



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

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

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

Meeting Date: 11/19/2025

Prepared by: Tamica Clinton-
Bush

Title of Item:

CITY OF STUART VS JUPITER BAY COMPANY

Address:

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*.

Summary Explanation/Background Information:

PERMITS REQUIRED FOR INSTALLATION OF STAIR CASE AND RAILINGS

ATTACHMENTS:

1. VIOLATION PACKET



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

JUPITER BAY COMPANY
6107 S DIXIE HWY #4
WEST PALM BEACH FL 33405

Case No. CE25090015

Certified Receipt No70223330000098224289

NOTICE OF VIOLATION AND NOTICE OF HEARING

September 26, 2025

401 NW NORTH RIVER DR STUART FL
STUART FL 34994
Parcel Control Number 3237410004002000804

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: PERMIT REQUIRED FOR STAIRCASE AND RAILINGS. Pertinent Code Section(s): Sec 10-36 FBC 105.1** – 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 separate offense for each and every day or position thereof during which a violation of any of the provisions of the ode is committed or continued. Upon conviction of any such violation such person shall be punished within the limits as provided by law and local ordinances. **PLEASE OBTAIN A VALID PERMIT FOR THE STAIRCASE AND RAILINGS REPLACED ON SITE WITHOUT A PERMIT.**

Comply By: NOVEMBER 7, 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 NOVEMBER 7, 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 19TH day of NOVEMBER 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.



Tamica Bush Code Enforcement Officer
Code Enforcement Division
Tbush@stuartfl.gov
772-278-0925

[← BACK TO SEARCH](#)

Basic Info

| | | | |
|----------------------------------------|--------------------|---------------------------------------------------------|-----------------------------------|
| PIN 32-37-41-004-002-00080-4 | AIN 8532 | Situs Address 401 NW NORTH RIVER DR STUART FL | Website Updated 11/6/25 |
|----------------------------------------|--------------------|---------------------------------------------------------|-----------------------------------|

General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

| | | |
|---------------------------------------------------------------------------|-------------------------------------------------------------------------|----------------------------------------------------------------------|
| Property Owners JUPITER BAY COMPANY | Parcel ID 32-37-41-004-002-00080-4 | Use Code/Property Class 0804 - 0804 Quadriplex income prod |
| Mailing Address 6107 S DIXIE HWY #4 WEST PALM BEACH FL 33405 | Account Number 8532 | Neighborhood 290050 NRS WF |
| Tax District STUART | Property Address 401 NW NORTH RIVER DR STUART FL | Legal Acres 0.5561 |
| | Legal Description RIVERSIDE PARK, LOTS 8 - 13, BLK B & SUB... | 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 |
|------|------------|-------------------|--------------|-----------------|----------------|-------------------------|----------------------|
| 2025 | \$ 877,048 | \$ 315,820 | \$ 1,192,868 | \$ 308,063 | \$ 884,805 | \$ 0 | \$ 884,805 |

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 11/22/00 | Grantor (Seller) LAY, NORMAN W & JUDY T | Doc Num JKB |
| Sale Price \$ 1,200,000 | Deed Type Special Warranty Deed | Book & Page <u>1517 2769</u> |

Legal Description

RIVERSIDE PARK, LOTS 8 - 13, BLK B & SUBMERGED LAND ADJ, CONTAINING 0.88 AC

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

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

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

OFFICIAL USE

Certified Mail Fee \$ _____

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage and Fees \$ _____

Sent To: Jupiter Bay Company

Street and Apt. No., or PO Box No. 6107 S. Dixie Hwy #4

City, State, ZIP+4® West Palm Beach FL 33405

PS Form 3800, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

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

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

OFFICIAL USE

Certified Mail Fee \$ _____

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage and Fees \$ _____

Sent To: Golden Hillys Reg Agent

Street and Apt. No., or PO Box No. 6107 S. Dixie Hwy #4

City, State, ZIP+4® West Palm Beach FL 33405

PS Form 3800, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

Received by (Printed Name) Carla Trucicello C. Date of Delivery 10/1/25

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type

Priority Mail Express®

Adult Signature

Registered Mail™

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

Mail (over \$500)

7022 3330 0000 9822 4326

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:

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.

Jupiter Bay Company

6107 S. Dixie Hwy #4

West Palm Beach FL 33405

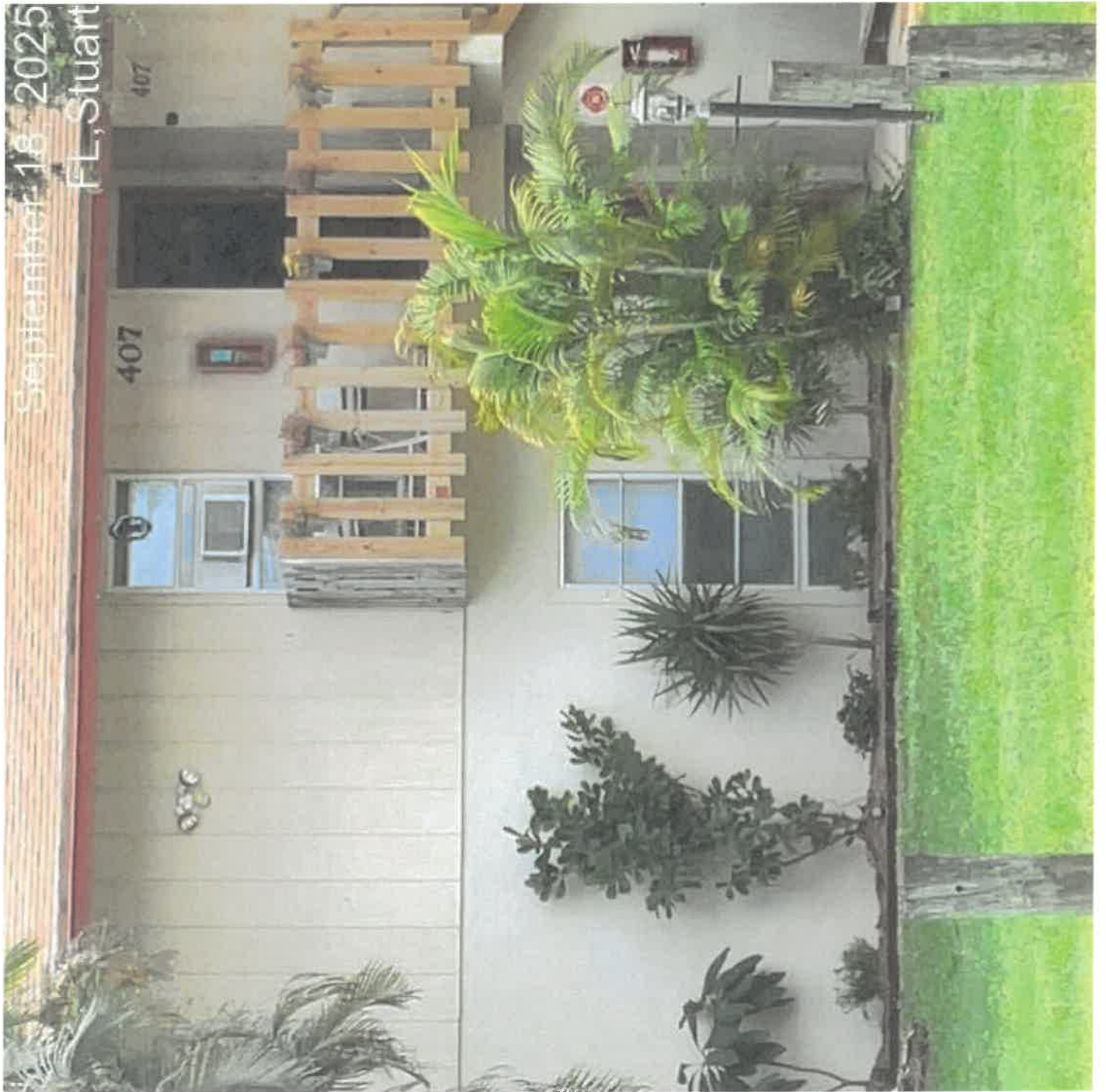
9590 9402 9586 5121 4879 41

2. Article Number (Transfer from service label)

7022 3330 0000 9822 4326

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

September 18, 2025
Stuart, FL



September 18, 2025
FL, Stuart



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

Meeting Date: 11/19/2025

Prepared by: Tamica Clinton-Bush

Title of Item:

CITY OF STUART VS SHREE ASHTAVINAYAK LLC

Address:

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.

