



## MAGISTRATE HEARING DOCKET

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

**DECEMBER 17, 2025 AT 2:00 PM  
COMMISSION CHAMBERS**

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

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

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

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

### PLEDGE OF ALLEGIANCE

### VIOLATION HEARINGS

- 1. CITY OF STUART VS ROYAL OAK TOWERS ASSOCIATION INC** Tamica Clinton-Bush  
CASE NO: CV-25-14  
ADDRESS OF VIOLATION: 630 SE Ocean Blvd Stuart Fl 34994  
CODE SECTION: 10-61, 10-36  
DESCRIPTION OF VIOLATION: SEC. 10-61 Maintenance of structure;  
Foundation failure  
SEC. 10-36 FBC 105.1 Obtain required permits
- 2. CITY OF STUART VS GENUINE INVESTMENTS LAND TRUST, TAMICA CLINTON-BUSH  
WINIG STEVEN TTEE, HEN ELI TTEE** Tamica Clinton-Bush  
CASE NO: CV-25-14  
ADDRESS OF VIOLATION: 15 SE Seminole St Stuart FL 34994  
CODE SECTION: 20-21, 3.0210, 10-61  
DESCRIPTION OF VIOLATION: Overgrowth of property, property not  
being maintained. Fence in disrepair. Maintenance of Structures,  
Equipment, and Exterior Property

3. **CITY OF STUART VS STUART ACQUISITION (TIC-I) I LLC, STUART ACQUISITION (TIC-II) I LLC, STUART ACQUISITION (TIC-III) I LLC** Tamica Clinton-Bush  
CASE NO: CV-25-30  
ADDRESS OF VIOLATION: 300 SE ST. Lucie Blvd Stuart FL 34994  
CODE SECTION: 5.04.00 Environmentally sensitive lands, 5.05.00-5.05.01 Tree location map and survey requirements for sites of greater than one acre, 5.05.08 Penalties  
DESCRIPTION OF VIOLATION: Environmentally Sensitive Lands: Site clearing of any public or private lands. A tree location map and survey are required. Penalties for failure to obtain a tree removal permit.
  
4. **CITY OF STUART VS JJFG INVESTMENTS LLC** Tamica Clinton-Bush  
CASE NO: CV-25-27  
ADDRESS OF VIOLATION: 611 SW Federal Hwy Stuart FL 34994  
CODE SECTION: 10-36, 105.1  
DESCRIPTION OF VIOLATION: Permit BP-25-1243 has expired. Permits required for work in progress/completed of Interior Renovations
  
5. **CITY OF STUART VS GARY WILLIE E, GARY GLORIA R** Tamica Clinton-Bush  
CASE NO: CV-25-36  
ADDRESS OF VIOLATION: 221 Osceola Street  
CODE SECTION: 22-63  
DESCRIPTION OF VIOLATION: Protection systems, electronic inspection and reports are required. A final passing inspection is required.
  
6. **CITY OF STUART VS HAAS ROBERT J JR** Tamica Clinton-Bush  
CASE NO: CE25-010016  
ADDRESS OF VIOLATION: 228 SE Ila Street Stuart FL 34994  
CODE SECTION: 2.02.02 10-36 10-63 20-50 20-20 10-61  
DESCRIPTION OF VIOLATION: R-1A Single Family Zoning, Violations and Penalties, Rubbish and Garbage, Prohibited Acts, General Sanitation, Maintenance of Structure
  
7. **CITY OF STUART VS MCNAMARA 1991 FEDERAL LLC** Tamica Clinton-Bush  
CASE NO: CV-25-40  
ADDRESS OF VIOLATION: 1991 SE Federal Hwy Stuart FL 34994  
CODE SECTION: 1-13  
DESCRIPTION OF VIOLATION: REPEAT—General Penalty; Continuing Violations—Exceeding the maximum of twenty-three parked vehicles and reverting to off-site parking.
  
8. **CITY OF STUART VS SUMMERS SHORES LLC** Tamica Clinton-Bush  
CASE NO: CE25-010043  
ADDRESS OF VIOLATION: 49 SW Seminole Street Stuart FL 34994  
CODE SECTION: 10-61, 42-233  
DESCRIPTION OF VIOLATION: Maintenance of structures, Inspections

**ADJOURNMENT**

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

**Meeting Date:** 12/17/2025

**Prepared by:** Tamica Clinton-  
Bush

**Title of Item:**

CITY OF STUART VS ROYAL OAK TOWERS ASSOCIATION INC

**Address:**

630 SE Ocean Blvd Stuart FL 34994

**Code Section:**

10-61, 10-36

**Description of Violation:**

SEC. 10-61 Maintenance of structure; Foundation failure  
SEC. 10-36 FBC 105.1 Obtain required permits

**Summary Explanation/Background Information:**

Structures, equipment, and exterior property require maintenance — Foundation failure to investigate cracks in the beams between the first and second floors and second and third floor. Per building official, Louis Hatten, a contractor shall be hired to include CSM as overseer. Apply for and obtain a valid permit for work to be completed. Contact the building official prior to the start of any work. The City is requesting 30 days to come into compliance or a fine in the amount of \$250.00 be assessed per day per violation.

**ATTACHMENTS:**

1. Violation Packet



## City of Stuart

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

ROYAL OAK TOWERS ASSOCIATION INC.  
630 SE OCEAN BLVD  
STUART FL 34994

Case No. CV25-14

Certified Receipt No70223330000098224753

### NOTICE OF VIOLATION AND NOTICE OF HEARING

October 23, 2025

ROYAL OAK TOWERS ASSOCIATION INC  
630 SE OCEAN BLVD  
STUART FL 34994  
Parcel Control Number 043841025000000010

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: MAINTENANCE OF STRUCTURES, EQUIPMENT AND EXTERIOR PROPERTY. Pertinent Code Section(s): Sec 10-61 – (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 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 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. **Foundation Failure Investigate structure cracks in the beams between first and second floor and second and third floor. Per Building Official Luis Hatten contractor to be hired with CSM as overseer**

- 2. Violation Description/Corrective Action Required: PERMITS MAY BE REQUIRED FOR. 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 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 ordinances. **PLEASE OBTAIN A VALID PERMIT ANY STRUCTURAL WORK THAT MAY NEED TO BE COMPLETED PLEASE CONTACT THE BUILDING DEPARTMENT PRIOR TO START OF WORK. FINAL INSPECTIONS MAY ALSO BE REQUIRED.**

*Comply By: DECEMBER 5, 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 December 5, 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 17<sup>TH</sup> day of December 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

<b>PIN</b> 04-38-41-025-000-00001-0	<b>AIN</b> 1122715	<b>Situs Address</b> 630 SE OCEAN BLVD STUART FL	<b>Website Updated</b> 12/9/25
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## General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

**Property Owners**

ROYALE OAK TOWERS ASSOCIATION INC

**Parcel ID**

04-38-41-025-000-00001-0

**Use Code/Property Class**

9449 - 9449 Hm Own No Val ROW CONDO

**Mailing Address**

630 SE OCEAN BLVD  
STUART FL 34994

**Account Number**

1122715

**Neighborhood**

29999 Headers-Condo & S/D

**Tax District**

STUART

**Property Address**

630 SE OCEAN BLVD STUART FL

**Legal Acres**

0.79

**Legal Description**

COMMON ELEMENTS & CONDOMINIUM PARCEL ROY...

**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	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

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

<b>Sale Date</b> N/A	<b>Grantor (Seller)</b> N/A	<b>Doc Num</b> N/A
<b>Sale Price</b> N/A	<b>Deed Type</b> N/A	<b>Book &amp; Page</b> N/A

## Legal Description

COMMON ELEMENTS & CONDOMINIUM PARCEL ROYALE OAK TOWERS CONDOMINIUM A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 354 PAGE 1857 PUBLIC RECORDS MARTIN COUNTY FLORIDA AND ALL AMENDMENTS THERETO

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



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

## Detail by Entity Name

Florida Not For Profit Corporation  
ROYALE OAK TOWERS ASSOCIATION, INC.

### Filing Information

**Document Number** 725505  
**FEI/EIN Number** 59-1521139  
**Date Filed** 02/08/1973  
**State** FL  
**Status** ACTIVE

### Principal Address

c/o Signature Property Mgmt  
3171 SE Dominica Terrace  
STUART, FL 34997

Changed: 04/29/2025

### Mailing Address

c/o Signature Property Mgmt  
3171 SE Dominica Terrace  
STUART, FL 34997

Changed: 04/29/2025

### Registered Agent Name & Address

Ross, Earle, Bonan, Ensor & Carrigan P.A.  
819 SW Federal Hwy  
STE 302  
STUART, FL 34994

Name Changed: 04/29/2025

Address Changed: 04/29/2025

### Officer/Director Detail

#### **Name & Address**

Title President

Lydon, John  
c/o Signature Property Mgmt  
3171 SE Dominica Terrace

STUART, FL 34997

Title VP

Justice, Tim  
c/o Signature Property Mgmt  
3171 SE Dominica Terrace  
STUART, FL 34997

Title Treasurer

Duggan, Mary  
c/o Signature Property Mgmt  
3171 SE Dominica Terrace  
STUART, FL 34997

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2023	04/12/2023
2024	04/09/2024
2025	04/29/2025

**Document Images**

<a href="#">04/29/2025 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/09/2024 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/12/2023 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2022 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/24/2021 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/10/2020 – AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/25/2020 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/26/2019 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/06/2018 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/28/2017 – AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/06/2017 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/14/2016 – AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/01/2016 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/11/2015 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/21/2014 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/11/2013 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/21/2012 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/19/2011 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/18/2010 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/23/2009 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2008 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/19/2007 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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[04/17/1997 -- ANNUAL REPORT](#)

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[05/01/1996 -- ANNUAL REPORT](#)

