



MAGISTRATE HEARING DOCKET

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

**JULY 16, 2025 AT 2:00 PM
COMMISSION CHAMBERS**

Agenda items are available on our website at <http://www.cityofstuart.us>
Phone: (772) 288-5306. Fax: (772) 288-5305. E-mail: mkindel@ci.stuart.fl.us

In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation to attend this meeting should contact the City's ADA coordinator at 772-288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

WHAT IS CIVILITY? Civility is caring about one's identity, needs and beliefs without degrading someone else's in the process. Civility is more than merely being polite. Civility requires staying "present" even with those persons with whom we have deep-rooted and perhaps strong disagreements. It is about constantly being open to hear, learn, teach and change. It seeks common ground as a beginning point for dialogue. It is patience, grace, and strength of character. Civility is practiced in our City Hall.

PLEDGE OF ALLEGIANCE

VIOLATION HEARINGS

1. CITY OF STUART VS SUMMER SHORES LLC

CASE NO: CE25010043

ADDRESS OF VIOLATION: 49 SW SEMINOLE STREET STUART, FL 34994

CODE SECTION: SEC. 10-61 MAINTENANCE OF STRUCTURES, AND SEC. 42-233 INSPECTION

DESCRIPTION OF VIOLATION: THE RESPONDENT HAS BEEN DRAINING WASTEWATER INTO THE DRAINAGE DWALE AND PUBLIC RIGHT-OF-WAY. THE GREASE VENT ON THE ROOF APPEARS TO BE ACTIVELY LEAKING GREASE ONTO THE ROOF AND THE DRAINAGE GUTTER IS WASHING OUT INTO THE PUBLIC RIGHT-OF-WAY.

Robert Perez

2. CITY OF STUART VS DESANTIS DANIELLE ELYSE

Robert Perez

CASE NO: CE25050006

ADDRESS OF VIOLATION: 504 SE ROBALO COURT STUART, FL 34996

CODE SECTION: SEC. 10-61 MAINTENANCE OF STRUCTURE, SEC. 20-20 GENERAL SANITATION, SEC. 20-22 DUTY TO KEEP LAND FREE OF TRASH, SEC. 20-21 DUTY TO KEEP PROPERTY MOWED, AND SEC. 20-50 PROHIBITED ACTS

DESCRIPTION OF VIOLATION: THE PROPERTY IS IN NEED OF GENERAL MAINTENANCE, LARGE AMOUNTS OF DEBRIS AND OVERGROWN LANDSCAPING ON SITE. THERE ARE ALSO TWO INOPERABLE VEHICLES BEING MAINTAINED ON THE PROPERTY ON UNAPPROVED SURFACES.

3. CITY OF STUART VS REVOCABLE LIVING TRUST OF SALLY A JONES

Robert Perez

CASE NO: CE25050005

ADDRESS OF VIOLATION: 907 SE HILLCREST AVENUE STUART, FL 34994

CODE SECTION: SEC. 10-36 VIOLATIONS AND PENALTIES

DESCRIPTION OF VIOLATION: THE RESPONDENT FAILED TO OBTAIN A PERMIT FOR THE RESURFACING OF THE MAIN PARKING LOT AND REAR PUBLIC EASEMENT.

ADJOURNMENT

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

Meeting Date: 7/16/2025

Prepared by: Robert Perez

Title of Item:

CITY OF STUART VS SUMMER SHORES LLC

Address:

49 SW SEMINOLE STREET STUART, FL 34994

Code Section:

SEC. 10-61 MAINTENANCE OF STRUCTURES, AND SEC. 42-233 INSPECTION

Description of Violation:

The respondent has been draining wastewater into the drainage dwale and public right-of-way. The grease vent on the roof appears to be actively leaking grease onto the roof and the drainage gutter is washing out into the public right-of-way.

Summary Explanation/Background Information:

ATTACHMENTS:

1. 49 SW Seminole Street PA
2. 49 SW Seminole Street Sunbiz
3. Public ROW Rear - Evidence Photo
4. 49 SW Seminole Street NOV NOH
5. Certified Mail - USPS Delivered

Basic Info

PIN 05-38-41-004-000-00020-5	AIN 22251	Situs Address 49 SW SEMINOLE ST STUART FL	Website Updated 6/4/25
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General Information