Summary Explanation/Background Information:

PERMITS REQUIRED FOR REPLACEMENT OF THE WALL, OR REPAIR WALL WITH LIKE MATERIALS

ATTACHMENTS:

- 1. VIOLATION PACKET



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

SHREE ASHTAVINAYAK LLC
11 PLAZA REAL SOUTH #1203
BOCA RATON FL 33432

Case No. CV-25-4

PRAKASHKUMAR PATEL (REG AGENT)
950 SE FEDERAL HWY
STUART FL 34994

Certified Receipt No. 70223330000098224463

NOTICE OF VIOLATION AND NOTICE OF HEARING

October 9, 2025

950 SE FEDERAL HWY
STUART FL 349994
Parcel Control Number 093841000000001807

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: OBTAIN AN ISSUED PERMIT FOR THE WALL BARRIER. FINAL INSPECTIONS MAY BE REQUIRED. Pertinent Code Section(s): Sec 10-36 FBC 105.1** – 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 separate offense for each and every day or position thereof during which a violation of any of the provisions of the ode is committed or continued. Upon conviction of any such violation such

person shall be punished within the limits as provided by law and local ordinances. **PLEASE OBTAIN AN ISSUED PERMIT FOR THE WALL BARRIER. FINAL INSPECTIONS MAY BE REQUIRED TO COMPLY.**

- 2. Violation Description/Corrective Action Required: PROPERTY MAINTENANCE Pertinent Code Section(s): Sec 10-61** – (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. (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 in a clean, sanitary and safe condition that part of the dwelling unit , rooming unit, housekeeping unit or premises which they occupy. **PLEASE REPAIR WALL BARRIER, PERMITS REQUIRED.**

Comply By: November 7, 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 November 7, 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 19th day of November 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.



Tamica Bush Code Enforcement Officer
Code Enforcement Division
Tbush@stuartfl.gov
772-278-0925

[← BACK TO SEARCH](#)

Basic Info

| | | | |
|----------------------------------------|---------------------|------------------------------------------------------|-----------------------------------|
| PIN 09-38-41-000-000-00180-7 | AIN 25821 | Situs Address 950 SE FEDERAL HWY STUART FL | Website Updated 11/6/25 |
|----------------------------------------|---------------------|------------------------------------------------------|-----------------------------------|

General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

| | | |
|-----------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------|
| Property Owners SHREE ASHTAVINAYAK LLC | Parcel ID 09-38-41-000-000-00180-7 | Use Code/Property Class 3900 - 3900 Hotels/Motels |
| Mailing Address 950 SE FEDERAL HWY STUART FL 34994 | Account Number 25821 | Neighborhood M3E M3E-EAST STUART |
| Tax District STUART | Property Address 950 SE FEDERAL HWY STUART FL | Legal Acres 3.19 |
| | Legal Description START AT THE SW CORNER OF 4-38-41, THEN ... | 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 |
|------|--------------|-------------------|--------------|-----------------|----------------|-------------------------|----------------------|
| 2025 | \$ 3,417,660 | \$ 4,682,340 | \$ 8,100,000 | \$ 0 | \$ 8,100,000 | \$ 0 | \$ 8,100,000 |

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 9/25/23 | Grantor (Seller) JASMIN HOSPITALITY INC | Doc Num 3037710 |
| Sale Price \$ 9,700,000 | Deed Type Special Warranty Deed | Book & Page 3399 5 |

Legal Description

START AT THE SW CORNER OF 4-38-41, THEN RUN SE ALONG THE SOUTH LINE OF SECTION 4 FOR 286.19 FT, NE 83.22 FT TO THE SOUTHWESTERLY ROW LINE OF US HWY 1, SE ALONG ROW LINE FOR 218.03 FT FOR THE POB, CONT SE ALONG ROW LINE 302.41 FT, SW 336.70 FT TO THE NORTH LINE OF CASA TERRACE SD (PB 1 PG 35), THEN NW ALONG S/D LINE 387.24 FT, NE 270 FT, SE 121 FT, NE 206.11 FT TO THE 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.

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

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

OFFICIAL USE

Certified Mail Fee \$

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

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postmark
Here

Postage \$

Total Postage and Fees \$

CV254

Sent To

Patel Prakashuma

Street and Apt. No., or PO Box No. 850 S.E. Federal Hwy

City, State, ZIP+4® MIAMI FL 33199

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

7022 3330 0000 9822 4463

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

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

OFFICIAL USE

Certified Mail Fee \$

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

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postmark
Here

Postage \$

Total Postage and Fees \$

CV25-4

Sent To

Shree Ashwmayak LLC

Street and Apt. No., or PO Box No. 11 Plaza Real South #1203

City, State, ZIP+4® MIAMI BEACH FL 33432

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

7022 3330 0000 9822 4739



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

AFFIDAVIT OF POSTING

DATE: November 4, 2025

CASE # CV25-4

LOCATION OF VIOLATION: 950 SE FEDERAL HWY

PCN: 093841000000001807

PROPERTY OWNER: SHREE ASHTAVINAYAK LLC

I, TAMICA Clinton Bush have personally posted the attached:

 X NOTICE OF VIOLATION/NOTICE OF HEARING

 ORDER FINDING VIOLATION/ FINE ASSESSMENT

In addition to the above, a Notice of Violation/Notice of Hearing was mailed by first class mail to the property owner at the address listed in the tax collector's office and any other address provided by the property owner as required by F.S.S. 162.12

on the 20th day of October 2025 at the above-named address.

Affiant: Tamica Clinton Bush
Code Compliance Officer

THE STATE OF FLORIDA
COUNTY OF MARTIN

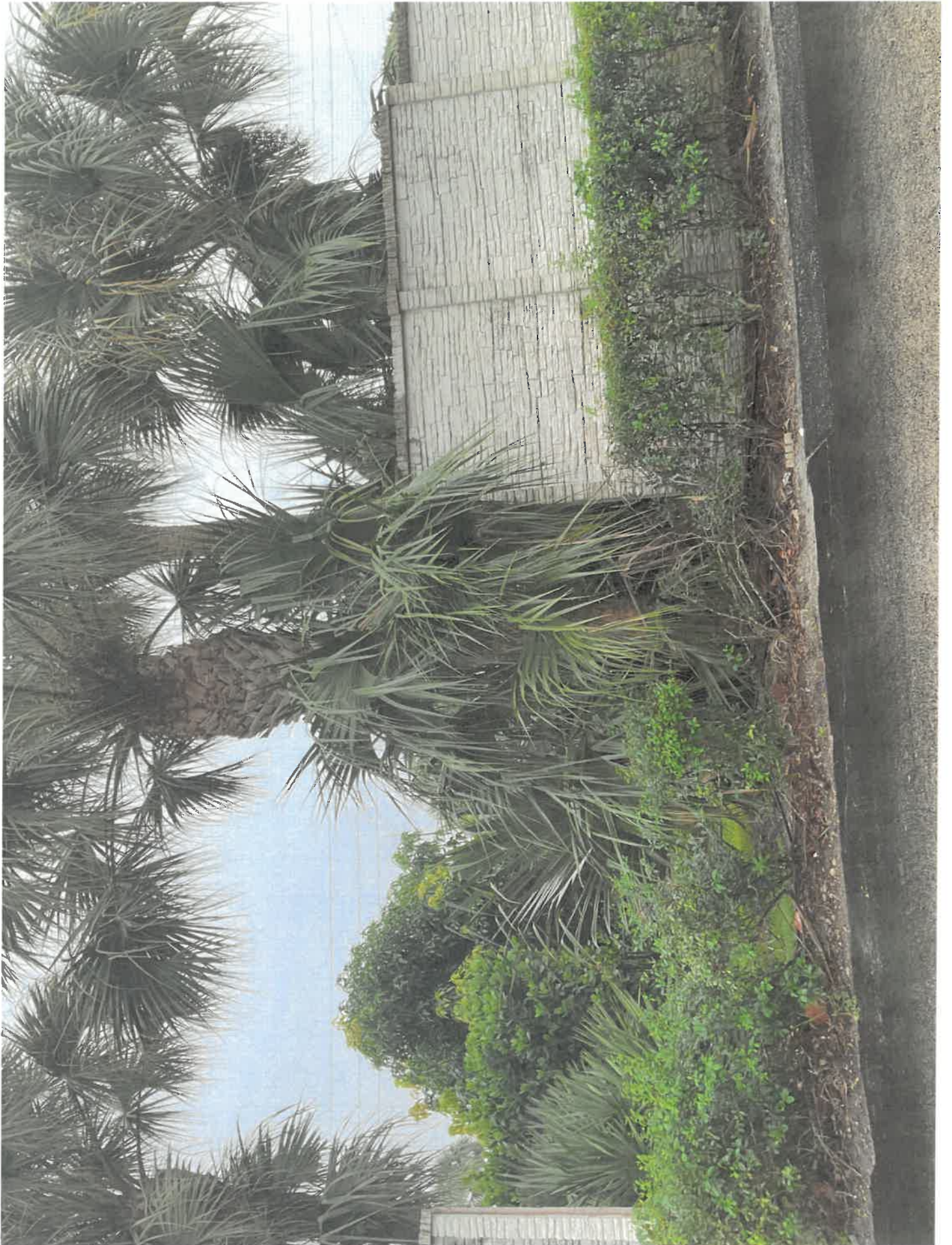
The foregoing instrument was acknowledged before me this 5th day of November 2025, by Tamica Clinton Bush, Code Compliance Officer, who is personally known to me or who has produced a Florida driver's license as identification and who did/did not take an oath.

