$ 1,811,579

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 2/5/07	Grantor (Seller) S Y CENTER LC	Doc Num 1990618
Sale Price \$ 2,300,000	Deed Type Special Warranty Deed	Book & Page <u>2219 2565</u>

Legal Description

HANSON GRANT S/D OF LOTS 18 19 20 BEG AT S/LN OF N 6/15 & ELY R/W US 1 NWLY ALG R/W 400' FOR POB CONTINU WLY 225' N 66 DEG 45' 48" E 500' SELY WITH HWY 225' & S 66 DEG 45' 48" W 500' TO POB

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

Sketched Area Legend

Sub Area	Description	Area	Finished Area
COMCNPYL	Commercial Canopy - Low Cost	420	0
SERVGAR	Service Garage (528)(GCI)	1,600	1,600
WHSSHOW	Warehouse Showroom Store (534)	11,193	11,193
GENOFF	General Office (344)	4,804	4,804
GENOFF	General Office (344)	121	121
OFP	Open Frame Porch	1,186	0
UTLSHED	Utility Shed	800	0
WHSSHOW	Warehouse Showroom Store (534)	768	768

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt
Bumper	1	22	Per Each	1960
Incandescent Lights	1	2	Per Each	1960
Mercury Lights	1	1	Per Each	2000
Security Lights	1	1	Per Each	2000
PAVING Asphalt	1	12769	Square Feet	1960
PAVING CONCRETE	1	5231	Square Feet	1960

Sales History

PIN	AIN	Situs Address	Website Updated
52-38-41-000-000-00620-5	41585	4461 SE FEDERAL HWY STUART FL	6/11/25

Sale Date	Sale Price	Grantor (Seller)	Deed Type	Doc Num	Book & Page
2/5/07	\$ 2,300,000	S Y CENTER LC	Special Warranty Deed	1990618	<u>2219 2565</u>
1/17/06	\$ 2,080,000	SAN JOAQUIN CORPORATION & & ROFLANA	Special Warranty Deed	1903735	<u>2103 0965</u>
5/9/94	\$ 36,200	SELLER - see file for name	Special Warranty Deed		<u>1070 0601</u>
7/14/89	\$ 100	SELLER - see file for name	Special Warranty Deed		<u>0820 0729</u>
5/10/89	\$ 750,000	SELLER - see file for name	Special Warranty Deed		<u>0810 2269</u>
1/1/74	\$ 90,000	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 52-38-41-000-000-00620-5	AIN 41585	Situs Address 4461 SE FEDERAL HWY STUART FL	Website Updated 6/11/25
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Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2024	\$ 1,125,000	\$ 982,170	\$ 2,107,170	\$ 295,591	\$ 1,811,579	\$ 0	\$ 1,811,579
2023	\$ 1,125,000	\$ 747,710	\$ 1,872,710	\$ 225,820	\$ 1,646,890	\$ 0	\$ 1,646,890
2022	\$ 945,000	\$ 706,350	\$ 1,651,350	\$ 154,177	\$ 1,497,173	\$ 0	\$ 1,497,173
2021	\$ 992,250	\$ 559,062	\$ 1,551,312	\$ 190,245	\$ 1,361,067	\$ 0	\$ 1,361,067
2020	\$ 945,000	\$ 532,440	\$ 1,477,440	\$ 240,106	\$ 1,237,334	\$ 0	\$ 1,237,334
2019	\$ 945,000	\$ 470,640	\$ 1,415,640	\$ 290,791	\$ 1,124,849	\$ 0	\$ 1,124,849
2018	\$ 562,500	\$ 460,090	\$ 1,022,590	\$ 0	\$ 1,022,590	\$ 0	\$ 1,022,590
2017	\$ 562,500	\$ 491,830	\$ 1,054,330	\$ 47,767	\$ 1,006,563	\$ 0	\$ 1,006,563
2016	\$ 562,500	\$ 527,140	\$ 1,089,640	\$ 174,583	\$ 915,057	\$ 0	\$ 915,057
2015	\$ 562,500	\$ 269,370	\$ 831,870	\$ 0	\$ 831,870	\$ 0	\$ 831,870
2014	\$ 562,500	\$ 277,290	\$ 839,790	\$ 0	\$ 839,790	\$ 0	\$ 839,790