CHANGE MAILING ADDRESS		SIGN UP FOR PROPERTY FRAUD ALERT	
Property Owners SUMMERS SHORES LLC	Parcel ID 05-38-41-004-000-00020-5	Use Code/Property Class 2100 - 2100 Restaurant/cafeterias	
Mailing Address 2523 BUTLER BAY DRIVE N WINDERMERE FL 34786	Account Number 22251	Neighborhood M2 M2-DOWNTOWN STUART	
Tax District STUART	Property Address 49 SW SEMINOLE ST STUART FL	Legal Acres 0.1027	
	Legal Description LOT 2 FEROE (PB 2 PG 25 PBCO) & THAT POR...	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	\$ 268,620	\$ 538,930	\$ 807,550	\$ 0	\$ 807,550	\$ 0	\$ 807,550

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 7/25/15	Grantor (Seller) SUMMERS, NANCY PAYNE (TR)	Doc Num 2528089
Sale Price \$ 100	Deed Type Wd Full Covenant and Warranty Deed	Book & Page <u>2799 0844</u>

Legal Description

LOT 2 FEROE (PB 2 PG 25 PBCO) & THAT PORTION OF LAND LYING WITHIN NELY EXTENSION OF SIDELINES, OF SAID LOT, TO MEAN HIGH WATER OF RIVER PER OR 1097/0544

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

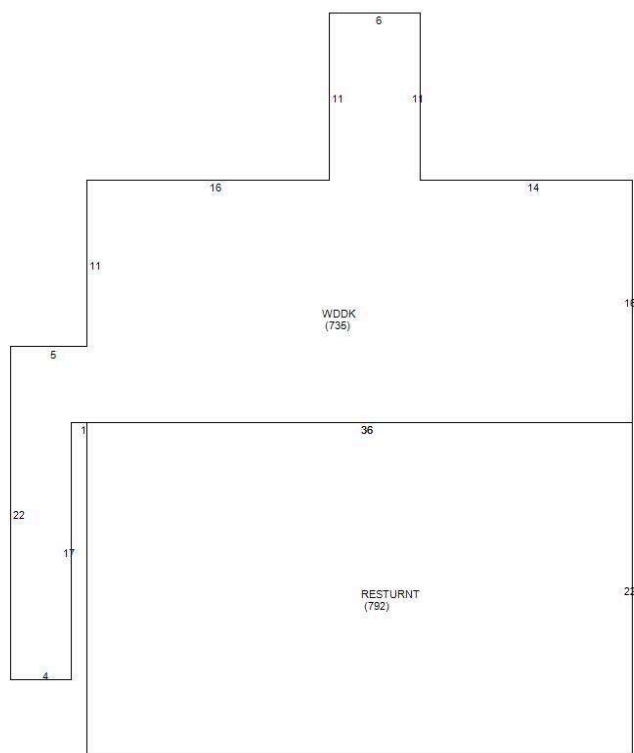
Improvements

PIN 05-38-41-004-000-00020-5	AIN 22251	Situs Address 49 SW SEMINOLE ST STUART FL	Website Updated 6/4/25
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Use Code/Property Class 2100 - 2100 Restaurant/cafeterias	Total Finished Area 4,144 SF	Max Stories 2
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Building Information (1 of 2)

Building Type Resturant	Finished Area 792 SF	Exterior Cover Stud -Vinyl Siding	Roof Cover Com Built-up
Year Built 2014	Wall Class D - Wood Joist	Number of Units 0	Wall Height 10
Bedrooms N/A	Full Baths 0	Half Baths 0	



Report a
Discrepancy

Sketched Area Legend

Sub Area	Description	Area	Finished Area
WDDK	Wood Deck	735	0
RESTURNT	Resturant (350)	792	792

Building Information (2 of 2)