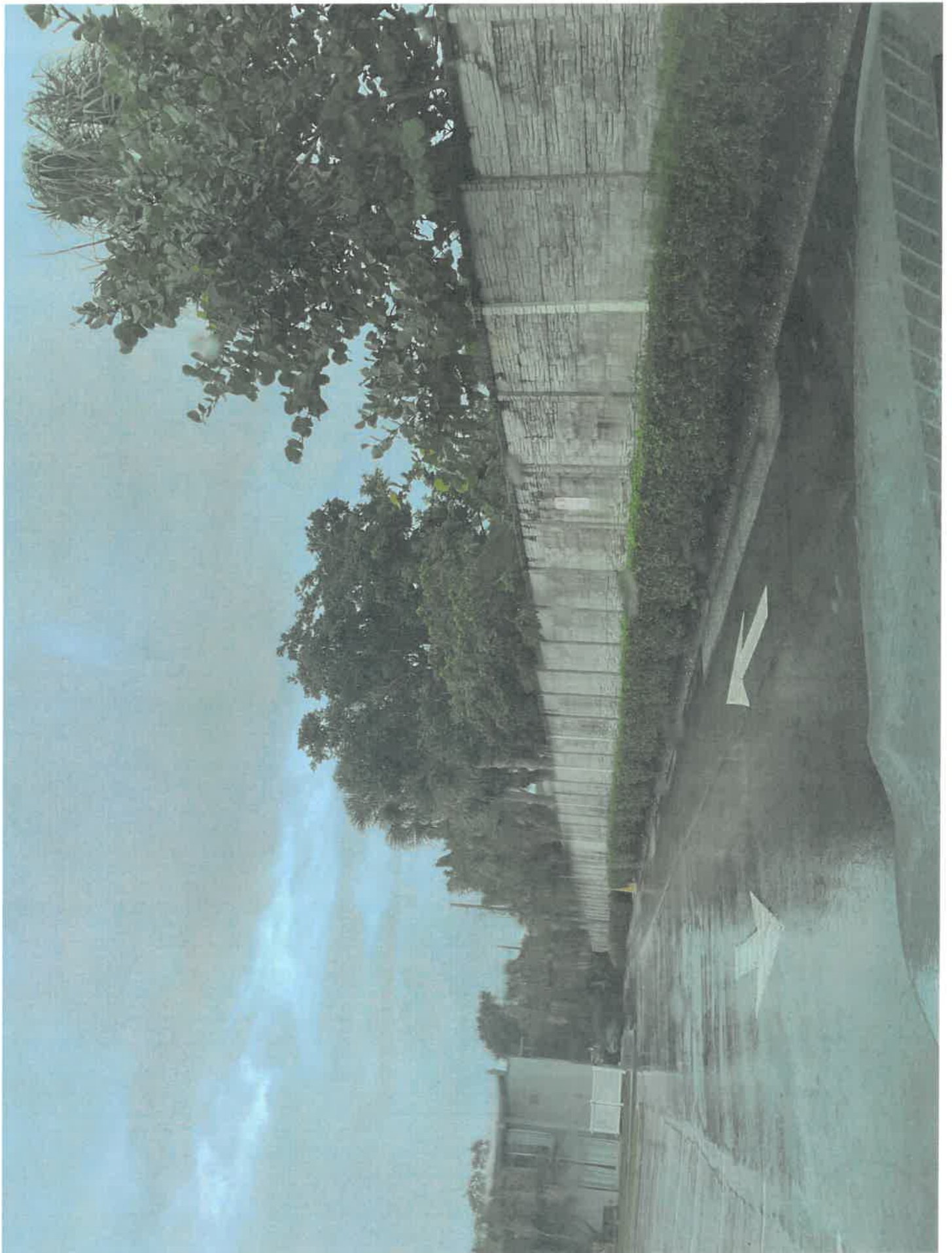
(SEAL)

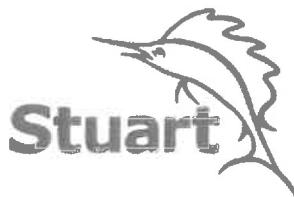
NOTARY PUBLIC State of Florida

ALICIA KING
Commission # HH 415665
Expires June 28, 2027









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

SHREE ASHTAVINAYAK LLC
950 SE FEDERAL HWY
STUART FL 34994

Case No. CV-25-4

PRAKASHKUMAR PATEL (REG AGENT)
950 SE FEDERAL HWY
STUART FL 34994

Certified Receipt No.9589071052703172285005

AMENDED NOTICE OF VIOLATION AND NOTICE OF HEARING

October 21, 2025

950 SE FEDERAL HWY
STUART FL 349994
Parcel Control Number 093841000000001807

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: OBTAIN AN ISSUED PERMIT FOR THE WALL BARRIER. FINAL INSPECTIONS MAY BE REQUIRED. Pertinent Code Section(s): Sec 10-36 FBC 105.1** - 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 separate offense for each and every day or position thereof during which a violation of any of the provisions of the ode is committed or continued. Upon conviction of any such violation such

person shall be punished within the limits as provided by law and local ordinances. **PLEASE OBTAIN AN ISSUED PERMIT FOR THE WALL BARRIER. FINAL INSPECTIONS MAY BE REQUIRED TO COMPLY.**

- 2. Violation Description/Corrective Action Required: PROPERTY MAINTENANCE Pertinent Code Section(s): Sec 10-61** - (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. (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 in a clean, sanitary and safe condition that part of the dwelling unit , rooming unit, housekeeping unit or premises which they occupy. **PLEASE REPAIR WALL BARRIER, PERMITS REQUIRED.**

Comply By: November 7, 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 November 7, 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 19th day of November 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.



Tamica Bush Code Enforcement Officer
Code Enforcement Division
Tbush@stuartfl.gov
772-278-0925

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

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

OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box; add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$

Postmark
 Here

Amended notice
 10.21.2025

Total Postage and Fees \$

Sent to
 Shree Ashraviriyak IK
 Street and Apt. No. or PO Box No.
 950 SE Federal Hwy
 City, State Zip+4
 Stuart FL 34994

PS Form 3800, January 2023 (48) 5035-010-9017 See Reverse for Instructions

9 55 69 0720
 0 720 0
 5 0720 0
 2 2850 05

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: **Amended notice**
 Shree Ashraviriyak IK
 950 SE Federal Hwy
 Stuart FL 34994



2. Article Number (Transfer from service label)
9589 0710 5270 3172 2850 05
 PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature: *[Handwritten Signature]*
 Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

10.21.2025

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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

Meeting Date: 11/19/2025

Prepared by: Tamica Clinton-
Bush

Title of Item:

CITY OF STUART VS FINELY GRACE MARGARET ESTATE

Address:

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.

Summary Explanation/Background Information:

OWNERS SHALL MOW ALL OVERGROWTH

ATTACHMENTS:

1. VIOLATION PACKET



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

FINLEY GRACE MARTGARET ESTATE
1904 AMHURST RD
GREENSBORO NC 27405-5913

Case No. CV25-7

Certified Receipt No70223330000098224746

NOTICE OF VIOLATION AND NOTICE OF HEARING

October 17, 2025

SE SPRUCE AVE
STUART FL 34994
Parcel Control Number 043841001006001001

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: DUTY TO KEEP PROPERTY MOWED. Pertinent Code Section(s): Sec 20-21** - 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. **Please Cut/Mow all overgrowth and maintain.**

Comply By: NOVEMBER 7, 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 NOVEMBER 7, 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 19TH day of NOVEMBER 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.