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
5051, LLC

Filing Information

Document Number	L02000018166
FEI/EIN Number	20-8361333
Date Filed	07/18/2002
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/19/2010

Principal Address

8343 S. Elizabeth Avenue
Palm Beach Gardens, FL 33418

Changed: 12/14/2022

Mailing Address

8343 S. Elizabeth Avenue
Palm Beach Gardens, FL 33418

Changed: 12/14/2022

Registered Agent Name & Address

MAIONE, ROBERT V
8343 S. Elizabeth Avenue
Palm Beach Gardens, FL 33418

Name Changed: 12/14/2022

Address Changed: 12/14/2022

Authorized Person(s) Detail

Name & Address

Title MGR

MAIONE, ROBERT V

8343 S. Elizabeth Avenue
Palm Beach Gardens, FL 33418

Annual Reports

Report Year	Filed Date
2023	01/24/2023
2024	01/22/2024
2025	03/06/2025

Document Images

03/06/2025 -- ANNUAL REPORT	View image in PDF format
01/22/2024 -- ANNUAL REPORT	View image in PDF format
01/24/2023 -- ANNUAL REPORT	View image in PDF format
12/14/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
04/06/2022 -- ANNUAL REPORT	View image in PDF format
01/18/2021 -- ANNUAL REPORT	View image in PDF format
01/21/2020 -- ANNUAL REPORT	View image in PDF format
04/19/2019 -- ANNUAL REPORT	View image in PDF format
03/01/2018 -- ANNUAL REPORT	View image in PDF format
02/17/2017 -- ANNUAL REPORT	View image in PDF format
03/24/2016 -- ANNUAL REPORT	View image in PDF format
04/06/2015 -- ANNUAL REPORT	View image in PDF format
03/05/2014 -- ANNUAL REPORT	View image in PDF format
03/04/2013 -- ANNUAL REPORT	View image in PDF format
03/21/2012 -- ANNUAL REPORT	View image in PDF format
04/18/2011 -- ANNUAL REPORT	View image in PDF format
11/19/2010 -- REINSTATEMENT	View image in PDF format
04/29/2009 -- ANNUAL REPORT	View image in PDF format
10/16/2008 -- LC Amendment	View image in PDF format
08/07/2008 -- ANNUAL REPORT	View image in PDF format
03/17/2007 -- ANNUAL REPORT	View image in PDF format
04/01/2006 -- ANNUAL REPORT	View image in PDF format
04/08/2005 -- ANNUAL REPORT	View image in PDF format
03/12/2004 -- ANNUAL REPORT	View image in PDF format
04/28/2003 -- ANNUAL REPORT	View image in PDF format
07/18/2002 -- Florida Limited Liability	View image in PDF format