Building Type

Resturant

Year Built

1925

Bedrooms

N/A

Finished Area

3,352 SF

Wall

Class D - Wood Joist

Full Baths

4

Exterior Cover

Stud -Vinyl Siding

Number of Units

1

Half Baths

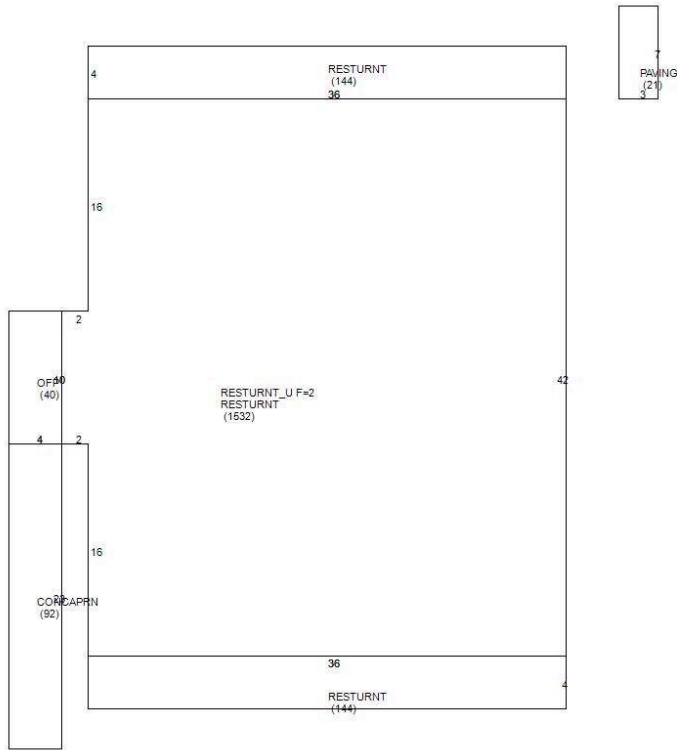
0

Roof Cover

Com Metal

Wall Height

10



Report a
Discrepancy

Sketched Area Legend

Sub Area	Description	Area	Finished Area
RESTURNT_U	Resturant (350)	1,532	1,532
PAVING	Paving	21	0
RESTURNT	Resturant (350)	1,532	1,532
CONCAPRN	Concrete Apron	92	0
OFF	Open Frame Porch	40	0
RESTURNT	Resturant (350)	144	144
RESTURNT	Resturant (350)	144	144

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt
BULKHD2 Concrete	1	62	Linear Feet	2006
Fencing - Commercial	1	60	Linear Feet	1990
Gate	1	32	Square Feet	1990
Incadescent Lights	1	4	Per Each	1990
Commercial Canopy - High Cost	1	528	Square Feet	2018

Sales History

PIN	AIN	Situs Address	Website Updated
05-38-41-004-000-00020-5	22251	49 SW SEMINOLE ST STUART FL	6/4/25

Sale Date	Sale Price	Grantor (Seller)	Deed Type	Doc Num	Book & Page
7/25/15	\$ 100	SUMMERS, NANCY PAYNE (TR)	Wd Full Covenant and Warranty Deed	2528089	<u>2799 0844</u>
3/27/90	\$ 0	SUMMERS, NANCY P	Special Warranty Deed	819584	<u>0852 0681</u>
7/14/69	\$ 0	HORRERAN, MARY B			<u>0263 0026</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 05-38-41-004-000-00020-5	AIN 22251	Situs Address 49 SW SEMINOLE ST STUART FL	Website Updated 6/4/25
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Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2024	\$ 268,620	\$ 538,930	\$ 807,550	\$ 0	\$ 807,550	\$ 0	\$ 807,550
2023	\$ 268,620	\$ 572,290	\$ 840,910	\$ 50,510	\$ 790,400	\$ 0	\$ 790,400
2022	\$ 258,970	\$ 524,950	\$ 783,920	\$ 65,374	\$ 718,546	\$ 0	\$ 718,546
2021	\$ 258,970	\$ 427,220	\$ 686,190	\$ 32,966	\$ 653,224	\$ 0	\$ 653,224
2020	\$ 258,970	\$ 334,870	\$ 593,840	\$ 0	\$ 593,840	\$ 0	\$ 593,840
2019	\$ 258,970	\$ 334,870	\$ 593,840	\$ 0	\$ 593,840	\$ 0	\$ 593,840
2018	\$ 258,970	\$ 334,870	\$ 593,840	\$ 0	\$ 593,840	\$ 0	\$ 593,840
2017	\$ 258,970	\$ 334,870	\$ 593,840	\$ 0	\$ 593,840	\$ 0	\$ 593,840
2016	\$ 190,820	\$ 403,020	\$ 593,840	\$ 53,131	\$ 540,709	\$ 0	\$ 540,709
2015	\$ 190,820	\$ 403,020	\$ 593,840	\$ 102,287	\$ 491,553	\$ 0	\$ 491,553
2014	\$ 190,820	\$ 173,310	\$ 364,130	\$ 0	\$ 364,130	\$ 0	\$ 364,130

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
SUMMERS' SHORES, LLC

Filing Information

Document Number L15000039739
FEI/EIN Number 47-3808724
Date Filed 03/04/2015
State FL
Status ACTIVE