Tamica Bush Code Enforcement Officer
Code Enforcement Division
Tbush@stuartfl.gov
772-278-0925

[← BACK TO SEARCH](#)

Basic Info

| | | | |
|----------------------------------------|---------------------|-------------------------------------------------|------------------------------------|
| PIN 04-38-41-001-006-00100-1 | AIN 21264 | Situs Address SE SPRUCE AVE STUART FL | Website Updated 11/12/25 |
|----------------------------------------|---------------------|-------------------------------------------------|------------------------------------|

General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

| | | |
|------------------------------------------------------------------------|----------------------------------------------------|------------------------------------------------------------------|
| Property Owners FINLEY GRACE MARGARET ESTATE | Parcel ID 04-38-41-001-006-00100-1 | Use Code/Property Class 0000 - 0000 Vacant Residential |
| Mailing Address 1904 ARMHURST RD GREENSBORO NC 27405-5913 | Account Number 21264 | Neighborhood 343840 Lincoln Pk, Mcdonalds, Ruffs |
| Tax District STUART | Property Address SE SPRUCE AVE STUART FL | Legal Acres 0.1377 |
| | Legal Description BOGGAN'S LOT 10 BLK 6 | 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 |
|------|------------|-------------------|--------------|-----------------|----------------|-------------------------|----------------------|
| 2025 | \$ 23,750 | \$ 0 | \$ 23,750 | \$ 12,551 | \$ 11,199 | \$ 0 | \$ 11,199 |

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 11/6/85 | Grantor (Seller) SELLER - see file for name | Doc Num N/A |
| Sale Price \$ 100 | Deed Type Will | Book & Page |

Legal Description

BOGGAN'S LOT 10 BLK 6

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

U.S. Postal Service™
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 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

Postmark
Here

Postage

Total Postage and Fees

CV 25-7

Send to
 Finley Grace Margaret Estate
 Street, Apt. No., or PO Box No.
 1004 Amhurst Rd
 City, State, ZIP+4®
 Greensboro NC 27405

PS Form 3811, April 2015, PSN 7530-02-000-9053 See Reverse for Instructions

9424 2286 0000 3330 2202

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: **CV 25-7**

Finley Grace Margaret Estate
 1004 Amhurst Rd.
 Greensboro NC 27405



9590 9402 9124 4225 7090 76

2. Article Number (Transfer from service label)

7022 3330 0000 9822 4746

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

COMPLETE THIS SECTION ON DELIVERY

Signature: *Finley Grace Margaret* Agent
 Addressee Address: *1004 Amhurst Rd*
 B. Received By (Printed Name) *Finley Grace Margaret*
 C. Date of Delivery *10/25*

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail Restricted Delivery
 - Mail Restricted Delivery (00)

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

Domestic Return Receipt





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

AFFIDAVIT OF POSTING

DATE: November 12, 2025

CASE # CV-25-7

LOCATION OF VIOLATION: SE SPRUCE AVE

PCN: 043841001006001001

PROPERTY OWNER: FINLEY GRACE MARTGARET ESTATE

I, Tamica Clinton-Bush have personally posted the attached:

 X NOTICE OF VIOLATION/NOTICE OF HEARING

 ORDER FINDING VIOLATION/ FINE ASSESSMENT

In addition to the above, a Notice of Violation/Notice of Hearing was mailed by first class mail to the property owner at the address listed in the tax collector’s office and any other address provided by the property owner as required by F.S.S. 162.12 on the 18th day of October 2025 at the above-named address.

 Affiant: Tamica Clinton Bush
 Code Compliance Officer

THE STATE OF FLORIDA
 COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 12th day of November 2025, by Tamica Clinton-Bush, 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.

(SEAL)



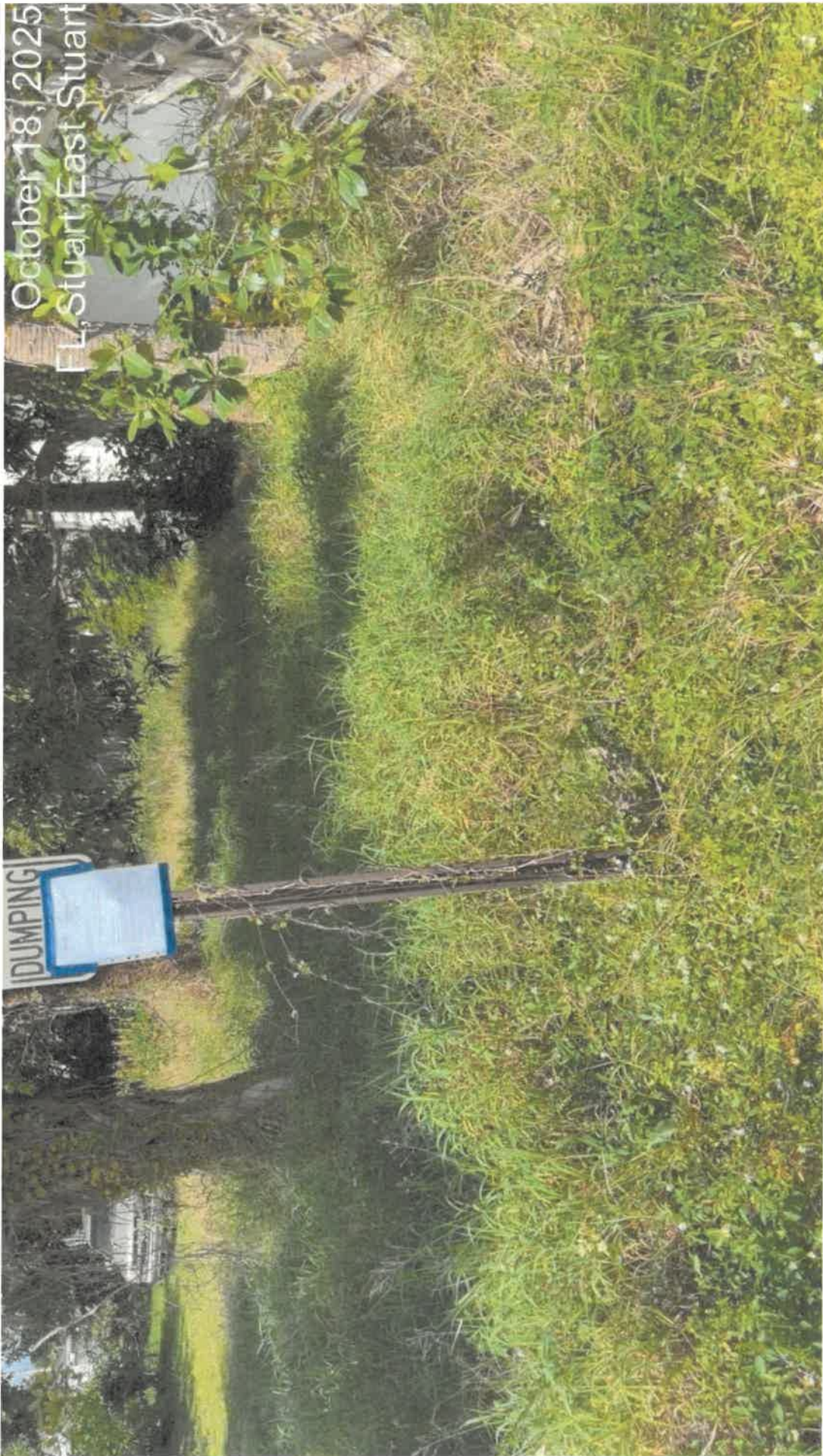
ALICIA KING
 Commission # HH 415665
 Expires June 28, 2027

 NOTARY PUBLIC State of Florida

October 18, 2025
FL, Stuart, East Stuart



October 18, 2025
FL, Stuart, East Stuart



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

Meeting Date: 11/19/2025

Prepared by: Tamica Clinton-Bush

Title of Item:

CITY OF STUART VS WOLFSCHMID CAPITAL REALTY LLC

Address:

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.

Summary Explanation/Background Information:

OWNERS SHALL MOW ALL OVERGROWTH, REMOVE ALL GARBAGE/TRASH/JUNK/DEBRIS OR UNISIGHTLY MATERIALS. REMOVE OR MAKE OPERABLE ALL INOPERABLE VEHICLES, PARK AND/OR STORE VEHICLES ON APPROVED SURFACES.

ATTACHMENTS:

1. VIOLATION PACKET



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

WOLFSCHMID CAPITAL REALTY LLC
101 MARKETSIDE AVE STE 404 PMB#317
PONTE VEDRA FL 32081

Case No. CE25-090024

Certified Receipt No.9589071052700747105331

NOTICE OF VIOLATION AND NOTICE OF HEARING

October 21, 2025

323 SW WINNACHEE DR
STUART FL 34996
Parcel Control Number 083841007005000802

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 **PLEASE CUT/MOW AND MAINTAINED OVERGROWTH OF VACANT LOT 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

Violation Description/Corrective Action Required **DUTY TO KEEP LAND FREE FROM TRASH AND OTHER SOLID WASTE Sec. 20-22.** – **Remove all garbage, trash, junk and debris of unsightly materials stored on property.** (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. **PLEASE REMOVE ALL UNISGHTLY MATERIAL STORED ON THE PROPERTY.**

Violation Description/Corrective Action Required **MOTOR VEHICLE PARKING AND STORAGE Sec. 10-69 (C) (1).** – **Residential vehicle parking and storage.** Parking only. Only fully operable: automobiles, recreational vehicles, light trucks, motorcycles, vessels on trailers, and light utility trailers shall be parked on residential properties wherever located in the city, 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. **PLEASE REMOVE ALL VEHICLES IMPROPERLY STORED/PARKED ON PROPERTY.**

Violation Description/Corrective Action Required **PROHIBITED ACTS; VIOLATION A PUBLIC NUISANCE; JURISDICTION OF CODE ENFORCEMENT BOARD. Sec. 20-50.** – **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. **REMOVE ALL INOPERABLE VEHICLES, TRAILERS, BOAT/TRAILERS COMBO.**

Comply By: November 7, 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 November 7, 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 19th day of November 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.