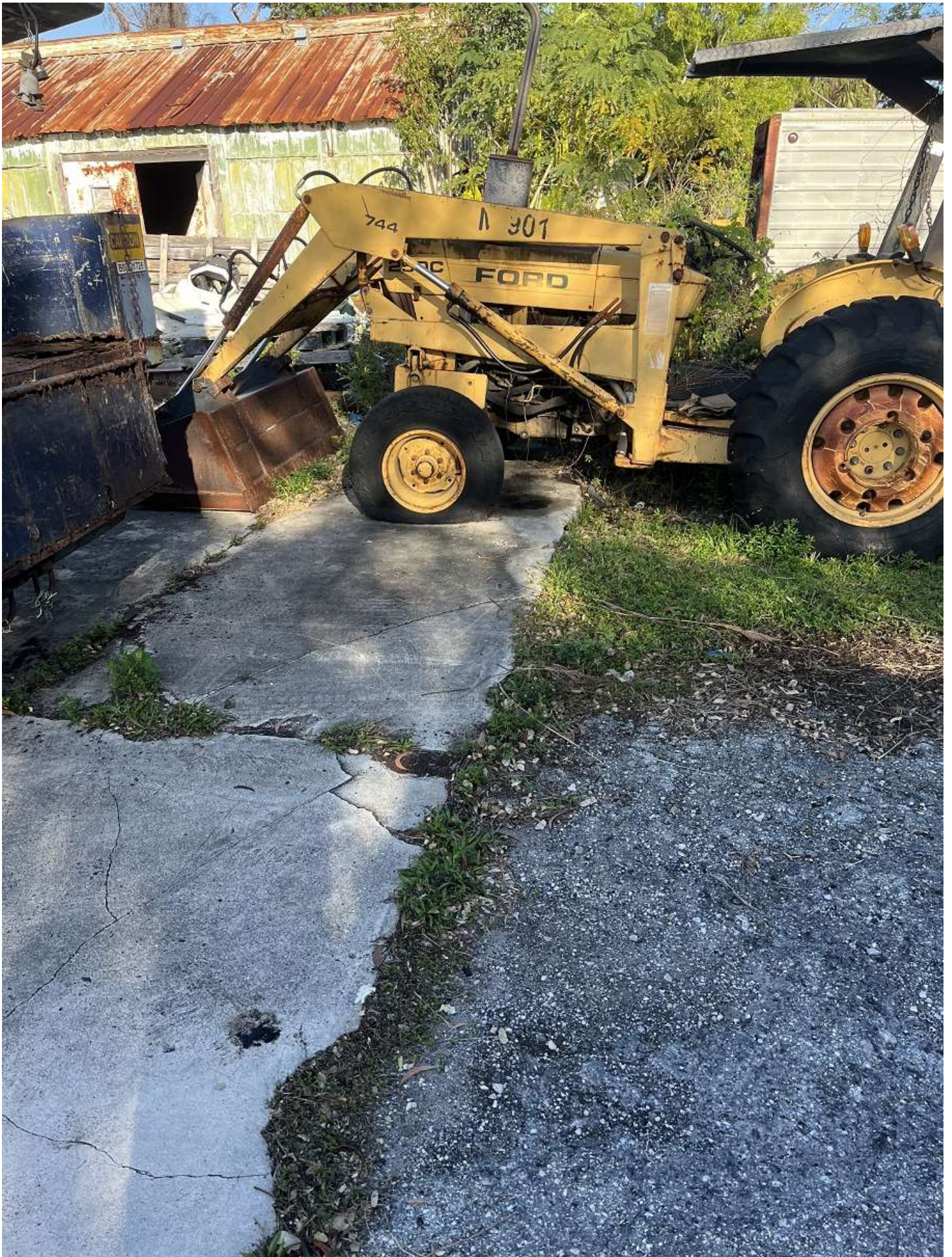
























Inspection Report

Inspection: Fire Inspection

Inspector: Jon Huneycutt

Inspection Date: Mar 11, 2025 at 12:00am

Record: Stuart Fire Safety Inspection #FS-25-99
(/track/379802/step/892312/inspection)

Location: 4461 SE FEDERAL HWY, STUART, FL 34997

Applicant: ROBERT MAIONE

Fire - BTR/Fire Safety Inspection

Overall Result: Fail

Overall Remarks:

Overall housekeeping needs to be addressed with multiple areas of the building having high piled storage of objects/trash that are blocking exits and creating a fire hazard. These areas need to be cleaned up and access restored to the exits. Security bars are acceptable when the building is closed but must be removed when the building is occupied. FACP shows trouble for a waterflow device and there are 5 active deficiencies in Compliance Engine for the sprinkler system. All exit signs and emergency lights need to be checked as only a few are functional. Storage of propane cylinders is not allowed inside of the building, there are 2 sub panels that are missing covers and numerous exposed wires coming out of the ceiling that need to be properly secured in a junction box or deleted if not used. A follow up inspection will be conducted in 30 days on 4/11/2025 and if substantial improvements have not been made this case may be referred to code enforcement.

Checklist:

NFPA 10

Fire Extinguishers - Size/Type/Coverage, Annual inspection tag, Mounted/Height.