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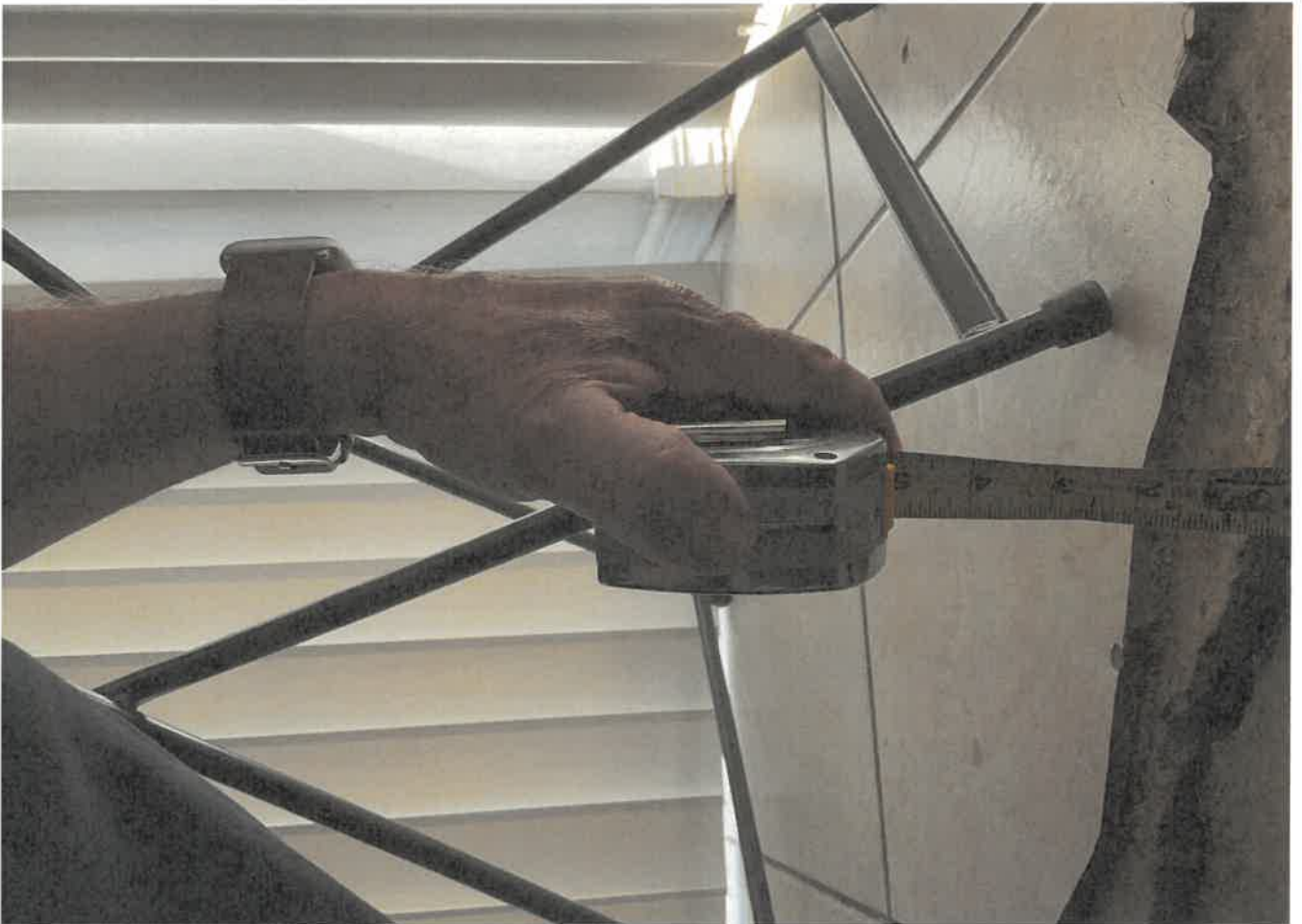
[04/10/1995 -- ANNUAL REPORT](#)

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

For delivery information, visit our website at [www.usps.com](http://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 Here \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Sent To Bayl Oak Towers Resovation in

Street and Apt. No., or PO Box No. 1030 Se Ocean Blvd

City, State, ZIP+4® Stuart FL 34994

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

7022 3330 0000 9822 4753

**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 005-14

Bayl Oak Towers Res. In

1030 Se Ocean Blvd.

Stuart FL 34994



9590 9402 9124 4225 7091 82

2. Article Number (Transfer from service label)

7022 3330 0000 9822 4753

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature [Signature] Agent

B. Received by (Printed Name) \_\_\_\_\_ Address \_\_\_\_\_

C. Date of Delivery \_\_\_\_\_

D. Is delivery address different from item 1?  Yes  No

If YES, enter delivery address below:  Yes  No

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation

Signature Confirmation Restricted Delivery

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

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

**Meeting Date:** 12/17/2025

**Prepared by:** Tamica Clinton-  
Bush

**Title of Item:**

CITY OF STUART VS GENUINE INVESTMENTS LAND TRUST, WINIG STEVEN TTEE, HEN ELI TTEE

**Address:**

15 SE Seminole St Stuart FL 34994

**Code Section:**

20-21, 3.0210, 10-61

**Description of Violation:**

Overgrowth of property, property not being maintained. Fence in disrepair. Maintenance of Structures, Equipment, and Exterior Property

**Summary Explanation/Background Information:**

The property is not being maintained. The property is overgrown and the fence is in disrepair. The shutters are in disrepair

**ATTACHMENTS:**

1. Violation Packet



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

GENUINE INVESTMENTS LAND TRUST  
WINIG STEVEN TTEE  
HEN ELI TTEE  
5810 SW 33<sup>RD</sup> TER  
FORT LAUDERDALE FL 33312

Case No. CV-25-14

Certified Receipt No 9589071052703172285012

**NOTICE OF VIOLATION AND NOTICE OF HEARING**

November 21, 2025

GENUINE INVESTMENTS LAND TRUST, WINIG STEVEN TTEE, HEN ELI TTEE  
15 SE SEMINOLE ST  
STUART FL 34994  
Parcel Control Number 04-38-41-015-001-00061-3

Dear Property Owner/Business Owner/Occupant:

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

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

- 1. Violation Description/Corrective Action Required: Code Section: 20-21 Duty to Keep Property Mowed.**  
Please cut/mow all overgrowth and maintain.
- 2. Violation Description/Corrective Action Required: Code Section: 3.02.10 Fence and Wall Standards (2)**  
**All Fence and walls shall be maintained in good repair on both sides, to be structurally sound.** Remove or repair damaged fence. Permits may be required.
- 3. Violation Description/Corrective Action Required: Code Section: 10-61 Maintenance of Structures, Equipment, and Exterior Property.** Repair the window shutters that are in disrepair and hanging from the property structure.

***Comply By: December 10, 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 December 10, 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 17<sup>TH</sup> day of December 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

<b>PIN</b> 04-38-41-015-001-00061-3	<b>AIN</b> 21622	<b>Situs Address</b> 15 SE SEMINOLE ST STUART FL	<b>Website Updated</b> 12/10/25
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## General Information

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

 GENUINE INVESTMENTS LAND TRUST  
 WINIG STEVEN TTEE  
 HEN ELI TTEE  
 + [Show additional owners](#)
**Parcel ID**

04-38-41-015-001-00061-3

**Use Code/Property Class**

0300 - 0300 Multi family &gt;=10 units

**Account Number**

21622

**Neighborhood**

M2 M2-DOWNTOWN STUART

**Mailing Address**

 5810 SW 33RD TER  
 FORT LAUDERDALE FL 33312

**Property Address**

15 SE SEMINOLE ST STUART FL

**Legal Acres**

0.5167

**Tax District**

STUART

**Legal Description**

PORTER'S ADD'N, W 16' OF LOT 6 &amp; ALL OF ...

**Ag Use Size (Acre\Sq Ft)**

N/A

## Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 1,536,240	\$ 2,911,840	\$ 4,448,080	\$ 0	\$ 4,448,080	\$ 0	\$ 4,448,080

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

<b>Sale Date</b> 6/24/24	<b>Grantor (Seller)</b> GENUINE INVESTMENTS LAND TRUST	<b>Doc Num</b> 3079755
<b>Sale Price</b> \$ 100	<b>Deed Type</b> NC-Quit Claim Deed	<b>Book &amp; Page</b> <a href="#">3445 1357</a>

## Legal Description

PORTER'S ADD'N, W 16' OF LOT 6 &amp; ALL OF LOTS 7 &amp; 8 BLK 1 OR 343/2143

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





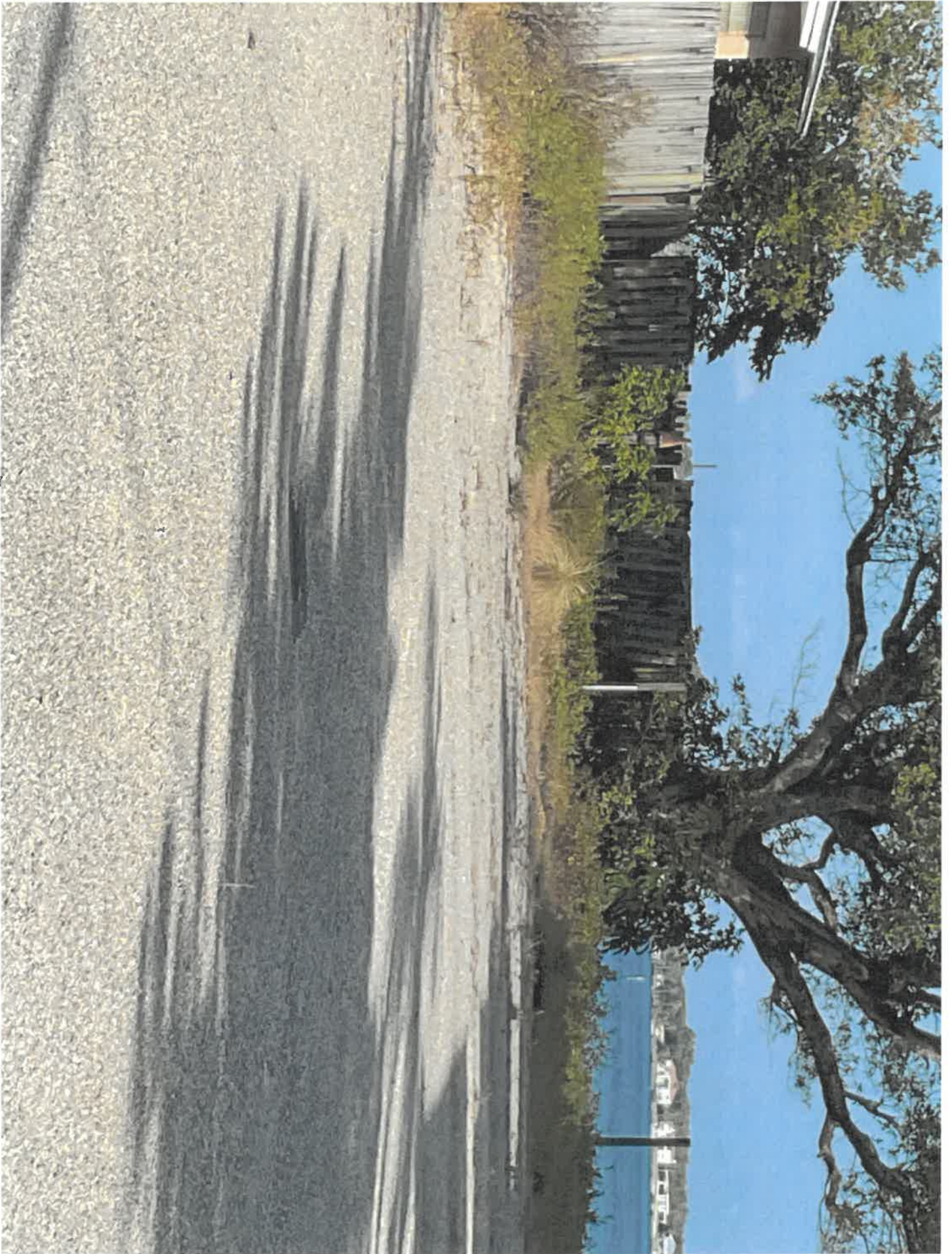
November 5, 2025  
FL, Stuart







November 5, 2025  
FL, Stuart















**TOW AWAY**  
**24 HOURS ZONE**  
UNAUTHORIZED VEHICLES  
OR VESSELS WILL BE TOWED  
AWAY AT OWNERS EXPENSE  
All Hooked Up  
TOWING & REPAIRS  
888-468-0767

**NO**  
**TURN AROUNDS**

**DOWNTOWN STUART**  
+/- .52 ACRES / 25 UNITS  
• LODGING / SHORT-TERM / MULTIFAMILY  
WATERFRONT / DOCKAGE / URBAN WATERFRONT ZONING  
RESTAURANT / RETAIL / OFFICE / PROFESSIONAL

**561-706-0**  
**MATAN MORAC**



November 5, 2025  
FL, Stuart



November 5, 2025  
FL, Stuart

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

**Meeting Date:** 12/17/2025

**Prepared by:** Tamica Clinton-  
Bush

**Title of Item:**

CITY OF STUART VS STUART ACQUISITION (TIC-I) I LLC, STUART ACQUISITION (TIC-II) I LLC,  
STUART ACQUISITION (TIC-III) I LLC

**Address:**

300 SE ST. Lucie Blvd Stuart FL 34994

**Code Section:**

5.04.00 Environmentally sensitive lands, 5.05.00-5.05.01 Tree location map and survey requirements for sites of greater than one acre, 5.05.08 Penalties

**Description of Violation:**

Environmentally Sensitive Lands: Site clearing of any public or private lands. A tree location map and survey are required. Penalties for failure to obtain a tree removal permit.