Tamica Bush Code Enforcement Officer
Code Enforcement Division
Tbush@stuartfl.gov
772-278-0925

< BACK TO SEARCH

Basic Info

| | | | |
|----------------------------------------|---------------------|-------------------------------------------------------|-----------------------------------|
| PIN 08-38-41-007-005-00080-2 | AIN 24199 | Situs Address 323 SW WINNACHEE DR STUART FL | Website Updated 11/6/25 |
|----------------------------------------|---------------------|-------------------------------------------------------|-----------------------------------|

General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners

WOLFSCHMID CAPITAL REALTY LLC SERIES 12

Parcel ID

08-38-41-007-005-00080-2

Use Code/Property Class

0100 - 0100 Single Family

Mailing Address

101 MARKETSIDE AVE #404 PMB 317
PONTE VEDRA FL 32081

Account Number

24199

Neighborhood

383881 Indian Grvs,PalmettoHbr,Rivr P

Tax District

STUART

Property Address

323 SW WINNACHEE DR STUART FL

Legal Acres

0.253

Legal Description

INDIAN GROVES LOTS 8 & 9 BLK 5 OR 351/22...

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 |
|------|------------|-------------------|--------------|-----------------|----------------|-------------------------|----------------------|
| 2025 | \$ 165,000 | \$ 213,160 | \$ 378,160 | \$ 5,345 | \$ 372,815 | \$ 0 | \$ 372,815 |

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 6/3/15 | Grantor (Seller) SCHMIDLI DAVID | Doc Num 2876820 |
| Sale Price \$ 100 | Deed Type NC-Warranty Deed | Book & Page <u>3209 0709</u> |

Legal Description

INDIAN GROVES LOTS 8 & 9 BLK 5 OR 351/2236

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

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

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

OFFICIAL USE

Certified Mail Fee

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

Postmark
Here

Postage

Total Postage and Fees

\$ 25-090024

Sent To

Wolf Schmid Capital Realty LLC

Street and Apt. No., or PO Box No.

101 MARISSIDE AVE STE 904

City, State, ZIP+4®

POINTE VERTICE FL 33081

10/21/2025

10/21/2025

10/21/2025

10/21/2025

10/21/2025

10/21/2025

PS Form 3811, January 2020 PSN 7530-02-000-9053 See Reverse for Instructions

9589 0710 5270 0747 1053 31

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: 35-090024

Wolf Schmid Capital Realty LLC

101 MARISSIDE AVE STE 904

POINTE VERTICE FL 33081

9590 9402 9124 4225 6908 17



9590 9402 9124 4225 6908 17

2. Article Number (Transfer from service label)

9589 0710 5270 0747 1053 31

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Addressee

Agent

Addressee

Date of Delivery

Signature Confirmation™

Restricted Mail™

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation™ Restricted Delivery

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Signature Confirmation™ Restricted Delivery

Domestic Return Receipt

September 29, 2025
FL, Stuart



September 29, 2025
FL, Stuart



September 29, 2025
FL, Stuart



September 29, 2025
FL, Stuart



September 29, 2022
FL, Stuart





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

AFFIDAVIT OF POSTING

DATE: November 4, 2025

CASE # CE25-090024

LOCATION OF VIOLATION: 323 WINNACHEE DR

PCN: 083841007005000802

PROPERTY OWNER: WOLFSCHMID CAPITAL REALTY

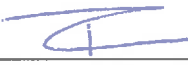
I, TAMICA Clinton Bush have personally posted the attached:

 X NOTICE OF VIOLATION/NOTICE OF HEARING

 ORDER FINDING VIOLATION/ FINE ASSESSMENT

In addition to the above, a Notice of Violation/Notice of Hearing was mailed by first class mail to the property owner at the address listed in the tax collector's office and any other address provided by the property owner as required by F.S.S. 162.12

on the 4th day of November 2025 at the above-named address.



Affiant: Tamica Clinton Bush
Code Compliance Officer

THE STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 5th day of November 2025, by Tamica Clinton Bush, 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.

(SEAL)