Result: **Pass**

NFPA 101

General - Correct address posted/rear, Occupant load posted, Flammable storage, Housekeeping (general), NFPA 704M Labeling, Knox Box.

Result: **Fail**

Remarks:

Propane stored inside building, overall housekeeping needs to be addressed, storage piled to ceiling in areas.

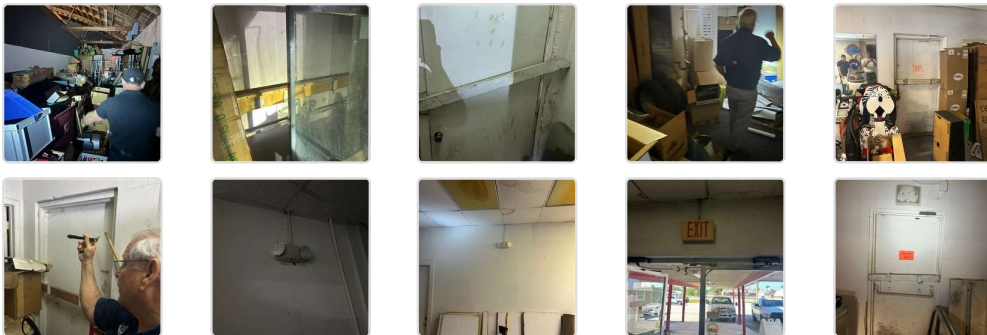
NFPA 101

Egress - Exits clear of obstructions, Exit signs, Emergency lighting, Sufficient exits/size, Proper hardware/thumb latch.

Result: **Fail**

Remarks:

Multiple exits blocked by storage of objects, security bars must be removed while building is occupied, exit signs not illuminated, emergency lighting non functional.



NFPA 25

Sprinkler Systems - NFPA 25 inspections/riser tagged, NFPA 25 TCE uploads, Coverage compliance/valves open, FDC/clearance/address, Spare heads/wrench/sprinkler guards, Clearance (heads 18"), Fire pump/stand pipe, Backflow preventer/clearance, Private fire hydrants.

Result: **Fail**

Remarks:

5 open deficiencies on sprinkler system need to be addressed



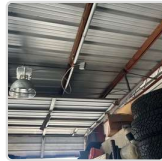
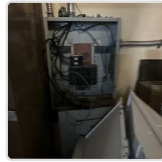
NFPA 70

Electrical - Panels/Meters clear of obstructions, Proper covers/voids in panel, Panel clearly labeled, Wiring in conduit, Multi-plug adapters/extension cords.

Result: Fail

Remarks:

sub panel in storage room has no cover and is live, sub panel in shop area has no cover and is also live. Multiple exposed wires in the ceiling as well as a fluorescent light wired to an additional bulb.



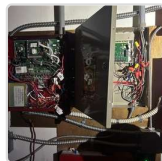
NFPA 72

Fire Alarm Systems - System tagged/as built/manuals, NFPA 72 TCE uploads, Smoke/heat detectors, Duct detector/remote test, Horn strobe 80", Remote annunciator, Breaker lock.

Result: Fail

Remarks:

Missing 1 smoke detector, FACP showing trouble for waterflow, no breaker lock, 1 pull station obstructed.



NFPA 80

Fire door and window assemblies tested annually by a qualified person

Result: Not Observed

NFPA 96

Hood Extinguishing System - Semi-annual inspections/TCE, Nozzle coverage, Gas/electric shutoff with sign, Exhaust fans operational/labeled, K-class extinguishers, Clean grease filters and ducts.