Principal Address

2523 Butler Bay Drive N
Windermere, FL 34786

Changed: 01/22/2022

Mailing Address

2523 Butler Bay Drive N
Windermere, FL 34786

Changed: 01/22/2022

Registered Agent Name & Address

SUMMERS, ROBERT P
2523 Butler Bay Drive N
Windermere, FL 34786

Address Changed: 02/02/2023

Authorized Person(s) Detail

Name & Address

Title MGR

SUMMERS, ROBERT P
2523 Butler Bay Drive N
Windermere, FL 34786

Annual Reports

Report Year	Filed Date
2023	02/02/2023

2024 01/31/2024
2025 02/14/2025

Document Images

02/14/2025 -- ANNUAL REPORT	View image in PDF format
01/31/2024 -- ANNUAL REPORT	View image in PDF format
02/02/2023 -- ANNUAL REPORT	View image in PDF format
01/22/2022 -- ANNUAL REPORT	View image in PDF format
01/25/2021 -- ANNUAL REPORT	View image in PDF format
03/26/2020 -- ANNUAL REPORT	View image in PDF format
01/11/2019 -- ANNUAL REPORT	View image in PDF format
02/08/2018 -- ANNUAL REPORT	View image in PDF format
01/20/2017 -- ANNUAL REPORT	View image in PDF format
04/14/2016 -- ANNUAL REPORT	View image in PDF format
03/04/2015 -- Florida Limited Liability	View image in PDF format





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

SUMMERS SHORES LLC
ROBERT P. SUMMERS
2523 Butler Bay Drive N
Windermere, FL 34786

Case No. CE25010043

Certified Receipt No. 70223330000098224111

NOTICE OF VIOLATION AND NOTICE OF HEARING

June 4th, 2025

49 SW SEMINOLE STREET
STUART FL 34994
Parcel Control Number: 05-38-41-004-000-00020-5

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: PLEASE REFRAME FROM DRAINING WASTEWATER INTO THE DRAINAGE SWALE AND PUBLIC RIGHT-OF-WAY. ALSO, CLEAN AND/OR PRESSURE WASH THE GREASE LEAKING ON THE ROOF FROM THE GREASE GUTTER. Pertinent Code Section(s): Sec. 10-61. - Maintenance of structures, equipment and exterior property.** (a) Scope. The provisions of this section shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior of all residential and commercial property.

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

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

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

2. **Violation Description/Corrective Action Required: PLEASE REPAIR THE LEAKING GREASE GUTTER ON THE ROOF TO PREVENT THE GREASE LEAKING ONTO THE ROOF AND DRAINAGE. Pertinent Code Section(s): Sec. 42-233. - Inspection.** The public works director or his designee shall have the authority to inspect at reasonable times the food service, food processing or other establishments which produce grease waste. If, upon inspection, a grease trap is determined to be insufficient or otherwise defective to serve its designed purposes as set forth in this article within three working days, the owner of the establishment shall be given written notice to correct the insufficiency or defective condition. Failure to comply with the terms of such notice shall be a violation of this article, and each day thereafter shall constitute a separate offense.

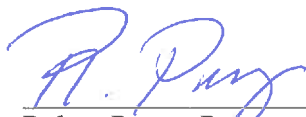
Comply By: June 25th, 2025

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 25, 2025 and contact the City of Stuart Code Enforcement Division (contact information below) to arrange a re-inspection of the property to verify compliance with the ordinance cited herein, notice is hereby given pursuant to Chapter 162, Florida Statutes, and the City of Stuart Code of Ordinances, that a hearing will be held regarding the above case before the City's Special Magistrate on the 16th day of July 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 Pérez - Property Inspector
Code Enforcement Division
(772) 278 0925
rperez@stuartfl.gov

ALERT: SEVERE WEATHER, STORMS, AND FLOODING ALONG THE EAST COAST AND IN TEXAS MAY DELAY FINAL DELIVERY OF YOUR MAIL AND PACKAGES. [READ MORE >](https://about.usps.com/newsroom/service-alerts/) (HTTPS://ABOUT.USPS.COM/NEWSROOM/SERVICE-ALERTS/)

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<https://reg.usps.com/xsell?app=UspTools&ref=homepageBanner&appURL=https%3A%2F%2Finformeddelivery.usps.com/box/pages/intro/start.action>)

Feedback

Tracking Number:

7022333000098224111

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

Latest Update

Your item was delivered to an individual at the address at 11:02 am on June 7, 2025 in WINDERMERE, FL 34786.

Delivered

Delivered, Left with Individual

WINDERMERE, FL 34786

June 7, 2025, 11:02 am

[See All Tracking History](#)

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(<https://faq.usps.com/s/article/Where-is-my-package>)

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FAQs

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

Meeting Date: 7/16/2025

Prepared by: Robert Perez

Title of Item:

CITY OF STUART VS DESANTIS DANIELLE ELYSE

Address:

504 SE ROBALO COURT STUART, FL 34996

Code Section:

SEC. 10-61 MAINTENANCE OF STRUCTURE, SEC. 20-20 GENERAL SANITATION, SEC. 20-22 DUTY TO KEEP LAND FREE OF TRASH, SEC. 20-21 DUTY TO KEEP PROPERTY MOWED, AND SEC. 20-50 PROHIBITED ACTS

Description of Violation:

The property is in need of general maintenance, large amounts of debris and overgrown landscaping on site. There are also two inoperable vehicles being maintained on the property on unapproved surfaces.