ALICIA KING
Commission # HH 415665
Expires June 28, 2027



NOTARY PUBLIC State of Florida

November 4, 2025
FL, Stuart



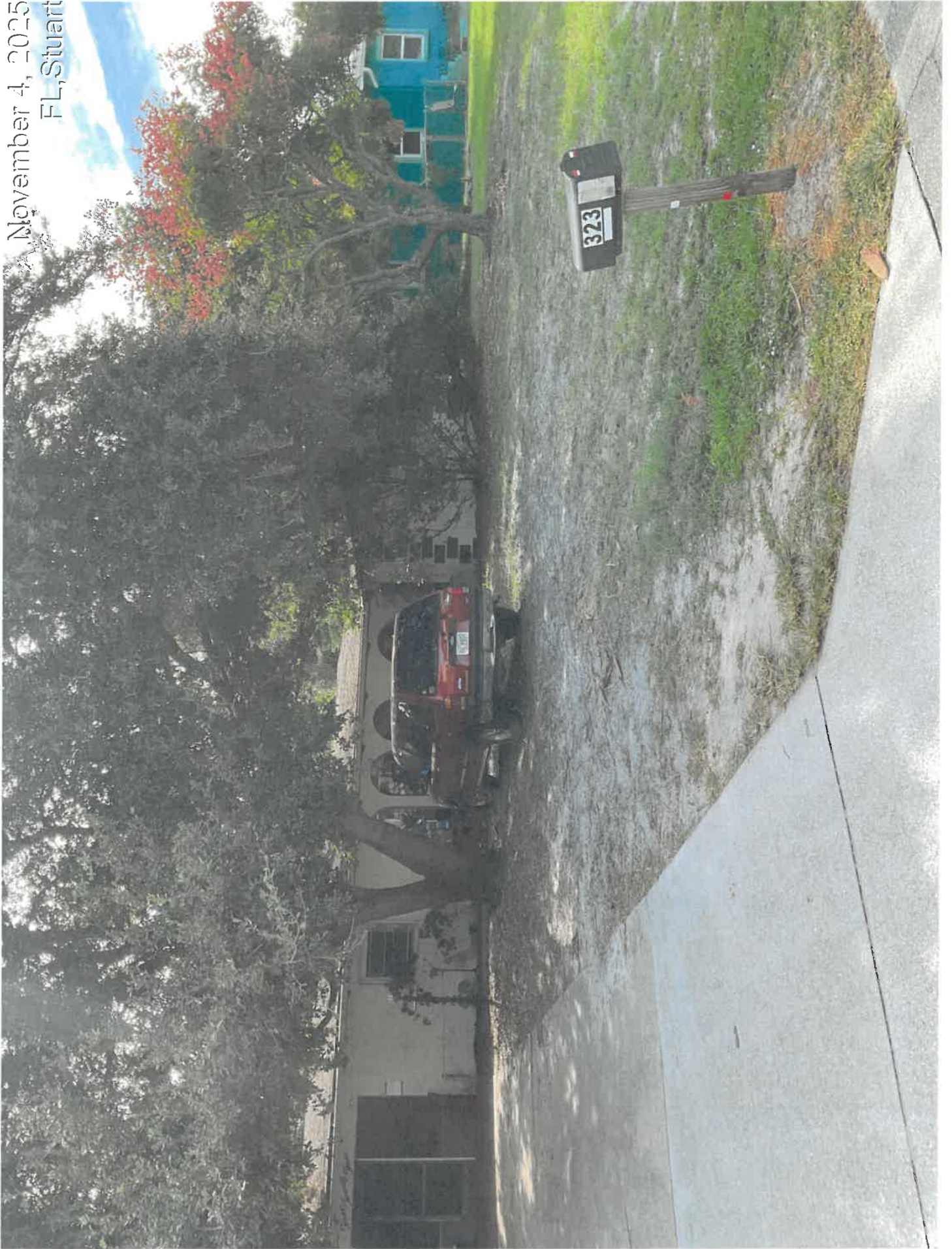
November 4, 2025
FL, Stuart



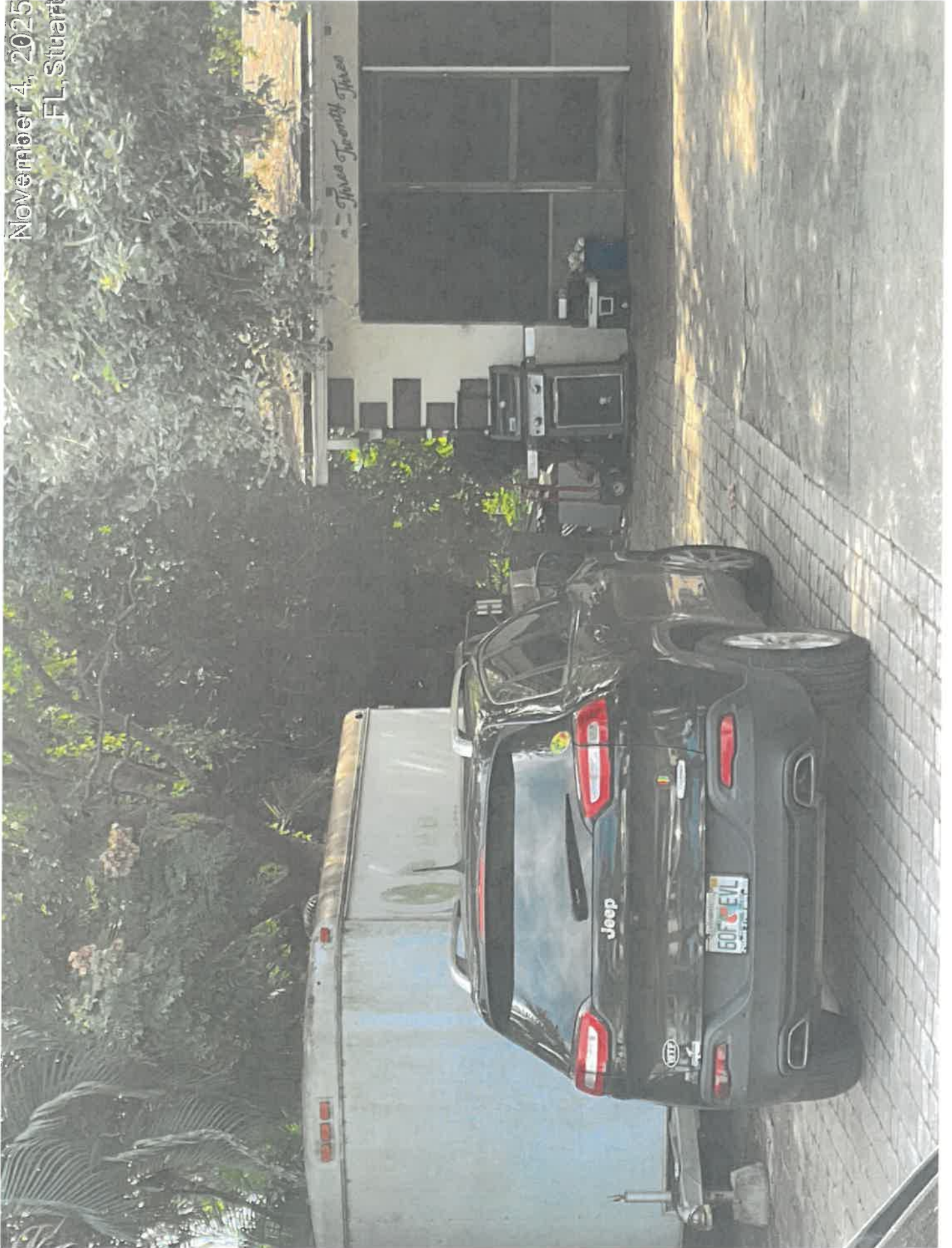
November 4, 2025
FL, Stuart



November 4, 2025
FL, Stuart



November 4, 2025
FL, Stuart



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

Meeting Date: 11/19/2025

Prepared by: Tamica Clinton-Bush

Title of Item:

CITY OF STUART VS WILLIAMS ANNIE RUTH ESTATE

Address:

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 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.

Summary Explanation/Background Information:

OWNER SHALL MOW ALL PROPERTY AND MAINTAIN, REMOVE ALL GARBAGE/TRASH/JUNK AND OR DEBRIS OR UNSIGHTLY MATERIALS STORED ON PROPERTY, REMOVE ALL BOARDS FROM WINDOWS AND WINDOWS SHALL BE OPENABLE, REMOVE OR MAKE OPERABLE THE INOPERABLE VEHICLE

ATTACHMENTS:

1. VIOLATION PACKET



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

WILLIAMS ANNIE RUTH ESTATE
917 SE 13TH ST
STUART FL 34994

Case No. 25-090032

Certified Receipt No 70223330000098224937

NOTICE OF VIOLATION AND NOTICE OF HEARING

November 4, 2025

917 SE 13TH STREET
STUART FL 34994
Parcel Control Number 093841003000000208

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: DUTY TO KEEP PROPERTY MOWED. Pertinent Code Section(s): Sec 20-21** – 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. **Please Cut/Mow all overgrowth and maintain.**
- 2. Violation Description/Corrective Action Required: DUTY TO KEEP LAND FREE FROM TRASH AND OTHER SOLID WASTE. Pertinent Code Section(s): Sec 20-22** – 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 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. **Remove all garbage, trash and or rubbish including but not limited to vegetation debris.**

3. **Violation Description/Corrective Action Required: PROHIBITED ACTS; VIOLATION A PUBLIC NUISNACE; JURISDICTION OF CODE ENFORCEMENT BOARD. Pertinent Code Section(s): Sec 20-50** 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. **Remove or make operable the inoperable vehicle stored on property.**
4. **Violation Description/Corrective Action Required: MAINTENANCE OF STRUCTURES, EQUIPMENT AND EXTERIOR PROPERTY. Pertinent Code Section(s): Sec 10-61** 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, 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. **Remove all boards covering windows. Every window shall be openable/operable. Repair any broken or missing glass. If window framing is removed a permit is required for repair/replacement**
5. **Violation Description/Corrective Action Required: DESCRIPTION AND MINIMUM SIZE OF PROPERTY IDENTIFICATION NUMBERS. Pertinent Code Section(s): Sec 36-31** 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. **Affixed property address numbers on front of structure so numbers are correct and can be seen plainly from street.**

Comply By: NOVEMBER 14, 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 NOVEMBER 14, 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 19TH day of NOVEMBER 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.



Tamica Bush Code Enforcement Officer
Code Enforcement Division
Tbush@stuartfl.gov
772-278-0925

[← BACK TO SEARCH](#)

Basic Info

| | | | |
|----------------------------------------|---------------------|--------------------------------------------------|------------------------------------|
| PIN 09-38-41-003-000-00020-8 | AIN 25976 | Situs Address 917 SE 13TH ST STUART FL | Website Updated 11/12/25 |
|----------------------------------------|---------------------|--------------------------------------------------|------------------------------------|

General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

| | | |
|-------------------------------------------------------------|-------------------------------------------------------------------------|--------------------------------------------------------------|
| Property Owners WILLIAMS ANNIE RUTH ESTATE | Parcel ID 09-38-41-003-000-00020-8 | Use Code/Property Class 0100 - 0100 Single Family |
| Mailing Address 917 SE 13TH ST STUART FL 34994 | Account Number 25976 | Neighborhood 309380 Lawler Hts, Eldorado Hts,Dixie |
| Tax District STUART | Property Address 917 SE 13TH ST STUART FL | Legal Acres 0.176 |
| | Legal Description ELDORADO HEIGHTS AMENDED & REPLAT OF 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 |
|------|------------|-------------------|--------------|-----------------|----------------|-------------------------|----------------------|
| 2025 | \$ 87,750 | \$ 201,520 | \$ 289,270 | \$ 0 | \$ 289,270 | \$ 0 | \$ 289,270 |

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 12/18/92 | Grantor (Seller) SELLER - see file for name | Doc Num N/A |
| Sale Price \$ 36,000 | Deed Type Special Warranty Deed | Book & Page 0990 2866 |

Legal Description

ELDORADO HEIGHTS AMENDED & REPLAT OF PORTION OF, LOT 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.

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

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

OFFICIAL USE

7022 3330 0000 9822 4937

Certified Mail Fee

\$ _____

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage

\$ _____

Total Postage and Fees

\$ _____

Postmark
Here

25-090032

Sent To
Williams Annic Ruth Estate
Street and Apt. No., or PO Box No.
917 SE 13th ST
City, State, ZIP+4®
Stuart FL 34994

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

September 30, 2025
FL, Stuart



September 30, 2025
FL, Stuart



September 30, 2025
FL, Stuart



September 30, 2025
FL, Stuart



September 30, 2025
FL, Stuart



September 30, 2025
FL, Stuart





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

AFFIDAVIT OF POSTING

DATE: November 12, 2025

CASE # CE25-090032

LOCATION OF VIOLATION: 917 SE 13TH ST

PCN: 093841003000000208

PROPERTY OWNER: WILLIAMS ANNIE RUTH ESTATE

I, Tamica Clinton-Bush have personally posted the attached:

 X NOTICE OF VIOLATION/NOTICE OF HEARING

 ORDER FINDING VIOLATION/ FINE ASSESSMENT

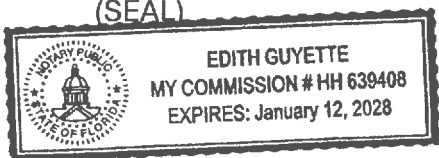
In addition to the above, a Notice of Violation/Notice of Hearing was mailed by first class mail to the property owner at the address listed in the tax collector’s office and any other address provided by the property owner as required by F.S.S. 162.12 on the 4th day of November 2025 at the above-named address.