Result: Not Observed

City of Stuart, FL**Your Profile**

[Your Records \(/dashboard/records\)](/dashboard/records)

Resources

[Search for Records \(/search\)](/search)

[Claim a Record \(/claimRecord\)](/claimRecord)

[Employee Login \(https://stuartfl.workflow.opengov.com\)](https://stuartfl.workflow.opengov.com)

Portal powered by **OpenGov**



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

5051 LLC
4461 SE FEDERAL HWY
STUART, FL 34997

Case No. CE25010004

REGISTERED AGENT:
MAIONE, ROBERT V
8343 S. Elizabeth Avenue
Palm Beach Gardens, FL 33418

Cert Mail RRR# 7022333000098224647

AMENDED NOTICE OF VIOLATION AND NOTICE OF HEARING

April 17, 2025

4461 Se Federal Hwy
Stuart, FL 34996
Parcel Control Number: 52-38-41-000-000-00620-5

Dear Property Owner/Business Owner/Occupant:

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

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

1. Violation Description/Corrective Action Required: TRASH AND DEBRIS

Pertinent Code Section(s): Sec. 10-61(j)(1) – Maintenance of structures, equipment and exterior property. Exterior property and storage prohibited: General storage of materials shall be located entirely within an enclosed building or screened from view of the surrounding properties with a sight obscuring fence and/or landscaping, except as otherwise required by this Code. **REMOVE ALL DEAD STORAGE, TRASH AND DEBRIS FROM PUBLIC VIEW.**

2. **Violation Description/Corrective Action Required: INOPERABLE EQUIPMENT, VESSELS AND VEHICLES.**
Pertinent Code Section(s): Sec. 20-50(b) shall be unlawful for any person to park, store, or leave, or to permit parking, storing or leaving of an inoperable motor vehicle on public property for a continuous period of more than 72 hours. **REMOVE ALL INOPERABLE EQUIPMENT, VESSELS AND VEHICLES FROM PROPERTY.**

3. **Violation Description/Corrective Action Required: RENTING LAND AS UNINHABITABLE SPACE**
Pertinent Code Section(s): Sec. 8.03.01(A)(1) – Non Conforming Uses and Lots: The lawful use of a structure existing on July 23, 1990, may be continued although such use within the structure does not conform to the provisions of the chapter; and such use may be extended throughout the building; provided no structural alterations, except those required by law or ordinance, or ordered by an authorized officer to assure the safety of the structure, are made therein. No such use shall be extended to occupy any land outside the existing structure. **REMOVE ALL VAGRANTS FROM OCCUPYING ANY LAND OF YOUR COMMERCIAL PROPERTY AS RESIDENCY AND OR SLEEPING QUARTERS. (NIGHTLY INSPECTIONS PERFORMED BY STUART PD)**

Comply By: August 1, 2025

4. **Violation Description/Corrective Action Required: NATIONAL FIRE PROTECTION ASSOCIATION**
 - (1) NFPA 25. Sprinkler System** - Inspections/risers tagged, NFPA 25 TCE uploads, Coverage compliance valves open. FDC/ clearance/address. Spare heads/wrench/sprinkler guards. Clearance (heads 18”), Fire pump/stand pipe, Backflow preventer/clearance, private Fire hydrant **(FAILED)**
 - (2) NFPA 70. Electrical Inspection**– Panels/Meters obstructed. Proper covers required in panel. Panel labeling required. Wiring in conduit, Multi-plug adapters / extension cords **(FAILED)**
 - (3) NFPA 72. Fire Alarm System Inspection**– System tagged/as built/manuals NFPA 72 TCE uploads, Smoke Detectors. Duct detector / remote test, horn strobe 80”. Remote annunciator, Breaker lock. **(FAILED)**
 - (4) NFPA 80. Fire Door Inspection** – To be tested annually by a qualified person.
 - (5) NFPA 101. General** – Correct address posted/rear. Occupant load posted, Flammable Storage. Housekeeping (general) NFPA 704m Labeling, Knox Box. Egress / Exits obstructed, Exit signs malfunction, sufficient Exit signs /size required. Proper hardware thumb latch required. **(FAILED)**

Fire Codes Must Comply By: June 1, 2025

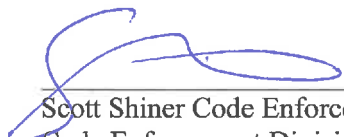
Please correct the above noted items so that no further action needs to be taken. We thank you in advance for your understanding and cooperation.