**Summary Explanation/Background Information:**

A preservation has been disturbed, FWC was contacted. Environmentally Sensitive Lands: Site clearing of any public or private lands. A tree location map and survey are required. Penalties for failure to obtain a tree removal permit.

**ATTACHMENTS:**

1. Violation Packet



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

STUART ACQUISITION (TIC-I) I LLC  
STUART ACQUISITION (TIC-I) I LLC  
STUART ACQUISITION (TIC-I) I LLC  
2905 NORTHWEST BLVD #150  
PLYMOUTH MN 55441

Case No. CV-25-30

Certified Receipt No9589071052703172284251

**NOTICE OF VIOLATION AND NOTICE OF HEARING**

November 24, 2025

STUART ACQUISITION (TIC-I) I LLC  
STUART ACQUISITION (TIC-I) I LLC  
STUART ACQUISITION (TIC-I) I LLC  
300 SE ST LUCIE BLVD STUART FL 34994

Parcel Control Number 03-38-41-041-000-00010-7

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: Code Section: 5.04.00 Environmentally Sensitive Lands.** No site clearing of any public or private lands within the city shall be permitted without approval by the city. Proposed development site plans and plat applications for sites of greater than one acre shall include a native vegetation preserve area for the preservation of upland areas in functional habitat units.
2. **Violation Description/Corrective Action Required: Code Section: 5.05.00-5.05.01 Tree Location Map and Survey requirements for sites of greater than one acre.** A. *Tree protection information.* The following requirements regarding tree protection shall apply to all applications for site plan approval for sites greater than one acre.  
A tree location map, as defined in chapter XII, shall be filed with the application for site plan approval. The map shall indicate the approximate locations of all historic trees and all specimen trees on the site. These trees are defined in chapter XII. Each tree so mapped shall be designated on the tree location map by size in diameter at 4.5 feet above the ground (diameter breast height - DBH) and type. The tree location map shall

depict the proposed building and construction areas within the proposed project and how those areas affect the mapped trees. In the event trees subject to protection in this section will be removed or otherwise impacted directly, or will be filled at the base or otherwise impacted indirectly, a tree survey, as defined in chapter XII, shall be prepared.

**Violation Description/Corrective Action Required: Code Section: 5.05.08 Penalties** A. A tree removal permit in compliance with Florida Statutes must be issued by the city development department for work undertaken pursuant to this chapter V of this Code.

1. Failure to obtain a tree removal permit shall be deemed a violation of the code.

B. Except as otherwise provided in this Code, the removal of any trees without a permit on any parcel of land is a violation subject to the penalties as set forth herein. The owner of the real property as well as any person or entity causing the violation to occur shall be responsible subject to the penalties.

C. The property owner of the land on which the trees were located or any person and/or entity who removes any tree from any property in violation of this Code shall be subject to the following penalties:

1. If historic and/or specimen trees are removed without a permit or otherwise in violation of section 5.05.00 of the City's Land Development Code, then a penalty for the replacement of the required diameter at breast height (DBH) inches (as defined in city regulations) shall be calculated as set forth below:

a. First, the number of inches removed based upon the DBH shall be determined.

b. Once the base amount is determined, the replacement inches shall be calculated pursuant to tree replacement formula set forth in 5.05.02, table 1.

c. Compliance shall be a combination of restoration and fine based upon three times the number of DBH inches calculated from table 1.

d. *Example.* Ten inches removed without permit. Type of trees removed pursuant to table 5.05.02 table 1 would require specimen trees to be replaced at a rate of 1.5. Ten inches require 15 inches as replacement. Then, the penalty is three times the replacement ( $15 \times 3 = 45$ ) resulting in 45 inches. The property owner shall be responsible to replant the 45 inches or pay the balance into the city tree replacement fund.

D. *Remediation:*

1. Prior to a final hearing, the violator shall present a remedial action plan to the development director with the intent to replant sufficient trees to restore the property to an appropriate level.

2. If the remedial action plan is not approved by the development director, the matter shall be set for a final hearing with the magistrate or city commission as set forth above. However, if the development director approves the remedial action plan, then a consent agreement resolving the matter can be executed by the violator and the development director. Completion of the remedial plan shall resolve the matter without further hearing.

a. If the development director determines that full restoration onsite is not feasible, the balance shall be paid into the city tree fund within a reasonable amount of time as set forth in the agreement.

b. Violation of the consent agreement will be treated as a separate matter.

3. Separate from the administrative variance procedures set forth in the city regulations, the development director shall have the discretion to execute an administrative variance amending the landscape plan of a previously approved development. The scope of the variance shall be limited to modifications of the landscape plan only and shall not authorize a modification of the site plan.

4. Until the property is brought into compliance by consent agreement or pursuant to magistrate or commission order, the development department may withhold the issuance of further development orders on the subject property including, but not limited to, building permits or certificates of occupancy.

***Comply By: December 15, 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 December 15, 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 17<sup>TH</sup> day of December 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

<b>PIN</b> 03-38-41-041-000-00010-7	<b>AIN</b> 21181	<b>Situs Address</b> 300 SE ST LUCIE BLVD STUART FL	<b>Website Updated</b> 12/10/25
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## General Information

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

STUART ACQUISITION (TIC-I) I LLC  
STUART ACQUISITION (TIC-II) I LLC  
STUART ACQUISITION (TIC-III) I LLC  
+ [Show additional owners](#)

**Parcel ID**

03-38-41-041-000-00010-7

**Use Code/Property Class**

0300 - 0300 Multi family >=10 units

**Account Number**

21181

**Neighborhood**

M3E M3E-EAST STUART

**Mailing Address**

2905 NORTHWEST BLVD #150  
PLYMOUTH MN 55441

**Property Address**

300 SE ST LUCIE BLVD STUART FL

**Legal Acres**

20.627

**Tax District**

STUART

**Legal Description**

ST. LUCIE PLACE APARTMENTS, LOT 1 "BEING...

**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	\$ 6,790,000	\$ 16,167,850	\$ 22,957,850	\$ 0	\$ 22,957,850	\$ 0	\$ 22,957,850

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

<b>Sale Date</b> 9/19/24	<b>Grantor (Seller)</b> TRALEE SAILFISH I LLC	<b>Doc Num</b> 3092107
<b>Sale Price</b> \$ 31,750,000	<b>Deed Type</b> Warranty Deed	<b>Book &amp; Page</b> <a href="#">3459 686</a>

## Legal Description

ST. LUCIE PLACE APARTMENTS, LOT 1 "BEING ALL OF PLAT"

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



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

## Detail by Entity Name

Foreign Limited Liability Company  
STUART ACQUISITION (TIC-I) I, LLC

### Filing Information

**Document Number** M24000011745  
**FEI/EIN Number** N/A  
**Date Filed** 09/12/2024  
**State** MN  
**Status** ACTIVE

### Principal Address

2905 Northwest Blvd  
Suite 150  
Plymouth, MN 55441

Changed: 02/27/2025

### Mailing Address

2905 Northwest Blvd  
Suite 150  
Plymouth, MN 55441

Changed: 02/27/2025

### Registered Agent Name & Address

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

### Authorized Person(s) Detail

#### **Name & Address**

Title Manager

Sween, Paul  
2905 Northwest Blvd  
Suite 150  
Plymouth, MN 55441

Title Manager

Allen, Timothy S.  
2905 Northwest Blvd  
Suite 150  
Plymouth, MN 55441

Title Authorized Representative

Allen, Timothy S.  
2905 Northwest Blvd  
Suite 150  
Plymouth, MN 55441

Annual Reports

Report Year	Filed Date
2025	02/27/2025
2025	04/11/2025

Document Images

<a href="#">04/11/2025 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/27/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/12/2024 -- Foreign Limited</a>	<a href="#">View image in PDF format</a>



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

## Detail by Entity Name

Foreign Limited Liability Company  
STUART ACQUISITION (TIC-II) I, LLC

### Filing Information

**Document Number** M24000011830  
**FE/EIN Number** N/A  
**Date Filed** 09/16/2024  
**State** MN  
**Status** ACTIVE

### Principal Address

2905 Northwest Boulevard  
Suite 150  
Plymouth, MN 55441

Changed: 02/27/2025

### Mailing Address

2905 Northwest Boulevard  
Suite 150  
Plymouth, MN 55441

Changed: 02/27/2025

### Registered Agent Name & Address

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

### Authorized Person(s) Detail

#### **Name & Address**

Title Member

Sween, Paul  
2905 Northwest Boulevard  
Suite 150  
Plymouth, MN 55441

Title Member

Sween, Paul  
2905 Northwest Boulevard  
Suite 150  
Plymouth, MN 55441

Title Manager

Allen, Timothy S.  
2905 Northwest Boulevard  
Suite 150  
Plymouth, MN 55441

Title Authorized Representative

Allen, Timothy S.  
2905 Northwest Boulevard  
Suite 150  
Plymouth, MN 55441

Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2025	02/27/2025
2025	04/11/2025

Document Images

<a href="#">04/11/2025 – AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/27/2025 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/16/2024 – Foreign Limited</a>	<a href="#">View image in PDF format</a>



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

## Detail by Entity Name

Rejected Filing

STUART ACQUISITION (TIC-II) I, LLC

### Filing Information

**Document Number** W24000127353

**Filed Date** 09/10/2024

**Expire at Usual Time** Y

**Penalty Fee** 00.00

### **Associated Document**

<b>Number</b>	<b>Document Type</b>
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<b>Filed By</b>	CT
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### Document Images