Affiant: Tamica Clinton Bush
Code Compliance Officer

THE STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 12th day of November 2025, by Tamica Clinton-Bush, 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.

(SEAL)



Edith Guyette 11-12-2025
NOTARY PUBLIC State of Florida

November 4, 2025
FL, Stuart







November 4, 2025
FL Stuart

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

Meeting Date: 11/19/2025

Prepared by: Tamica Clinton-
Bush

Title of Item:

CITY OF STUART VS HAAS ROBERT J JR

Address:

228 SE ILA STREET

Code Section:

LDC SEC. 2.02.02
SEC.10-36
SEC 10-63
SEC 20-50
SEC 20-20
SEC 10-61

Description of Violation:

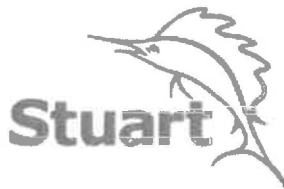
NOTICE OF VIOLATION NOTICE OF HEARING STATUS CHECK

Summary Explanation/Background Information:

MAGISTRATE ORDERED A STATUS CHECK 11/19/2025.

ATTACHMENTS:

1. VIOLATION PACKET



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

HAAS ROBERT J JR
228 SE ILA STREET
STUART, FL 34994

Case No. CE25010016

Certified Receipt No. 70223330000098224920

NOTICE OF VIOLATION AND NOTICE OF HEARING STATUS CHECK

November 04, 2025

228 SE ILA STREET
STUART, FL 34994
Parcel Control Number: 09-38-41-001-007-00080-2

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:** THE ZONING DISTRICT DOES NOT PERMIT MULTI-FAMILY DWELLINGS.
Pertinent Code Section(s): LDC Sec. 2.02.02 – Table 2: Land Uses, the R-1A (Residential, Single-Family Estate) Zoning District does not permit multi-family dwellings (3 or more units) or duplex units (2 units).
PLEASE RETURN THIS PROPERTY TO THE ORIGINAL STATE OF SINGLE-FAMILY AS THIS IS THE ONLY PERMITTED USE FOR THIS DISTRICT.
- 2. Violation Description/Corrective Action Required:** THERE WAS A CHANGE OF OCCUPANCY WITHOUT A VALID PERMIT.
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 RETURN THIS PROPERTY TO THE ORIGINAL STATE OF SINGLE-FAMILY AS THIS IS THE ONLY PERMITTED USE FOR THIS DISTRICT.**

3. **Violation Description/Corrective Action Required:** THE TRASH AND DEBRIS ALONG THE REAR/BACKYARD MUST BE REMOVED.

Pertinent Code Section(s): Sec. 10-63. - Rubbish and garbage. (a) Accumulation of rubbish or garbage. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. (b) Disposal of solid waste. Every occupant of a structure shall dispose of all solid waste in a clean and sanitary manner as prescribed in chapter 34, article II, pertaining to collection and disposal. **PLEASE REMOVE ALL TRASH AND DEBRIS ALONG THE EXTERIOR OF THE PROPERTY.**

4. **Violation Description/Corrective Action Required:** THE INOPERABLE VEHICLE(S) ON THE PROPERTY MUST BE REMOVED.

Pertinent Code Section(s): ARTICLE III. - JUNKED, WRECKED, ABANDONED PROPERTY 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. **PLEASE REMOVE THE INOPERABLE/JUNK VEHICLE(S), AND TRAILER FROM THE PROPERTY.**

5. **Violation Description/Corrective Action Required:** GENERAL SANITATION OF PROPERTY

Pertinent Code Section(s): Sec. 20-20. - General sanitation of property. (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. **PLEASE REMOVE ALL OF THE TRASH, DEBRIS, MISCELLANIOUS SCRAP METAL(S), INOPERABLE/JUNK VEHICLE(S), AND INOPERABLE/JUNK TRAILER FROM THE PROPERTY.**

6. **Violation Description/Corrective Action Required:** THE EXTERIOR OF THE STRUCTURE IS IN SIGNIFICANT DISREPAIR PRESENTING A SAFETY CONCERN FOR THE OCCUPANT(S).

Pertinent Code Section(s): Sec. 10-61. - Maintenance of structures, equipment and exterior property. (m) Exterior structure. (1) Generally. The exterior of a structure shall be maintained in good repair, structurally sound, and sanitary so as not to pose a threat to the public health, safety or welfare.

(2) Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition and free from mold and mildew. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and watertight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

(3) Structural members. All structural members shall be maintained free from deterioration and shall be capable of safely supporting the imposed dead and live loads.

(4) Foundation walls. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

(5) Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration and must be free from loose materials subject to becoming projectiles under high wind conditions.

(6) Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. Roofs must be free from loose materials subject to becoming projectiles under high wind conditions. **PLEASE ENSURE THE EXTERIOR PORTIONS OF THE PRIMARY STRUCTURE ARE IN A GOOD STATE OF REPAIR.**

Compliance has not been achieved for the violation(s) described above, notice was given for the Notice of Violation Hearing giving pursuant to Chapter 162, Florida Statutes, and the City of Stuart Code of Ordinances, that a hearing was to be held regarding the above case before the City's Special Magistrate on the 19th day of November, 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.



Tamica Clinton Bush
Code Enforcement Division
(772) 288 5325
tbush@stuartfl.gov

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| <input type="checkbox"/> Adult Signature Required | \$ |
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| Total Postage and Fees | \$ |

25.010016

| | |
|-----------------------------------|-------------------|
| Sent To | Haas Robert W R |
| Street and Apt. No. or PO Box No. | 208 SE 17a Street |
| City, State, ZIP+4® | Stuart FL 34994 |

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



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

AFFIDAVIT OF POSTING

DATE: November 5, 2025

CASE # CE25-010016

LOCATION OF VIOLATION: 228 SE ILA STREET

PCN: 093841001007000802

PROPERTY OWNER: HAAS ROBERT J JR

I, TAMICA Clinton Bush have personally posted the attached:

 X NOTICE OF VIOLATION/NOTICE OF HEARING

 ORDER FINDING VIOLATION/ FINE ASSESSMENT

In addition to the above, a Notice of Violation/Notice of Hearing was mailed by first class mail to the property owner at the address listed in the tax collector's office and any other address provided by the property owner as required by F.S.S. 162.12

on the 4th day of November 2025 at the above-named address.

Affiant: Tamica Clinton Bush
Code Compliance Officer

THE STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 5th day of November 2025, by Tamica Clinton Bush, 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.

(SEAL)



ALICIA KING
Commission # HH 415885
Expires June 28, 2027

NOTARY PUBLIC State of Florida

November 5, 2025
Stuart, FL



City of Stuart
Civic Administration
121 E. Douglas Ave.
Stuart, FL 34984-2170
888.328.1382

Stuart

PLEASE RECYCLE
THIS DOCUMENT
IF YOU CAN

FOR MORE INFORMATION
CONTACT THE CITY OF STUART AT 888.328.1382

AGENDA

1. PUBLIC HEARING
The City of Stuart is holding a public hearing on the proposed Ordinance to amend the City Code to allow for the use of... (text is small and partially obscured)

2. CITY MANAGER'S REPORT
The City Manager reports on the progress of the City's operations and the status of the City's finances.

3. CITY COMMISSIONER'S REPORT
The City Commissioner reports on the progress of the City's operations and the status of the City's finances.

4. CITY COMMISSIONER'S REPORT
The City Commissioner reports on the progress of the City's operations and the status of the City's finances.

5. CITY COMMISSIONER'S REPORT
The City Commissioner reports on the progress of the City's operations and the status of the City's finances.

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8. CITY COMMISSIONER'S REPORT
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9. CITY COMMISSIONER'S REPORT
The City Commissioner reports on the progress of the City's operations and the status of the City's finances.

10. CITY COMMISSIONER'S REPORT
The City Commissioner reports on the progress of the City's operations and the status of the City's finances.

PLEASE
PUSH

November 5, 2025
FL, Stuart



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

Meeting Date: 11/19/2025

Prepared by: Tamica Clinton-
Bush

Title of Item:

CITY OF STUART VS 500 SE OSCEOLA AVE VENTURES LLC

Address:

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*.

