



## MAGISTRATE HEARING DOCKET

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

**NOVEMBER 19, 2025 AT 2:00 PM  
COMMISSION CHAMBERS**

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

Tamica Clinton-Bush

CASE NO: CE25-090015

ADDRESS OF VIOLATION: 401 NW NORTH RIVER DR

CODE SECTION: SEC 10-36 105.1 FBC WORK WITHOUT A PERMIT

DESCRIPTION OF VIOLATION: Any *owner* or owner's authorized agent who intends to construct, enlarge, alter, *repair*, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, *repair*, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the *building official* and obtain the required *permit*.

**2. CITY OF STUART VS SHREE ASHTAVINAYAK LLC**

Tamica Clinton-Bush

CASE NO: CV-25-4

ADDRESS OF VIOLATION: 950 SE FEDERAL HWY

CODE SECTION: SEC 10-36 105.1 FBC WORK WITHOUT A PERMIT  
SEC 10-61 PROPERTY MAINTENANCE

DESCRIPTION OF VIOLATION: Any *owner* or owner's authorized agent who intends to construct, enlarge, alter, *repair*, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, *repair*, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the *building official* and obtain the required *permit*.

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. (b) Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this article. A person shall not occupy premises which are not in a sanitary and safe condition, and which do not comply with the requirements of this section. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping clean, sanitary and safe condition that part of the dwelling unit , rooming unit, housekeeping unit or premises which they occupy.

**3. CITY OF STUART VS FINELY GRACE MARGARET ESTATE**

Tamica Clinton-Bush

CASE NO: CV-25-7

ADDRESS OF VIOLATION: 916 SPRUCE STREET (VACANT PARCEL) 043841001006001001

CODE SECTION: SEC 20-21 DUTY TO KEEP PROPERTY MOWED

DESCRIPTION OF VIOLATION: 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. CITY OF STUART VS WOLFSCHMID CAPITAL REALTY LLC**

Tamica Clinton-Bush

CASE NO: CE25-090024

ADDRESS OF VIOLATION: 323 SW WINNACHEE DR

CODE SECTION: SEC 20-21 DUTY TO KEEP PROPERTY MOWED

DESCRIPTION OF VIOLATION: 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.

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.

Parking only. Only fully operable automobiles, recreational vehicles, light trucks, motorcycles, vessels on trailers, and light utility trailers shall be parked on residential properties wherever located in the city, subject to the following: a. In a permitted garage or carport b. on an approved surface; or c. when issued a revocable permit; or d. In compliance with "motor vehicle parking or storage" as set forth in Figure 10-69

Inoperable Vehicle. 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. (b) It shall be unlawful for any person to park, store, or leave, or to permit the parking, storing or leaving of an inoperable motor vehicle on public property for a continuous period of more than 72 hours. (c) A violation of this section shall constitute a public nuisance, which may be abated as provided in this article. A violation of this section shall also be deemed a violation of this Code within the jurisdiction of the code enforcement board. Nothing in this article shall be deemed to preclude the simultaneous commencement by the city of both nuisance abatement proceedings in accordance herewith and proceedings before the code enforcement board.

**5. CITY OF STUART VS WILLIAMS ANNIE RUTH ESTATE**

Tamica Clinton-Bush

CASE NO: CE-25-090032

ADDRESS OF VIOLATION: 917 SE 13TH ST

CODE SECTION: SEC 20-21 DUTY TO KEEP PROPERTY MOWED

SEC 20-22 DUTY TO KEEP LAND FREE FROM TRASH AND OTHER SOLID WASTE

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

SEC 20-61 MAINTENANCE OF STRUCTURES, EQUIPMENT AND EXTERIOR PROPERTY

SEC 36-31 DESCRIPTION AND MINIMUM SIZE OF PROPERTY IDENTIFICATION NUMBERS

DESCRIPTION OF VIOLATION: 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.

All land 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 o 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.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 flora; rubbish, trash and other refuse, including discarded appliances, furniture, tools, machinery, equipment, metal goods or other solid waste.

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: Abandoned property; A wrecked motor vehicle; or an inoperable watercraft of any kind, whether attended or not. It shall be unlawful for any person to park, store, or leave, or to permit the parking, storing or leaving of, an inoperable motor vehicle on public property for a continuous period of more than 72 hours. A violation of this section shall constitute a public nuisance, which may be abated as provided in this article. A violation of this section shall also be deemed a violation of this Code within the jurisdiction of the code enforcement board. Nothing in this article shall be deemed to preclude the simultaneous commencement by the city of both nuisance abatement proceedings in accordance herewith and proceedings before the code enforcement board.

Generally. The exterior of a structure shall be maintained in good repair, structurally sound, and sanitary so as not to pose a threat to public health, safety or welfare. Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, in good repair and weathertight. Glazing. All glazing materials shall be maintained free from cracks and holes. Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

Site addresses shall be displayed as follows: The property owner shall be responsible for the placement of the site addresses. The numbers shall be placed conspicuously on the front of the structure, so the numbers can be seen plainly from the street. Whenever the house or building is more than 50 feet from the street line, then the site address shall be placed near the driveway or a common entrance, upon a post or mailbox so as to be easily discernible from the street. Numbers used for residences shall not be less than four inches in height and shall be made of a durable and visible material. Numbers used for non-residential buildings shall not be less than six inches in height. In addition to placement at entry doorways, the range of addresses within a nonresidential building shall be placed conspicuously at the right-of-way fronting the property on either a monument sign or a marquee sign.

**6. CITY OF STUART VS HAAS ROBERT J JR**  
CASE NO: CE25-010016  
ADDRESS OF VIOLATION: 228 SE ILA STREET  
CODE SECTION: LDC SEC. 2.02.02

Tamica Clinton-Bush

SEC.10-36  
SEC 10-63  
SEC 20-50  
SEC 20-20  
SEC 10-61

DESCRIPTION OF VIOLATION: NOTICE OF VIOLATION NOTICE OF HEARING STATUS CHECK

**7. CITY OF STUART VS 500 SE OSCEOLA AVE VENTURES LLC** Tamica Clinton-Bush

CASE NO: CE25-100004

ADDRESS OF VIOLATION: 500 SE OSCEOLA AVE

CODE SECTION: SEC 10-36 105.1 FBC WORK WITHOUT A PERMIT

DESCRIPTION OF VIOLATION: Any *owner* or owner's authorized agent who intends to construct, enlarge, alter, *repair*, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, *repair*, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the *building official* and obtain the required *permit*.

**ADJOURNMENT**