Unless you correct the violation(s) described above on or before the compliance date of June 1, 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 4647

U.S. Postal Service™ *4461 Federal Hwy*
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
 \$ _____

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage
 \$ 9.64

Total Postage and Fees
 \$ _____

Sent To

Street and Apt. No. **5051 LLC** _____

City, State, ZIP+4 **4461 SE FEDERAL HWY** _____
STUART, FL 34997 _____

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

4-18-25
 Postmark Here

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> 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. 	<p>A. Signature <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Robert M. [Signature]</i></p> <p>C. Date of Delivery <i>4-19-25</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p style="text-align: center;">5051 LLC 4461 SE FEDERAL HWY STUART, FL 34997</p> <p style="text-align: center;">9590 9402 9264 4295 1822 26</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>
<p>2. Article Number (Transfer from service label)</p> <p>7022 3330 0000 9822 4647</p>	
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>	<p>Domestic Return Receipt</p>



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

AFFIDAVIT OF POSTING

DATE: June 11, 2025

CASE NO. CE25010004

LOCATION OF VIOLATION: 4461 SE Federal Highway Stuart FL 34996

PCN: 52-38-41-000-000-00620-5

PROPERTY OWNER: 5051 LLC

I, Robert Perez, have personally posted the attached:

X NOTICE OF VIOLATION/NOTICE OF HEARING

ORDER FINDING VIOLATION/ FINE ASSESSMENT

In addition to the above, a Notice of Violation/Notice of Hearing was mailed by first class mail to the property owner at the address listed in the tax collector's office and any other address provided by the property owner as required by F.S.S. 162.1

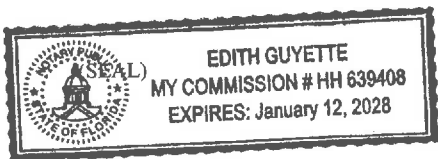
on the 6th day of June 2025 at 10:00 AM PM at the above-named address.

Affiant:
Code Compliance Officer

THE STATE OF FLORIDA
CITY OF STUART

The foregoing instrument was acknowledged before me this 11th day of June, 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.



Edith Guyette
NOTARY PUBLIC State of Florida

Inspection Report

Inspection: Fire Inspection

Record: Stuart Fire Safety Inspection #FS-25-99

Inspector: Jon Huneycutt

Location: 4461 SE FEDERAL HWY, STUART, FL 34997

Inspection Date: Apr 15, 2025

Applicant: ROBERT MAIONE

Fire - BTR/Fire Safety Inspection

Overall Result: Fail

Overall Remarks:

Several deficiencies corrected since prior inspection however multiple deficiencies still present. Case referred to Code Enforcement for further follow up.

Checklist:

NFPA 10

Fire Extinguishers - Size/Type/Coverage, Annual inspection tag, Mounted/Height.

Result: Pass

NFPA 25

Sprinkler Systems - NFPA 25 inspections/riser tagged, NFPA 25 TCE uploads, Coverage compliance/valves open, FDC/clearance/address, Spare heads/wrench/sprinkler guards, Clearance (heads 18"), Fire pump/stand pipe, Backflow preventer/clearance, Private fire hydrants.

Result: Fail

Remarks:

System red tagged on 8/1/2024 for broken cap, missing FDC sign, backflow tampers damaged, corroded control valve, OS&Y packing leaking and packing bolts corroded. Repairs need to be made and uploaded to TCE.



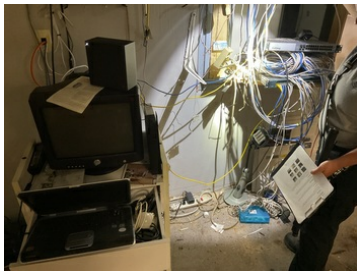
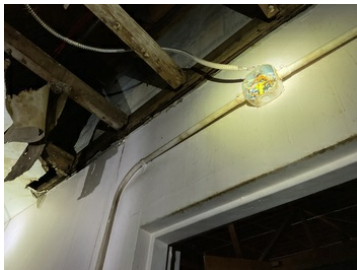
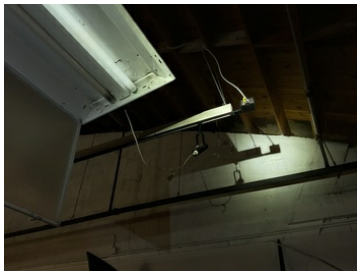
NFPA 70

Electrical - Panels/Meters clear of obstructions, Proper covers/voids in panel, Panel clearly labeled, Wiring in conduit, Multi-plug adapters/extension cords.