**No images are available for this filing.**



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

## Detail by Entity Name

Foreign Limited Liability Company  
STUART ACQUISITION (TIC-III) I, LLC

### Filing Information

**Document Number** M24000010494  
**FEI/EIN Number** N/A  
**Date Filed** 08/15/2024  
**State** MN  
**Status** ACTIVE

### Principal Address

2905 Northwest Boulevard, Suite 150  
Plymouth, MN 55441

Changed: 02/27/2025

### Mailing Address

2905 Northwest Boulevard, Suite 150  
Plymouth, MN 55441

Changed: 02/27/2025

### Registered Agent Name & Address

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

### Authorized Person(s) Detail

#### **Name & Address**

Title Manager

Sween, Paul  
2905 Northwest Boulevard, Suite 150  
Plymouth, MN 55441

Title Manager

Allen, Timothy S.  
2905 Northwest Boulevard, Suite 150  
Plymouth, MN 55441

Title Authorized Representative

Allen, Timothy S.  
2905 Northwest Boulevard, Suite 150  
Plymouth, MN 55441

Annual Reports

Report Year	Filed Date
2025	02/27/2025
2025	04/11/2025

Document Images

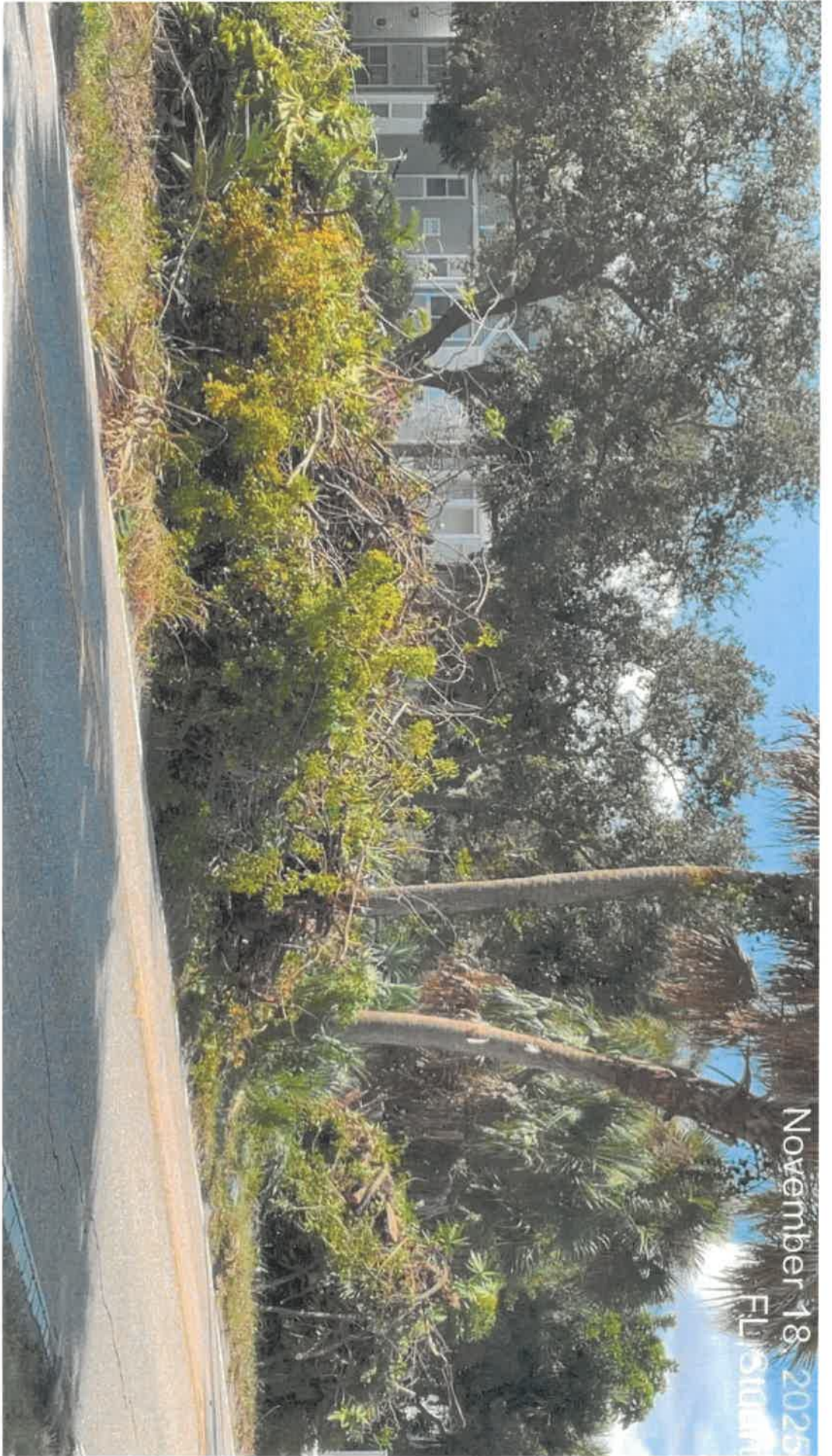
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<a href="#">02/27/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/15/2024 -- Foreign Limited</a>	<a href="#">View image in PDF format</a>