Summary Explanation/Background Information:

ATTACHMENTS:

1. 504 SE Robalo Court PA
2. Overgrown Landscaping & Debris (1) - Evidence Photo
3. Overgrown Landscaping & Debris (2) - Evidence Photo
4. Overgrown Landscaping & Inop. Vehicle - Evidence Photo
5. 504 SE Robalo Court NOV NOH
6. Certified Mail - USPS Delivered

Basic Info

PIN 03-38-41-005-000-00661-3	AIN 19915	Situs Address 504 SE ROBALO CT STUART FL	Website Updated 5/15/25
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General Information

CHANGE MAILING ADDRESS		SIGN UP FOR PROPERTY FRAUD ALERT	
Property Owners DESANTIS DANIELLE ELYSE	Parcel ID 03-38-41-005-000-00661-3	Use Code/Property Class 0180 - 0180 Single Unit - Duplex	
Mailing Address 504 SE ROBALO CT STUART FL 34996	Account Number 19915	Neighborhood 333800 Fishermans Village Duplex	
Tax District STUART	Property Address 504 SE ROBALO CT STUART FL	Legal Acres 0.09	
	Legal Description FISHERMAN'S VILLAGE 2ND ADDN WLY 1/2 OF ...	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	\$ 145,000	\$ 126,300	\$ 271,300	\$ 117,544	\$ 153,756	\$ 50,000	\$ 103,756

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 6/7/19	Grantor (Seller) KEKI KATALIN	Doc Num 2759153
Sale Price \$ 185,000	Deed Type Wd Full Covenant and Warranty Deed	Book & Page <u>3064 0849</u>

Legal Description

FISHERMAN'S VILLAGE 2ND ADDN WLY 1/2 OF LOT 66

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

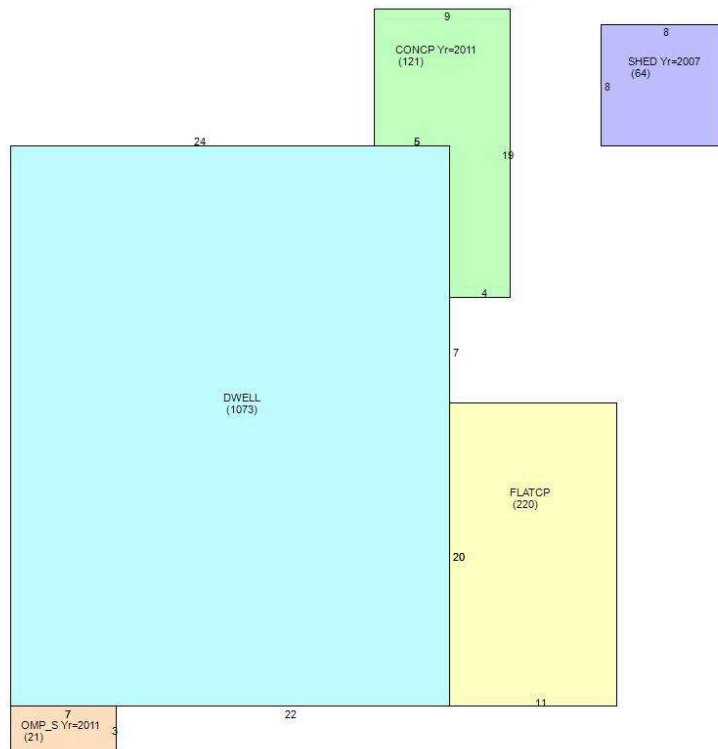
Improvements

PIN 03-38-41-005-000-00661-3	AIN 19915	Situs Address 504 SE ROBALO CT STUART FL	Website Updated 5/15/25
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Use Code/Property Class 0180 - 0180 Single Unit - Duplex	Total Finished Area 1,073 SF	Max Stories 1
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Building Information (1 of 1)

Building Type Duplex	Finished Area 1,073 SF	Exterior Cover Stucco	Roof Cover Comp sh 240-260#
Year Built 1968	Wall Concrete block	Number of Units 1	Wall Height N/A
Bedrooms 3	Full Baths 1	Half Baths 1	