Result: Fail

Remarks:

Exposed wiring in storage area to the right of the front door. Open junction box in storage room to right of front door. Open junction box in storage room, rear of building in FACP hallway. Open junction box in ceiling of open room straight back from front door. Server room wiring unkempt with multiple daisy chained surge protectors and extension cords. Server room ceiling, unknown power box with hard wired extension cord and supply power not in conduit. Multiple open junction boxes in metal building behind main building.





NFPA 72

Fire Alarm Systems - System tagged/as built/manuals, NFPA 72 TCE uploads, Smoke/heat detectors, Duct detector/remote test, Horn strobe 80", Remote annunciator, Breaker lock.

Result: Fail

Remarks:

Pull station blocked for exit on right rear corner of building. Fire alarm breaker lock missing. Missing pull station, end of FACP corridor exit to rear of building.



NFPA 80

Fire door and window assemblies tested annually by a qualified person

Result: Not Observed

NFPA 96

Hood Extinguishing System - Semi-annual inspections/TCE, Nozzle coverage, Gas/electric shutoff with sign, Exhaust fans operational/labeled, K-class extinguishers, Clean grease filters and ducts.

Result: Not Observed

NFPA 101

General - Correct address posted/rear, Occupant load posted, Flammable storage, Housekeeping (general), NFPA 704M Labeling, Knox Box.

Result: Fail

Remarks:

Compressed gas cylinders shall be separated from materials and conditions that prevent exposure hazards to and from each other. Multiple unknown gas cylinders stored in a broken crate. Propane tank stored in storage room to right of main entrance. High piled cardboard trash stored in hallway behind showroom. Missing ceiling in storage room in FACP corridor. Multiple ceiling tiles missing from server room.





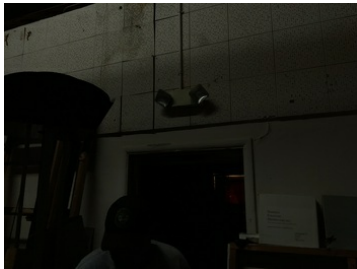
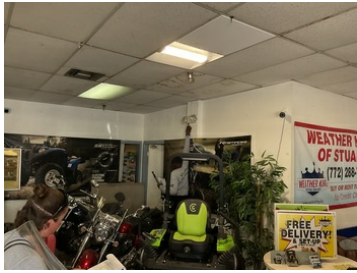
NFPA 101

Egress - Exits clear of obstructions, Exit signs, Emergency lighting, Sufficient exits/size, Proper hardware/thumb latch.

Result: Fail

Remarks:

Exit sign above main entrance nonfunctional. Emergency lighting in main entrance nonfunctional. Exit blocked to the right of the entrance to the FACP room and missing exit sign. Emergency lighting in FACP corridor nonfunctional. Exit sign in corridor behind showroom nonfunctional. Exit to rear of structure straight back from front entrance barred during operating hours, missing exit sign.













































Inspection Report

Inspection: Fire Inspection

Record: Stuart Fire Safety Inspection #FS-25-99

Inspector: Capri Sellitti

Location: 4461 SE FEDERAL HWY, STUART, FL 34997

Inspection Date: Jun 03, 2025

Applicant: ROBERT MAIONE

Fire - BTR/Fire Safety Inspection

Overall Result: Fail

Overall Remarks:

Some deficiencies have been corrected since prior inspection. However, there are still multiple deficiencies that are present. This case has been referred to Code Enforcement to follow up with this case.