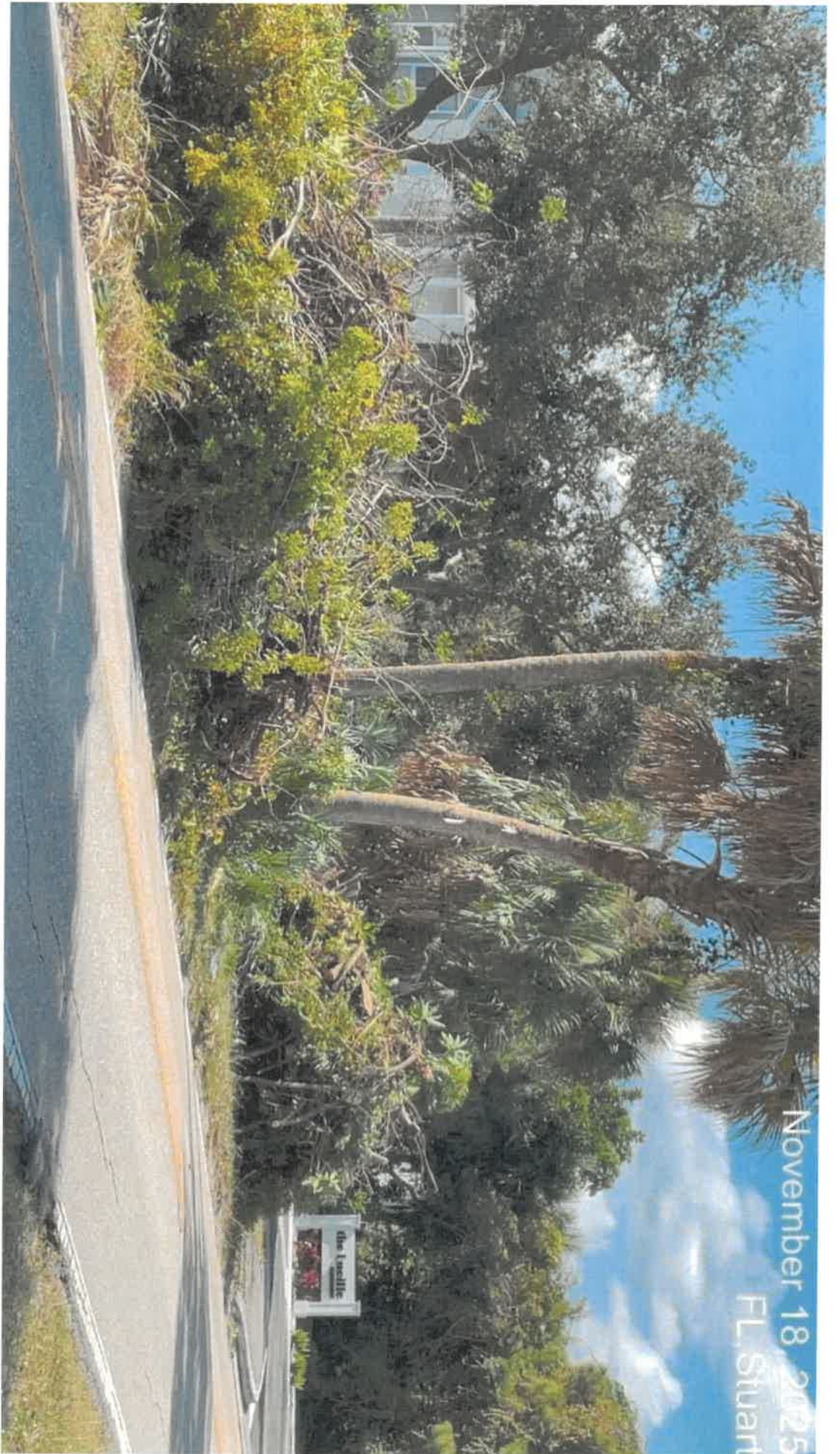


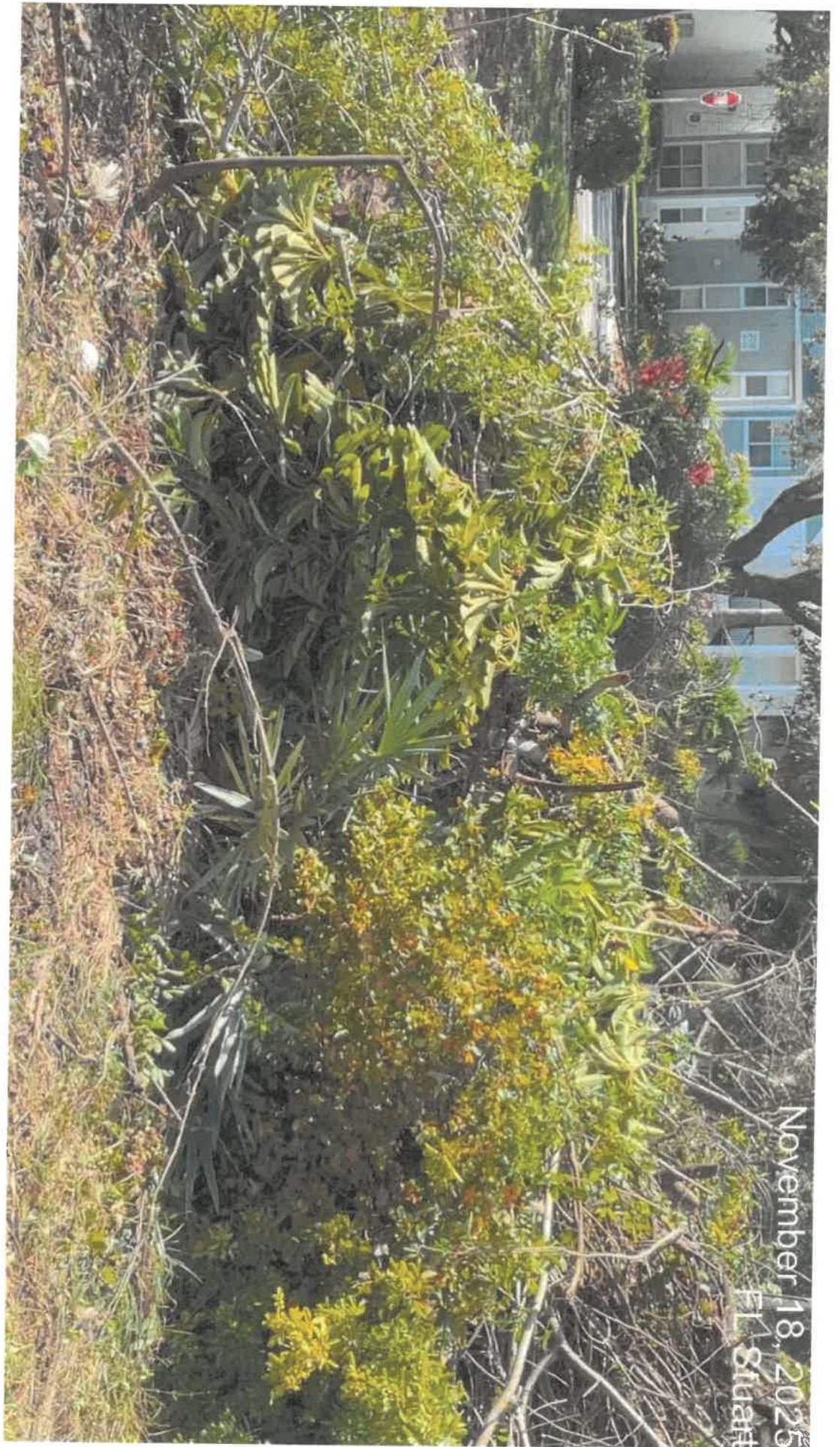
November 18, 2025  
H. Stuart

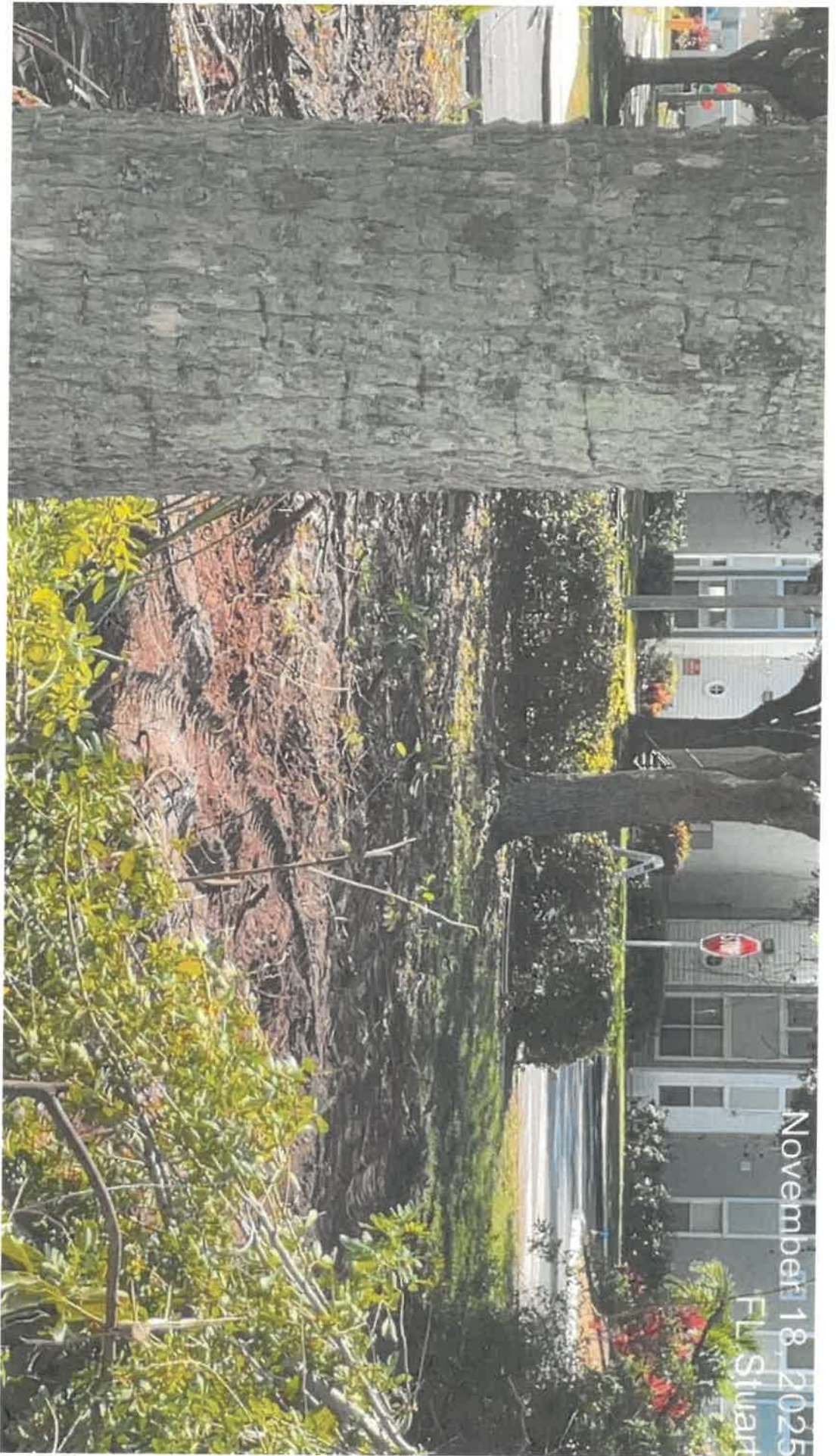


November 18, 2025  
FLORIDA



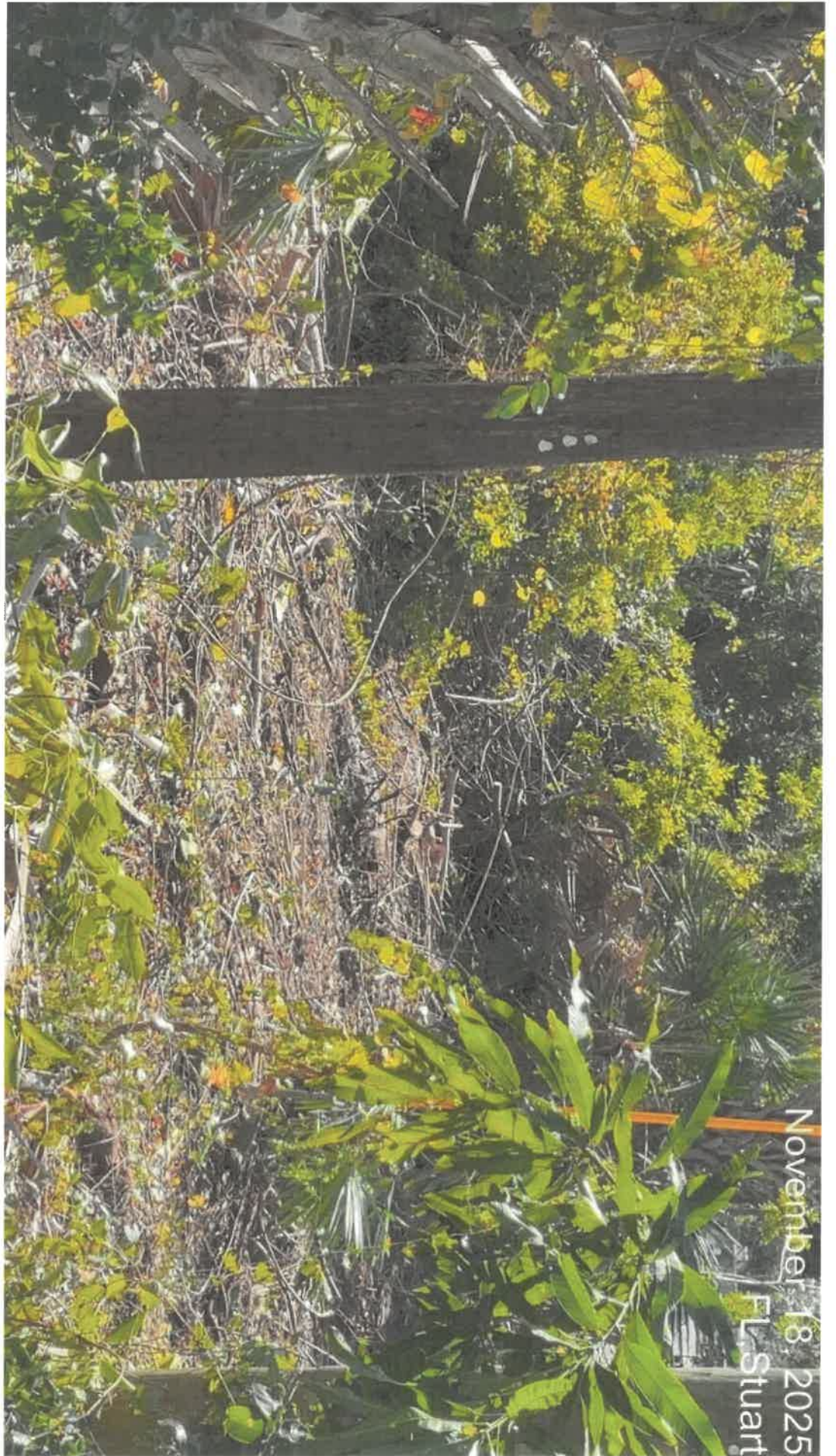


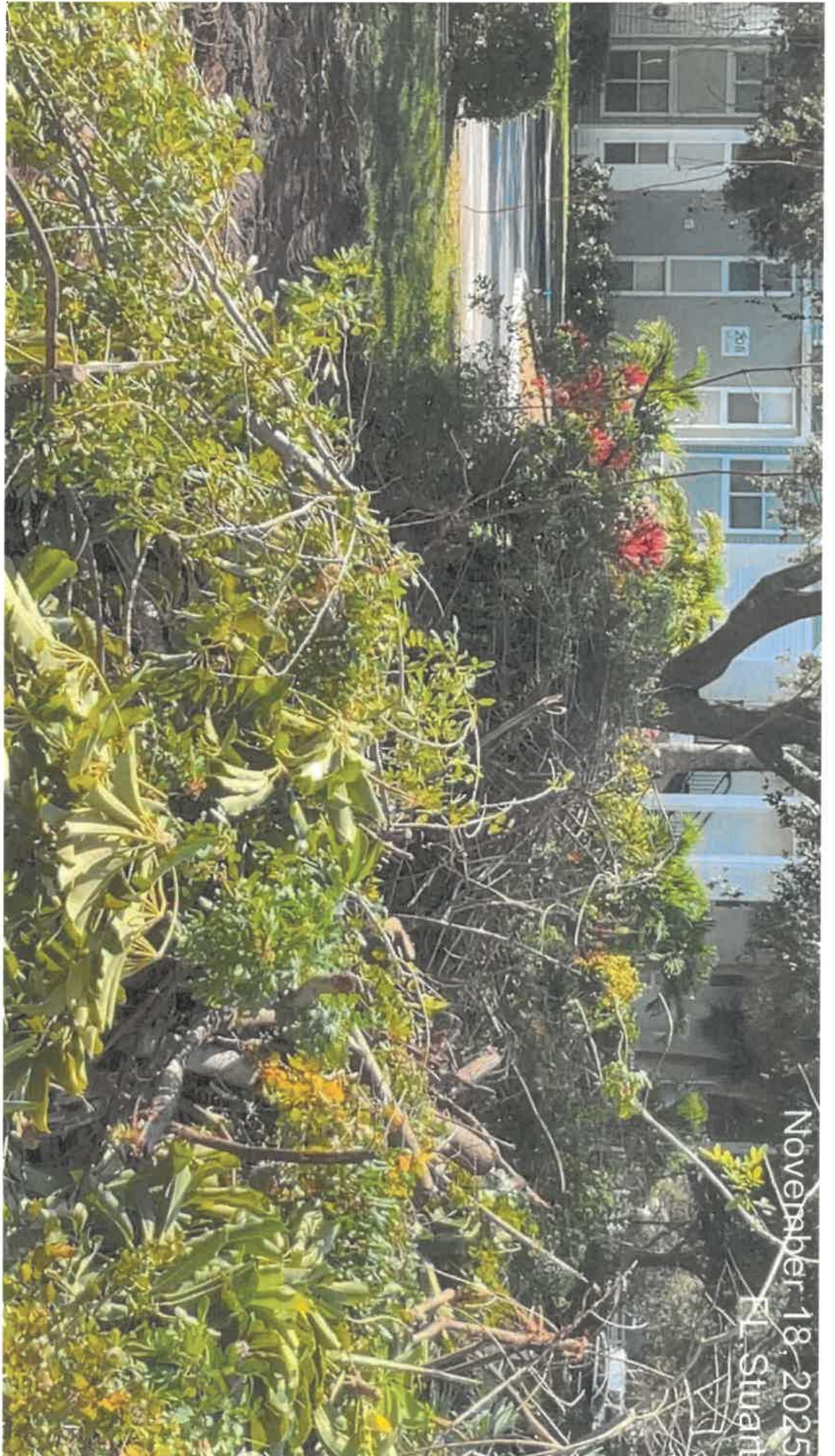






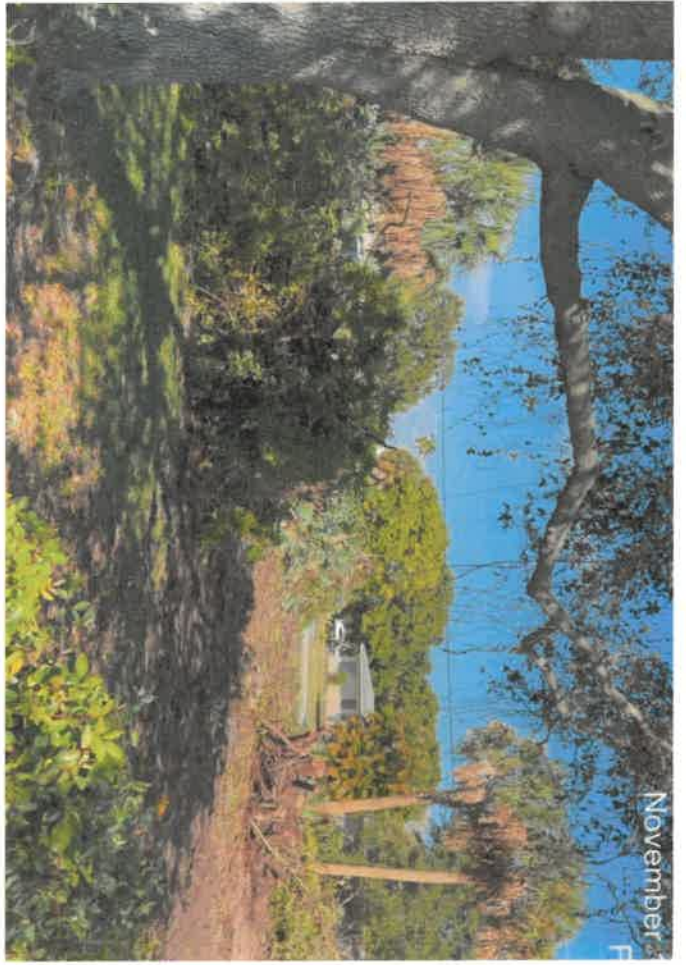




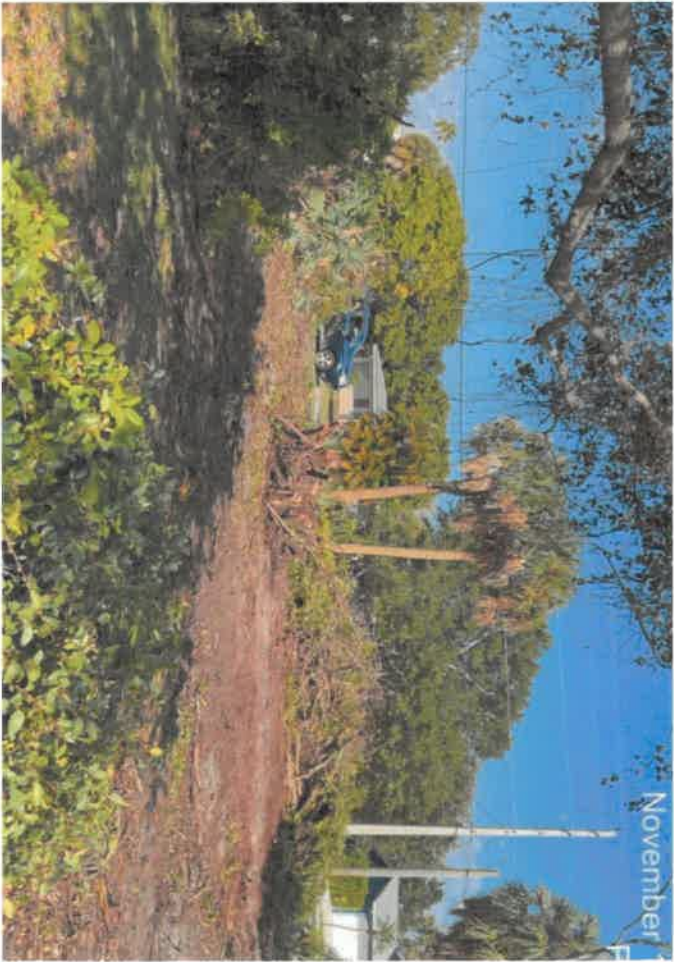




November F



November F



November F



November F





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:

STUART ACQUISITION II III  
 3905 Northwest Blvd 11C  
 #150  
 Plymouth mn 55441



9590 9402 9686 5199 6210 31

2. Article Number (Transfer from service label)

9589 0710 5270 3172 2842

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  Address

B. Received by (Printed Name)  Address

C. Date of Delivery

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

CV 25-30

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Mail
- Mail Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

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:

STUART ACQUISITION II III  
 1200 South Pine Island Rd.  
 Plantation FL 33324



9590 9402 9686 5199 6210 55

2. Article Number (Transfer from service label)

9589 0710 5270 3172 2842

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  Address

B. Received by  Address

C. Date of Delivery

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

CV 25-30

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Mail
- Mail Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

WELCOME



the **L**  **lle**  
APARTMENTS

December 5, 2025  
FL, Stuart

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

**Meeting Date:** 12/17/2025

**Prepared by:** Tamica Clinton-  
Bush

**Title of Item:**

CITY OF STUART VS JJFG INVESTMENTS LLC

**Address:**

611 SW Federal Hwy Stuart FL 34994

**Code Section:**

10-36, 105.1

**Description of Violation:**

Permit BP-25-1243 has expired. Permits required for work in progress/completed of Interior Renovations

**Summary Explanation/Background Information:**

Permits required. Interior renovation started prior to permits. Permit BP-25-1243 was issued and has since expired. A new application is required.

**ATTACHMENTS:**

1. Violation Packet



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

JJFG INVESTMENTS LLC  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION FL 33324

Case No. CV-25-27

Certified Receipt No 9589071052703172284329

**NOTICE OF VIOLATION AND NOTICE OF HEARING**

November 24, 2025

JJFG INVESTMENTS LLC  
611 SW FEDERAL HWY  
STUART FL 34994

Parcel Control Number 05-38-41-006-001-00050-4