Report a
Discrepancy

Sketched Area Legend

Sub Area	Description	Area	Finished Area
FLATCP	Carport flat roof	220	0
OMP_S	Open Masonry Porch Screened	21	0
CONCP	Concrete Patio	121	0
DWELL	Dwelling	1,073	1,073
SHED	Shed	64	0

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt
Residential Paving	1	1	Square Feet	1968
Residential Screen Enclosure	1	449	Square Feet	2011

Sales History

PIN 03-38-41-005-000-00661-3	AIN 19915	Situs Address 504 SE ROBALO CT STUART FL	Website Updated 5/15/25
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Sale Date	Sale Price	Grantor (Seller)	Deed Type	Doc Num	Book & Page
6/7/19	\$ 185,000	KEKI KATALIN	Wd Full Covenant and Warranty Deed	2759153	<u>3064 0849</u>
8/27/15	\$ 98,500	SZPARAGA, MARY ELLEN	Wd Full Covenant and Warranty Deed	2534806	<u>2807 1290</u>
8/6/99	\$ 27,500	GRAVES, CATHERINE E (EST)	Personal Repr Deed		<u>1417 2161</u>
8/5/99	\$ 27,500	GRAVES, CATHERINE E (EST)	Personal Repr Deed		<u>1417 2159</u>
4/30/93	\$ 45,100	SELLER - see file for name	Special Warranty Deed		<u>1009 1001</u>
12/2/87	\$ 49,500	SELLER - see file for name	Special Warranty Deed		<u>0744 1354</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 03-38-41-005-000-00661-3	AIN 19915	Situs Address 504 SE ROBALO CT STUART FL	Website Updated 5/15/25
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Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2024	\$ 145,000	\$ 126,300	\$ 271,300	\$ 117,544	\$ 153,756	\$ 50,000	\$ 103,756
2023	\$ 120,000	\$ 120,860	\$ 240,860	\$ 91,582	\$ 149,278	\$ 50,000	\$ 99,278
2022	\$ 110,000	\$ 84,320	\$ 194,320	\$ 49,389	\$ 144,931	\$ 50,000	\$ 94,931
2021	\$ 80,000	\$ 60,710	\$ 140,710	\$ 0	\$ 140,710	\$ 50,000	\$ 90,710
2020	\$ 75,000	\$ 64,660	\$ 139,660	\$ 0	\$ 139,660	\$ 0	\$ 139,660
2019	\$ 65,000	\$ 55,320	\$ 120,320	\$ 24,772	\$ 95,548	\$ 50,000	\$ 45,548
2018	\$ 50,000	\$ 57,060	\$ 107,060	\$ 13,293	\$ 93,767	\$ 50,000	\$ 43,767
2017	\$ 50,000	\$ 43,240	\$ 93,240	\$ 1,401	\$ 91,839	\$ 50,000	\$ 41,839
2016	\$ 45,000	\$ 44,950	\$ 89,950	\$ 0	\$ 89,950	\$ 50,000	\$ 39,950
2015	\$ 46,000	\$ 22,310	\$ 68,310	\$ 21,383	\$ 46,927	\$ 25,000	\$ 21,927
2014	\$ 32,000	\$ 22,030	\$ 54,030	\$ 7,475	\$ 46,555	\$ 25,000	\$ 21,555

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

DESANTIS DANIELLE ELYSE
504 SE ROBALO CT
STUART, FL 34996

Case No. CE25050006

Certified Receipt No. 7022333000098224241

NOTICE OF VIOLATION AND NOTICE OF HEARING

June 4th, 2025

504 SE ROBALO COURT
STUART, FL 34996
Parcel Control Number: 03-38-41-005-000-00661-3

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 REGULARLY MAINTAIN, REMOVE ALL TRASH, DEBRIS, AND/OR SCRAP FROM THE EXTERIOR/CARPORT AREAS.**
Pertinent Code Section(s): Sec. 10-61. - Maintenance of structures, equipment and exterior property. (a) Scope. The provisions of this section shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior of all residential and commercial property.

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

2. Violation Description/Corrective Action Required: PLEASE REMOVE ALL OF THE TRASH, DEBRIS, SCRAP, AND ANY OTHER INOPERABLE EQUIPMENT ON SITE.

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. 20-22. - Duty to keep land free from trash and other solid waste. (a) All lands in the city shall be kept free from any kind of trash and other solid waste, including specifically, but without limitation, any broken tree limbs, leaves or branches, and uncontained garbage or refuse or any other type of material which might conceal pools of water, create breeding grounds for mosquitoes, or which might be otherwise detrimental to the health or safety of the inhabitants of the city. The existence of any such trash or filth is declared to be a public nuisance. (b) The owners, custodians, agents, lessees or occupants of real property within the city shall not permit the accumulation thereon of dead and dying trees and limbs; overgrown grass and other flora; rubbish, trash and other refuse, including discarded appliances, furniture, tools, machinery, equipment, metal goods or other solid waste.