Checklist:

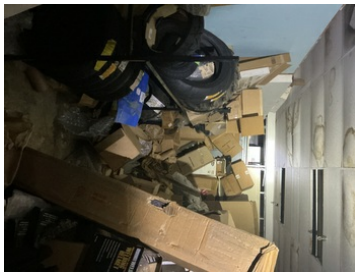
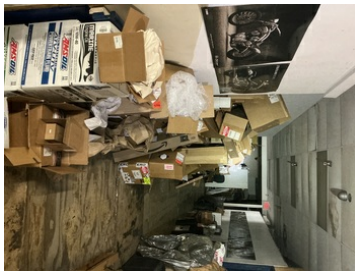
NFPA 101

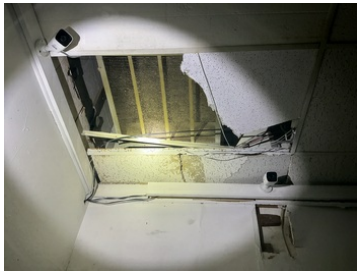
General - Correct address posted/rear, Occupant load posted, Flammable storage, Housekeeping (general), NFPA 704M Labeling, Knox Box.

Result: Fail

Remarks:

Cardboard trash boxes piled high throughout the facility. Ceiling needs to be repaired. Ceiling tile is missing. Gas cans need to be properly stored. Compressed gas cylinders need to be separated from materials and properly stored.







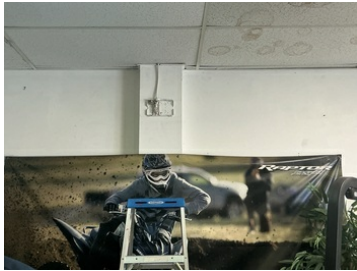
NFPA 101

Egress - Exits clear of obstructions, Exit signs, Emergency lighting, Sufficient exits/size, Proper hardware/thumb latch.

Result: Fail

Remarks:

Multiple lights need to be repaired; they are not functioning and operating properly on battery backup. Exit/Emergency lights are missing. Exit is not clear and accessible.





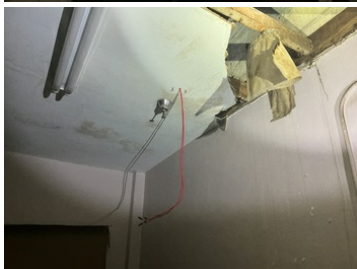
NFPA 70

Electrical - Panels/Meters clear of obstructions, Proper covers/voids in panel, Panel clearly labeled, Wiring in conduit, Multi-plug adapters/extension cords.

Result: Fail

Remarks:

Multiple areas where there is exposed wiring. Open junction boxes throughout the property. Cover plates for outlets are missing.







NFPA 72

Fire Alarm Systems - System tagged/as built/manuals, NFPA 72 TCE uploads, Smoke/heat detectors, Duct detector/remote test, Horn strobe 80", Remote annunciator, Breaker lock.

Result: Fail

Remarks:

Manual pull stations are blocked and not accessible. Fire alarm cable is exposed. Missing a manual pull station.



NFPA 80

Fire door and window assemblies tested annually by a qualified person

Result: Not Observed

NFPA 96

Hood Extinguishing System - Semi-annual inspections/TCE, Nozzle coverage, Gas/electric shutoff with sign, Exhaust fans operational/labeled, K-class extinguishers, Clean grease filters and ducts.

Result: Not Observed

NFPA 10

Fire Extinguishers - Size/Type/Coverage, Annual inspection tag, Mounted/Height.

Result: Pass

NFPA 25

Sprinkler Systems - NFPA 25 inspections/riser tagged, NFPA 25 TCE uploads, Coverage compliance/valves open, FDC/clearance/address, Spare heads/wrench/sprinkler guards, Clearance (heads 18"), Fire pump/stand pipe, Backflow preventer/clearance, Private fire hydrants.

Result: Fail

Remarks:

System still has open deficiencies. Inspectors test pipe is rusted and corroded/ broken. Missing elbow and sprinkler head/ diffuser. BF CV1 is rusty/ corroded/ broken packing bolts. Repairs need to be made to make the system compliant.