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: Code Section: 10-36 105.1 Violations and Penalties Permits Required. Permit BP25-1243 has expired Obtain an issued permit for work completed/being completed** Any person, firm, corporation or agent who fails to comply with any provision of the code, or who shall erect, construct, alter, install, demolish or move any structure, electrical, gas, mechanical or plumbing system, or has erected, constructed, altered, repaired, moved or demolished a building, structure, electrical, gas, mechanical or plumbing system, in violation of a detailed statement or drawing submitted and permitted thereunder, shall be guilty of a municipal ordinance violation. Each such person shall be considered guilty of a separate offense for each and every day or portion thereof during which a violation of any of the provisions of the code is committed or continued. Upon conviction of any such violation such person shall be punished within the limits as provided by law and local ordinance.

*Comply By: December 15, 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 December 15, 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 17<sup>TH</sup> day of December 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

<b>PIN</b> 05-38-41-006-001-00050-4	<b>AIN</b> 22362	<b>Situs Address</b> 611 SW FEDERAL HWY STUART FL	<b>Website Updated</b> 12/10/25
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## General Information

CHANGE MAILING ADDRESS      SIGN UP FOR PROPERTY FRAUD ALERT

<b>Property Owners</b> JFG INVESTMENTS LLC	<b>Parcel ID</b> 05-38-41-006-001-00050-4	<b>Use Code/Property Class</b> 1700 - 1700 Office blg non-prof1story
<b>Mailing Address</b> 8359 CALUMET CT PORT ST LUCIE FL 34986	<b>Account Number</b> 22362	<b>Neighborhood</b> M2 M2-DOWNTOWN STUART
<b>Tax District</b> STUART	<b>Property Address</b> 611 SW FEDERAL HWY STUART FL	<b>Legal Acres</b> 0.9452
	<b>Legal Description</b> FRAZIER CRESCENT LOTS 5,6,7, LOTS 14-19 ...	<b>Ag Use Size (Acre\Sq Ft)</b> N/A

## Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 1,096,030	\$ 731,470	\$ 1,827,500	\$ 0	\$ 1,827,500	\$ 0	\$ 1,827,500

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

<b>Sale Date</b> 10/24/25	<b>Grantor (Seller)</b> ALLEN PROPERTIES LLC	<b>Doc Num</b> 3153567
<b>Sale Price</b> \$ 1,975,000	<b>Deed Type</b> Warranty Deed	<b>Book &amp; Page</b> <u>3529 1011</u>

## Legal Description

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

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



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

## Detail by Entity Name

Florida Limited Liability Company  
JJFG INVESTMENTS LLC

### Filing Information

**Document Number** L25000132187  
**FEI/EIN Number** NONE  
**Date Filed** 03/18/2025  
**State** FL  
**Status** ACTIVE

### Principal Address

8359 CALUMET CT  
PORT ST. LUCIE, FL 34986

### Mailing Address

500 SE OSCEOLA STREET  
STUART, FL 34994 UN

### Registered Agent Name & Address

CLARY, JAMES M, III  
500 SE OSCEOLA STREET  
STUART, FL 34994

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

GAMBINA, GIUSEPPE  
8359 CALUMET CT  
PORT ST. LUCIE, FL 34986

Title MGR

GAMBINA, JOANNA  
8359 CALUMET CT  
PORT ST. LUCIE, FL 34986

Title MGR

GAMBINA, FRANCESCO  
8359 CALUMET CT  
PORT ST. LUCIE, FL 34986

Annual Reports

**No Annual Reports Filed**

Document Images

[03/18/2025 -- Florida Limited Liability](#) [View image in PDF format](#)