3. Violation Description/Corrective Action Required: PLEASE REGULARLY MAINTAIN LANDSCAPING AND CUT ANY OVERGROWN VEGETATION ON SITE.

Pertinent Code Section(s): 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.

4. Violation Description/Corrective Action Required: PLEASE REMOVE ALL INOPERABLE VEHICLES ON SITE.

Pertinent Code Section(s): Sec. 20-50. - Prohibited acts; violation a public nuisance; jurisdiction of code enforcement board. (a) It shall be unlawful for any person to park, store, or leave, or to permit the parking, storing or leaving of, upon any public or private property within the city, any of the following: (1) Abandoned property; (2) A wrecked motor vehicle; or (3) An inoperable watercraft of any kind, whether attended or not.

Comply By: June 18th, 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 18, 2025 and contact the City of Stuart Code Enforcement Division (contact information below) to arrange a re-inspection of the property to verify compliance with the ordinance cited herein, notice is hereby given pursuant to Chapter 162, Florida Statutes, and the City of Stuart Code of Ordinances, that a hearing will be held regarding the above case before the City's Special Magistrate on the 16th day of July 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

70223330000098224241

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

Latest Update

Your item was delivered to an individual at the address at 10:25 am on June 7, 2025 in STUART, FL 34996.

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USPS Tracking Plus[®]

Delivered

Delivered, Left with Individual

STUART, FL 34996
June 7, 2025, 10:25 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



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Product Information



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Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

[FAQs](#)

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

Meeting Date: 7/16/2025

Prepared by: Robert Perez

Title of Item:

CITY OF STUART VS REVOCABLE LIVING TRUST OF SALLY A JONES

Address:

907 SE HILLCREST AVENUE STUART, FL 34994

Code Section:

SEC. 10-36 VIOLATIONS AND PENALTIES

Description of Violation:

The respondent failed to obtain a permit for the resurfacing of the main parking lot and rear public easement.

Summary Explanation/Background Information:

ATTACHMENTS:

1. 901 SE Hillcrest Avenue PA
2. Resurfacing w.o Permits (1) - Evidence Photo
3. Resurfacing w.o Permits (2) - Evidence Photo
4. OxyPro Flooding Issue (1) - Evidence Photo
5. OxyPro Flooding Issue (2) - Evidence Photo
6. 901 SE Hillcrest Avenue NOV NOH
7. Certified Mail - USPS Delivered

Basic Info

PIN 04-38-41-009-002-00260-8	AIN 21476	Situs Address 901 SE HILLCREST AVE STUART FL	Website Updated 6/4/25
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General Information

CHANGE MAILING ADDRESS		SIGN UP FOR PROPERTY FRAUD ALERT	
Property Owners REVOCABLE LIVING TRUST OF SALLY A JONES	Parcel ID 04-38-41-009-002-00260-8	Use Code/Property Class 1600 - 1600 Community shopping center	
Mailing Address SALLY A JONES TTEE PO BOX 1707 STUART FL 34995	Account Number 21476	Neighborhood M2 M2-DOWNTOWN STUART	
Tax District STUART	Property Address 901 SE HILLCREST AVE STUART FL	Legal Acres 0.2755	
	Legal Description HILLCREST, LOTS 26, 27, 28, & 29 BLK 2	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	\$ 87,360	\$ 241,920	\$ 329,280	\$ 53,670	\$ 275,610	\$ 0	\$ 275,610

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 11/13/12	Grantor (Seller) JONES, CLIFFORD E & SALLY A	Doc Num 2363662
Sale Price \$ 100	Deed Type Deed in Trust	Book & Page <u>2614 2218</u>

Legal Description

HILLCREST, LOTS 26, 27, 28, & 29 BLK 2

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

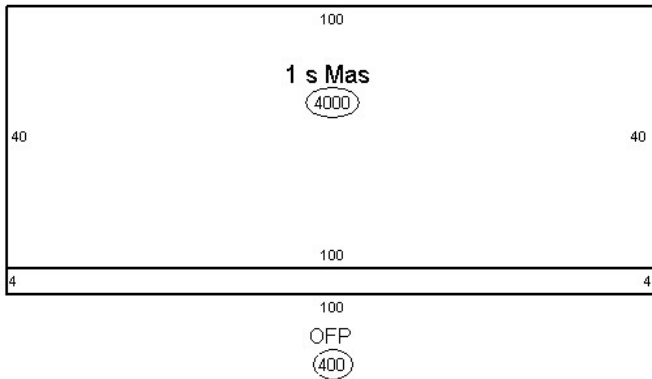
PIN 04-38-41-009-002-00260-8	AIN 21476	Situs Address 901 SE HILLCREST AVE STUART FL	Website Updated 6/4/25
--	---------------------	--	----------------------------------