Summary Explanation/Background Information:

PERMITS REQUIRED FOR SIGN OR REMOVE

ATTACHMENTS:

1. VIOLATION PACKET



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

500 SE OSCEOLA AVE VENTURES LLC
2100 SE OCEAN BLVD STE 100
STUART FL 34996

Case No. CE25-100004

Certified Receipt No.70223330000098224425

NOTICE OF VIOLATION AND NOTICE OF HEARING

October 5, 2025

500 SE Ave Ventures LLC
500 SE Osceola Street
Stuart, FL 34994
Parcel Control Number 043841020002000106

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 APPLY FOR AND OBTAIN AN ISSUED PERMIT FOR SIGN OR REMOVE Sec. 6.11.02 Permit Required.** It shall be unlawful for any person to post, display, erect or modify a sign or sign structure that requires a permit provided for in this code. without first having obtained a permit therefor. Signs or sign structures erected without a valid permit shall be a violation and it shall be mandatory to obtain a permit. based on this chapter. failing which. the sign or sign structure shall be removed by the owner or occupant, or by the city. as provided herein. All signs not expressly allowed by this code are prohibited.

Comply By: November 7, 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 November 7, 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 19th day of November 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.



Tamica Bush Code Enforcement Officer
Code Enforcement Division
Tbush@stuartfl.gov
772-278-0925

[← BACK TO SEARCH](#)

Basic Info

| | | | |
|----------------------------------------|---------------------|-----------------------------------------------------|------------------------------------|
| PIN 04-38-41-020-002-00010-6 | AIN 21890 | Situs Address 500 SE OSCEOLA ST STUART FL | Website Updated 11/12/25 |
|----------------------------------------|---------------------|-----------------------------------------------------|------------------------------------|

General Information

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

500 SE OSCEOLA AVE VENTURES LLC

Parcel ID

04-38-41-020-002-00010-6

Use Code/Property Class

1800 - 1800 Off bldg non-prof mlt sty

Mailing Address

 49 SW FLAGLER AVE #301
 STUART FL 34994

Account Number

21890

Neighborhood

M2 M2-DOWNTOWN STUART

Tax District

STUART

Property Address

500 SE OSCEOLA ST STUART FL

Legal Acres

0.419

Legal Description

STYPMAN'S, LOT 1 & ALL OF LOT 17 & 18 BL...

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 |
|------|------------|-------------------|--------------|-----------------|----------------|-------------------------|----------------------|
| 2025 | \$ 546,100 | \$ 846,190 | \$ 1,392,290 | \$ 0 | \$ 1,392,290 | \$ 0 | \$ 1,392,290 |

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

5/17/23

Grantor (Seller)

PSL UNITED PROPERTIES LLC

Doc Num

3017001

Sale Price

\$ 1,600,000

Deed Type

Warranty Deed

Book & Page
[3375 1508](#)

Legal Description

STYPMAN'S, LOT 1 & ALL OF LOT 17 & 18 BLK 2 OR 353/1438

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

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2100 SE Ocean Blvd Ste 100
Stuart FL 34994

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

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2100 SE Ocean Blvd Ste 100 M Clay
Stuart FL 34994

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| <input type="checkbox"/> Adult Signature Required | \$ |
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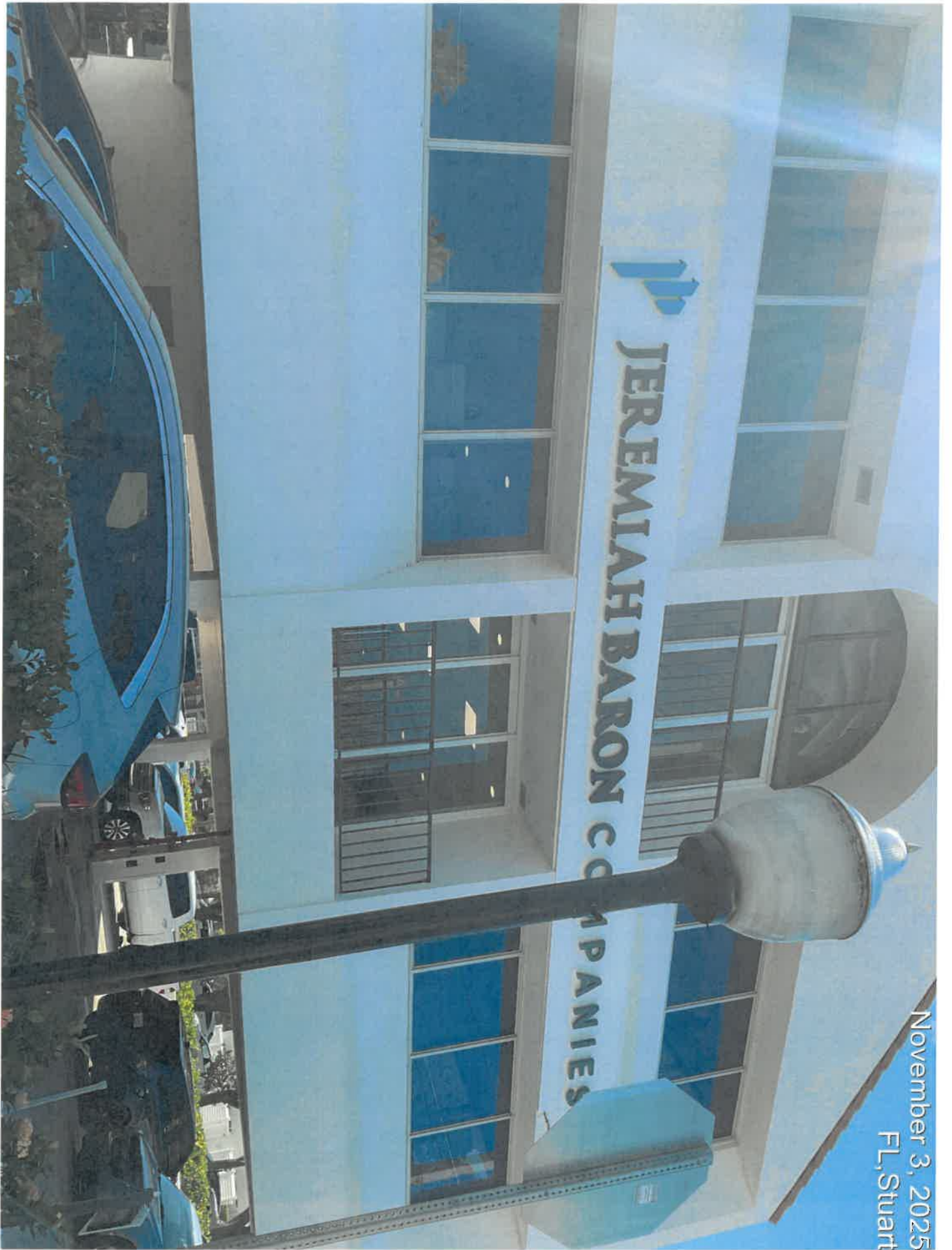
| | |
|------------------------|----|
| Postage | \$ |
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Street and Apt. No., or PO Box No.
City, State, ZIP+4®

500 SE Osceola Ave Ventures 11C
49 SW Flagler Ave 301
Stuart FL 34994

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



November 3, 2025
FL, Stuart

November 3, 2025
FL, Stuart



November 3, 2025
FL, Stuart





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

AFFIDAVIT OF POSTING

DATE: November 4, 2025

CASE # CE25-1000004

LOCATION OF VIOLATION: 500 SE OSCEOLA STREET

PCN: 043841020002000106

PROPERTY OWNER: 500 SE OSCEOLA AVE VENTURES LLC

I, TAMICA Clinton Bush have personally posted the attached:

 X NOTICE OF VIOLATION/NOTICE OF HEARING

 ORDER FINDING VIOLATION/ FINE ASSESSMENT

In addition to the above, a Notice of Violation/Notice of Hearing was mailed by first class mail to the property owner at the address listed in the tax collector’s office and any other address provided by the property owner as required by F.S.S. 162.12

on the 4th day of November 2025 at the above-named address.

Affiant: Tamica Clinton Bush
Code Compliance Officer

THE STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 5th day of November 2025, by Tamica Clinton Bush, 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.

(SEAL)

NOTARY PUBLIC State of Florida

ALICIA KING
Commission # HH 415865
Expires June 28, 2027



COPY

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

100 SE OSCOLA AVE VENTURES LLC
2100 SE OCEAN BLVD STE 100
STUART FL 34994

Case No. CE25-10000

Certified Mailing Rec: 702213306000000224423

NOTICE OF VIOLATION AND NOTICE OF HEARING

October 5, 2025

100 SE Ave Ventures LLC
100 SE Oscola Street
Stuart, FL 34994
Parcel Count Number 071841020002000106

Local Property Owner, Leases 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 safely 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 Ordinances 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 APPLY FOR AND OBTAIN AN ISSUED PERMIT FOR SIGN OR REMOVE Sec. 6.11.02 Permit Required.** It shall be unlawful for any person to post, display, erect or modify a sign or sign structure that requires a permit provided for in this code, without first having obtained a permit therefor. Signs or sign structures erected without a valid permit shall be a violation and it shall be mandatory to obtain a permit, based on this chapter, failing which, the sign or sign structure shall be removed by the owner or occupant, or by the city, as provided herein. All signs not expressly allowed by this code are prohibited.

Comply By: November 7, 2025

November 4, 2025
FL, Stuart