Florida Department of State | Division of Corporations





December 5, 2025  
FL, Stuart

A



# BP-25-1243

Building Permit

### Details

### Workflow

Attachments 2 (/#/explore/records/381847/files) Location 1 (/#/ex

(/#/explore/records/381847/details) (/#/explore/records/381847/933392)

View By Edit Workflow

- Intake Review  
Rejected ... Due: May 02
- Building Permit Fee  
Due Now Due: Dec 13
- Utility & Engineering Plan R...  
Due Now Due: Nov 14
- Zoning Review Fee  
Due Now
- Fire Plan Review/Inspect Fee  
Due Now Due: Dec 13
- Final Review  
On Hold

- Fire Department Review  
Review
- U & E Review  
Review
- Mechanical Review  
Review
- Zoning Review  
Review
- Plumbing Review  
Review
- Electrical Review  
Review
- Building Review  
Review

General Permit Document

NOC Required Review

Frame all Inspection Inspection

Insulation Inspection

## Details

### Project Information

Edit

Applicant Type\* Contractor  
 Project Name\* Spa/Salon  
 Installation or Construction Permit\* Residential or Commercial Property  
 Construction Related Commercial Property

Description of Work In Detail\*  
Commercial Tenant Improvement

Permit Type\*  
Commercial Build-Out

ALL APPLICABLE STATE OR FEDERAL PERMITS MUST BE OBTAINED FOR ANY CONSTRUCTION ACTIVITIES

Are you a registered Contractor with the City? Yes  
 Property Owner Email\* KContreras@commercialrealestatelc.com

Property Owner Phone\* 772-286-5744  
 Are you using a Design Professional? Yes

Design Professional Ray Chladny  
 State License Number AR-0017475

Design Professional In City/Out of City\* No, located outside of Stuart  
 Design Professional's Firm Advanced Architecture & Planning LLC

Structural Type CBS  
 Type of Construction \* Interior Renovation

Sq Footage\* 2410  
 Project Value\* 60250

Price/Sq Foot 25  
 Number of Units 2

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

**Meeting Date:** 12/17/2025

**Prepared by:** Tamica Clinton-  
Bush

**Title of Item:**

CITY OF STUART VS GARY WILLIE E, GARY GLORIA R

**Address:**

221 Osceola Street

**Code Section:**

22-63

**Description of Violation:**

Protection systems, electronic inspection and reports are required. A final passing inspection is required.

**Summary Explanation/Background Information:**

Passing inspections for the protection systems and reports are required. The last inspection dated January 2025 did not include passing Five-Year Sprinkler System Report and included deficiencies.

**ATTACHMENTS:**

1. Violation Packet



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

GARY WILLIE E, GARY GLORIA R  
221 SE OSCEOLA ST #230  
STUART FL 34994

Case No. CV-25-36

Certified Receipt No 9589071052703172284305

**NOTICE OF VIOLATION AND NOTICE OF HEARING**

November 24, 2025

GARY WILLIE E, GARY GLORIA R  
221 OSCEOLA ST  
STUART FL 34994

Parcel Control Number 04-38-41-002-000-00010-2

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.

**Violation Description/Corrective Action Required: Code Section: 22-63 Protection systems electronic inspection reporting requirement. Violation must be corrected and a final passing inspection obtained.** Properly functioning fire protection systems are a vital element in saving lives and property. The maintenance and operation of these systems is critical for them to function properly. Any new or existing fire protection system inspection report shall be electronically uploaded to an approved reporting system as determined by the City of Stuart Fire Rescue Department. Examples of fire protection inspection reports include, but are not limited to, fire alarm systems, fire sprinkler systems, kitchen suppression systems, emergency radio communication enhancement systems/BDA, chemical suppression systems, to name a few. All companies/contractors who service, test, install and/or maintain fire protection systems within the city are required to enroll and utilize an approved service to file electronic reports of all system inspections. The City of Stuart is currently using Compliance Engine for this service.

*Comply By: December 15, 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 December 15, 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 17<sup>TH</sup> day of December 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

<b>PIN</b> 04-38-41-002-000-00010-2	<b>AIN</b> 21278	<b>Situs Address</b> 221 SE OSCEOLA ST STUART FL	<b>Website Updated</b> 12/10/25
--	---------------------	---	------------------------------------

## General Information

CHANGE MAILING ADDRESS      SIGN UP FOR PROPERTY FRAUD ALERT

<b>Property Owners</b> GARY WILLIE E GARY GLORIA R	<b>Parcel ID</b> 04-38-41-002-000-00010-2	<b>Use Code/Property Class</b> 1800 - 1800 Off bldg non-prof mlt sty
<b>Mailing Address</b> 221 SE OSCEOLA ST #230 STUART FL 34994	<b>Account Number</b> 21278	<b>Neighborhood</b> M2 M2-DOWNTOWN STUART
<b>Tax District</b> STUART	<b>Property Address</b> 221 SE OSCEOLA ST STUART FL	<b>Legal Acres</b> 1.1244
	<b>Legal Description</b> EAST END LOTS 1 TO 9 INC OR 342/710 LAW ...	<b>Ag Use Size (Acre\Sq Ft)</b> N/A

## Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 3,042,460	\$ 4,631,060	\$ 7,673,520	\$ 0	\$ 7,673,520	\$ 0	\$ 7,673,520

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

<b>Sale Date</b> 3/1/86	<b>Grantor (Seller)</b> SELLER - see file for name	<b>Doc Num</b> N/A
<b>Sale Price</b> \$ 1,200,000	<b>Deed Type</b> Special Warranty Deed	<b>Book &amp; Page</b> <u>0666 0664</u>

## Legal Description

EAST END LOTS 1 TO 9 INC OR 342/710 LAW OFFICE OF GARY,WILLIAMS,

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

9589 0710 5270 3172 2843 05

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

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

Postmark  
Here

CV25-36

Sent To W. Gary E. Giona Gary E  
 Street and Apt. No., or PO Box No. 221 Osceola ST  
 City, State, ZIP+4® STUART FL 34994

PS Form 3800, January 2025 PSN 7530-02-000-9017 See Reverse for Instructions







Premises



Demographics

**Name** GARY, WILLIAMS, PARENTI, WATSON & GARY, P L L C  
**Address** 221 SE OSCEOLA ST  
 STUART, FL 34994-2213  
 UNITED STATES  
**Time Zone** EASTERN  
**Phone** (772) 287-6122  
**Email** [sandra@williegary.com](mailto:sandra@williegary.com)  
**Classification**

Status

**Status** Active  
**Deficiency Status** Deficient [Send Deficiency Summary Email](#)  
**Current/Past Due** Past Due  
**Legal Status**



Authority Having Jurisdiction

**Name** STUART FIRE RESCUE  
**Code Enforcement Type(s)** Fire Protection Systems  
**Reference Number(s)** 879

Premises Access

**Access Code** D4H5-R5L3 - Send Invitation  
**Verification Code** C8V-SV6

Configuration

**Special Pricing Code** None  
**Do Not Mail** No  
**Lock Geo-coordinates** No  
**Exempt** No  
**Exclude Renewal Notifications** No  
**Exclude Overdue Notifications** No  
**Do Not Call** No

Notes

**Notes** inspection is completed. Waiting for vendor to submit reports TCE CM 6/30/2022  
**Notes Public** No

Parent/Child Relationships

**Parent** None  
**Child(ren)** None

Contacts

**Contact(s)**  
 Jack L. Nowhose 1 (Default)  
**WATERSIDE PLACE**  
 221 SE OSCEOLA ST  
 STUART, FL 34994-2213  
 Fire Protection Systems  
 Responsible Person  
 Default  
[sandra@williegary.com](mailto:sandra@williegary.com)  
 No phone  
**GARY WILLIE E**  
 221 SE OSCEOLA STE 230  
 STUART, FL 34994-2213  
 Fire Protection Systems  
 Building Owner  
 No email  
 No phone

Premises Users

User(s)

Premises Description

**Construction Type:**  
**Primary Occupancy Type:**  
**Secondary Occupancy Type:**

Premises Profiles

Report Type	Last Service Date	Renewal Date	Status	Days Past Due	Open Deficiencies
5 Year Sprinkler	7/29/2020	07/29/2025	Past Due		133
Fire Alarm	2/5/2025	08/05/2025	Past Due		126
Fire Pump	1/8/2025	01/08/2026	Compliant		0
Sprinkler System	1/8/2025	07/08/2025	Past Due / Deficient		154

Reports

RN	Service Date	Report Template	Service Provider	Disposition	Submitted Status	Current Status
> 7296660	2/5/2025	S - (Annual) Fire Alarm	SUMMIT FIRE & SECURITY LLC	Reviewed	Deficient	Compliant
> 6772542	1/8/2025	Florida S - (Annual) Fire Pump	SUMMIT FIRE & SECURITY LLC	Reviewed	Deficient	Compliant
> 6772508	1/8/2025	Florida S - (Annual) Fire Sprinkler	SUMMIT FIRE & SECURITY LLC	Reviewed	Deficient	Compliant
> 4352381	4/24/2023	Florida S - (Semi-Annual) Fire Sprinkler	SUMMIT FIRE & SECURITY LLC	Reviewed	Deficient	Compliant
> 3736687	10/4/2022	S - (Annual) Fire Alarm	JOHNSON CONTROLS SECURITY SOLUTIONS, LLC (CENTRALIZED)	Reviewed	Deficient	Deficient
> 3522767	7/21/2022	Florida S - (Semi-Annual) Fire Sprinkler	SUMMIT FIRE & SECURITY LLC	Rejected	Compliant	Compliant
> 3514860	7/21/2022	Florida S - (Semi-Annual) Fire Sprinkler	SUMMIT FIRE & SECURITY LLC	Rejected	Compliant	Compliant
> 3514731	7/19/2022	S - (Quarterly) Fire Alarm	JOHNSON CONTROLS SECURITY SOLUTIONS, LLC (CENTRALIZED)	Reviewed	Deficient	Compliant

>	3249032	4/12/2022	S - (Quarterly) Fire Alarm	JOHNSON CONTROLS SECURITY SOLUTIONS, LLC (CENTRALIZED)	Reviewed	Deficient	Compliant
>	2578461	5/16/2021	S - (Quarterly) Fire Sprinkler	SUMMIT FIRE & SECURITY LLC	Reviewed	Deficient	Compliant
	2212048	1/11/2021	S - (Quarterly) Fire Alarm	JOHNSON CONTROLS SECURITY SOLUTIONS, LLC (CENTRALIZED)	Reviewed	Compliant	Compliant
>	2046570	10/27/2020	S - (Annual) Fire Alarm	JOHNSON CONTROLS SECURITY SOLUTIONS, LLC (CENTRALIZED)	Reviewed	Deficient	Compliant
	1879316	7/29/2020	S - 5 Year Sprinkler	SUMMIT FIRE & SECURITY LLC	Reviewed	Compliant	Compliant
>	1822260	7/9/2020	S - (Annual) Fire Sprinkler	SUMMIT FIRE & SECURITY LLC	Reviewed	Deficient	Compliant
	1413017	10/28/2019	S - (Quarterly) Fire Alarm	JOHNSON CONTROLS SECURITY SOLUTIONS, LLC (CENTRALIZED)	Reviewed	Compliant	Compliant