Use Code/Property Class 1600 - 1600 Community shopping center	Total Finished Area 4,000 SF	Max Stories 1
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Building Information (1 of 1)

Building Type Neighborhood Shopping Center	Finished Area 4,000 SF	Exterior Cover Brick with Block Back-up \ Block with Stucco	Roof Cover Com Built-up
Year Built 1983	Wall Class C - Fire Resistant	Number of Units 1	Wall Height 14
Bedrooms N/A	Full Baths 4	Half Baths 0	

01 02 03 04 05



Address #'s 903,905,909

Report a
Discrepancy

Sketched Area Legend

Sub Area	Description	Area	Finished Area
INDFLEX	Industrial Flex Mall Bldg (453)(GCI)	4,000	4,000
OFF	Open Frame Porch	400	0

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt
Bumper	1	18	Per Each	1983
Fencing - Wood	1	138	Linear Feet	1983
Incadescent Lights	1	5	Per Each	1983
Security Lights	1	2	Per Each	1983
PAVING Asphalt	1	7000	Square Feet	1983

Sales History

PIN 04-38-41-009-002-00260-8	AIN 21476	Situs Address 901 SE HILLCREST AVE STUART FL	Website Updated 6/4/25
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Sale Date	Sale Price	Grantor (Seller)	Deed Type	Doc Num	Book & Page
11/13/12	\$ 100	JONES, CLIFFORD E & SALLY A	Deed in Trust	2363662	<u>2614 2218</u>
8/1/83	\$ 100	SELLER - see file for name	QD		

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 04-38-41-009-002-00260-8	AIN 21476	Situs Address 901 SE HILLCREST AVE STUART FL	Website Updated 6/4/25
--	---------------------	--	----------------------------------

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2024	\$ 87,360	\$ 241,920	\$ 329,280	\$ 53,670	\$ 275,610	\$ 0	\$ 275,610
2023	\$ 87,360	\$ 200,590	\$ 287,950	\$ 37,395	\$ 250,555	\$ 0	\$ 250,555
2022	\$ 87,360	\$ 163,970	\$ 251,330	\$ 23,552	\$ 227,778	\$ 0	\$ 227,778
2021	\$ 89,981	\$ 117,090	\$ 207,071	\$ 0	\$ 207,071	\$ 0	\$ 207,071
2020	\$ 87,360	\$ 113,680	\$ 201,040	\$ 0	\$ 201,040	\$ 0	\$ 201,040
2019	\$ 87,360	\$ 107,820	\$ 195,180	\$ 0	\$ 195,180	\$ 0	\$ 195,180
2018	\$ 87,360	\$ 107,820	\$ 195,180	\$ 0	\$ 195,180	\$ 0	\$ 195,180
2017	\$ 87,360	\$ 107,820	\$ 195,180	\$ 6,857	\$ 188,323	\$ 0	\$ 188,323
2016	\$ 87,360	\$ 107,820	\$ 195,180	\$ 23,977	\$ 171,203	\$ 0	\$ 171,203
2015	\$ 87,360	\$ 107,820	\$ 195,180	\$ 39,540	\$ 155,640	\$ 0	\$ 155,640
2014	\$ 87,360	\$ 54,130	\$ 141,490	\$ 0	\$ 141,490	\$ 0	\$ 141,490

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
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REVOCABLE LIVING TRUST OF SALLY A JONES Case No. CE25050005
SALLY A JONES TTEE
PO BOX 1707
STUART FL 34995

Certified Receipt No. 70223330000098224234

NOTICE OF VIOLATION AND NOTICE OF HEARING

June 4th, 2025

907 SE HILLCREST AVE
STUART, FL 34994
Parcel Control Number: 04-38-41-009-002-00260-8

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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 WAS OBTAINED FOR THE RESURFACING OF THE PARKING LOT AND REAR EASEMENT ON SITE.

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.

Comply By: June 18th, 2025

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rperez@stuartfl.gov

Tracking Number:

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Delivered

Delivered, To Original Sender

STUART, FL 34994

June 28, 2025, 2:37 pm

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[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)

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