15 Items per page

Notifications

Filters

NID	Sender Name	Reference	Recipient	Type	RN	Report Type	Status	Last Activity
10991245	STUART FIRE RESCUE	GARY, WILLIAMS, PARENTI, WATSON & GARY, P L L C	WATERSIDE PLACE	Renewal	8772542	Fire Pump	Sent	12/4/2025
10584458	STUART FIRE RESCUE	GARY, WILLIAMS, PARENTI, WATSON & GARY, P L L C	GARY, WILLIAMS, PARENTI, WATSON & GARY, P L L C	Deficiency Summary			Sent	11/13/2025
10884094	STUART FIRE RESCUE	GARY, WILLIAMS, PARENTI, WATSON & GARY, P L L C	GARY, WILLIAMS, PARENTI, WATSON & GARY, P L L C	Deficiency Summary			Sent	11/13/2025
10651736	STUART FIRE RESCUE	GARY, WILLIAMS, PARENTI, WATSON & GARY, P L L C	GARY WILLIE E	Overdue	7296660	Fire Alarm	Sent	10/6/2025
10624555	STUART FIRE RESCUE	GARY, WILLIAMS, PARENTI, WATSON & GARY, P L L C	WATERSIDE PLACE	Overdue	7296660	Fire Alarm	Sent	10/13/2025
10589383	STUART FIRE RESCUE	GARY, WILLIAMS, PARENTI, WATSON & GARY, P L L C	GARY WILLIE E	Overdue	1879316	5 Year Sprinkler	Sent	9/29/2025
10475464	STUART FIRE RESCUE	GARY, WILLIAMS, PARENTI, WATSON & GARY, P L L C	GARY WILLIE E	Overdue	8772508	Sprinkler System	Sent	9/9/2025
10437811	STUART FIRE RESCUE	GARY, WILLIAMS, PARENTI, WATSON & GARY, P L L C	WATERSIDE PLACE	Overdue	1879316	5 Year Sprinkler	Sent	9/2/2025
10437810	STUART FIRE RESCUE	GARY, WILLIAMS, PARENTI, WATSON & GARY, P L L C	WATERSIDE PLACE	Overdue	8772508	Sprinkler System	Sent	9/2/2025
10006676	STUART FIRE RESCUE	GARY, WILLIAMS, PARENTI, WATSON & GARY, P L L C	WATERSIDE PLACE	Renewal	7296660	Fire Alarm	Sent	6/30/2025
9963568	STUART FIRE RESCUE	GARY, WILLIAMS, PARENTI, WATSON & GARY, P L L C	WATERSIDE PLACE	Renewal	1879316	5 Year Sprinkler	Sent	6/23/2025
9845600	STUART FIRE RESCUE	GARY, WILLIAMS, PARENTI, WATSON & GARY, P L L C	WATERSIDE PLACE	Renewal	8772508	Sprinkler System	Sent	6/2/2025
9723211	STUART FIRE RESCUE	GARY, WILLIAMS, PARENTI, WATSON & GARY, P L L C	WATERSIDE PLACE	Deficiency	7296660	Fire Alarm	Template Error	
9375717	STUART FIRE RESCUE	GARY, WILLIAMS, PARENTI, WATSON & GARY, P L L C	WATERSIDE PLACE	Deficiency	8772542	Fire Pump	Sent	3/31/2025
9375716	STUART FIRE RESCUE	GARY, WILLIAMS, PARENTI, WATSON & GARY, P L L C	WATERSIDE PLACE	Deficiency	8772508	Sprinkler System	Sent	3/31/2025

15 Items per page

Emailed Legal Packets

Filters

ID	Recipient	Delivery Status	Last Activity	Message	Status Age	View
23852		Downloaded by AHJ	11/13/2025 04:04 PM			View
21990	S R (sandra@williegary.com)	Downloaded by AHJ	07/18/2025 04:29 PM			View
21989	S R (sandra@williegary.com)	Sent	07/16/2025 04:29 PM			View
18889		Downloaded by AHJ	12/12/2024 12:46 PM			View
18887		Downloaded by AHJ	12/11/2024 10:02 PM			View
18886		Downloaded by AHJ	12/11/2024 10:02 PM			View
18868	Sandra (sandra@williegary.com)	Downloaded by AHJ	12/11/2024 02:12 PM			View
18867	Sandra (sandra@williegary.com)	Sent	12/11/2024 02:12 PM			View
18071		Downloaded by AHJ	11/01/2024 07:07 AM			View

15 Items per page

Activities and Tasks

ID	Follow Ups	User	Date/Time	Type	Description
>	48403347		9/8/2025 12:00:00 AM	TCE Call	Call disposition: Fax / Disconnect / TP
>	17341286		3/23/2023 9:21:08 AM	TCE Call	Call disposition: Escalation Required - Other
>	15494013		1/17/2023 5:43:52 PM	TCE Call	Call disposition: No Answer
>	7976535		2/23/2022 9:53:57 AM	TCE Call	Call disposition: No Answer
>	6565926		12/8/2021 9:23:45 AM	TCE Call	Call disposition: No Answer
>	4308940		8/11/2021 12:58:50 PM	TCE Call	Call disposition: No Answer
>	4170073		8/4/2021 9:01:29 AM	TCE Call	Call disposition: Asked to callback at a different time
>	3290036		1/28/2021 5:50:21 PM	TCE Call	Call disposition: No Answer
>	1690883		10/3/2019 10:09:04 AM	TCE Call	Call disposition: No Answer
>	1552164		8/23/2019 4:18:56 PM	TCE Call	Call disposition: No Answer
>	1526427		8/16/2019 4:18:04 PM	TCE Call	Call disposition: Repair Completed-Contacted ITM
>	1402268		7/11/2019 4:20:03 PM	TCE Call	Call disposition: No Answer
>	1397231		7/10/2019 5:43:01 PM	TCE Call	Call disposition: No Answer
>	1390601		7/9/2019 3:41:19 PM	TCE Call	Call disposition: No Answer
>	1385676		7/8/2019 5:10:24 PM	TCE Call	Call disposition: No Answer





STUART FIRE RESCUE  
800 SE MARTIN LUTHER KING JR BLVD  
STUART, FL 34994-2408

November 13 2025

(F): GARY, WILLIAMS, PARENTI, WATSON &  
GARY, P.L.L.C  
221 SE OSCEOLA ST  
STUART, FL 34994-2213

### Premises Information

**Construction Type**  
**Occupancy Type**  
**Occupancy Type Secondary**

### Premises Characteristics

### Premises Profiles

Report Type	Renewal Date	Status	Associated Report(s)
5 Year Sprinkler	07/29/2025	Past Due	
Fire Alarm	08/05/2025	Past Due	7296660
Fire Pump	01/08/2026	Compliant	
Sprinkler System	07/08/2025	Deficient/Past Due	6772508

### Inventory

Report Type	Inventory Key	Renewal Date	Status	Associated Report(s)
-------------	---------------	--------------	--------	----------------------

2979 SE GRAN PARK WAY  
 STUART, FL 34997-6715  
 (772) 288-0615  
 leric@summitfiresecurity.com

6772508

**Sprinkler System**

<b>Service Date:</b> January 8, 2025	<b>Report Number:</b> 6772508
<b>AHJ:</b> STUART FIRE RESCUE 800 SE MARTIN LUTHER KING JR BLVD STUART, FL 34994-2408	<b>Status:</b> Deficient
<b>Phone:</b> (772) 288-5360	<b>Report Type:</b> Florida S - (Annual) Fire Sprinkler
<b>Reviewed By AHJ:</b> January 13, 2025	<b>Code Reference:</b> NFPA 25

**Inspection & Testing Agency Information**

<b>Name:</b> SUMMIT FIRE & SECURITY LLC 2979 SE GRAN PARK WAY STUART, FL 34997-6715	<b>Phone:</b> (772) 288-0615
	<b>Emergency Phone:</b>
	<b>Email:</b> leric@summitfiresecurity.com

**Inspector/Tester Information**

<b>Name:</b> BLAKE WARNER	<b>Phone:</b> (772) 288-0615 x237
---------------------------	-----------------------------------

**Occupancy Information**

<b>Name:</b> GARY, WILLIAMS, PARENTI, WATSON & GARY, P.L.L.C 221 SE OSCEOLA ST STUART, FL 34994-2213	<b>Contact:</b> Responsible Person WATERSIDE PLACE 221 SE OSCEOLA STREET STUART, FL 34994
<b>Phone:</b> (772) 287-6122	<b>Phone:</b> (772) 486-8315
<b>Central Station Monitoring:</b> <input type="checkbox"/>	<b>Monitoring Company Name:</b>
<b>Monitoring Required:</b> <input type="checkbox"/>	<b>Monitoring Company Phone:</b>

**Problems Found**

Question #	Code Ref(s)	Question	Answer	Impairments	Corrected
1.		Noncritical Deficiencies Found:	Fast Response 2nd floor hallway in front of Sandra's office has a painted white concealed plate.  The small office/storage room that comes off of the same hallway has a painted white concealed plate.	No	No
2.		Noncritical Deficiencies Found:	Standard Response Third floor conference room has a missing Chrome semi-recess escutcheon.	No	No
3.		Noncritical Deficiencies Found:	Control Valve Fire Pump Room North exterior Test Header Test header valve is not wired in. Failed to report to the fire panel.	No	Yes

GARY, WILLIAMS, PARENTI, WATSON & GARY, P.L.L.C 221 SE OSCEOLA ST STUART, FL 34994-2213		Report Number: 6772508	
		Inspector Comment: advised to contact alarm provider	
4.	Noncritical Deficiencies Found:	Fire Dep't Connection South exterior landscape Both swivels are seized and will not rotate. The inside of the FDC is very rusted. The piping for the FDC is heavily rusted at the base and flaking off.	No No
		Recommend rep piping with new FDC head.	
5.	Noncritical Deficiencies Found:	Inspector's Test 1st floor Front exterior stairs wall panel 1" piping on the supply side of the inspector's test is heavily corroded and flaking apart.	No No
		Recommend re-piping	
6.	Noncritical Deficiencies Found:	Tamper Switch South exterior landscape BFCV#1 Backflow tampers are not wired into the system.	No Yes
		Backflow tamper failed to report to the FACP.	
		Inspector Comment: advised to contact alarm provider	
7.	Noncritical Deficiencies Found:	Tamper Switch South exterior landscape BFCV#2 Backflow tampers are not wired into the system.	No Yes
		Backflow tamper failed to report to the FACP.	
		Inspector Comment: advised to contact alarm provider	
8.	Noncritical Deficiencies Found:	Waterflow Switch 2nd floor Front exterior stairs ceiling panel 2nd Floor System New flow switch is not wired into the system.	No Yes
		New flow switch failed to report to the FACP.	
		Inspector Comment: advised to contact alarm provider	
9.	Noncritical Deficiencies Found:	Waterflow Switch Fire Pump Room Garage System Water flow switch trips instantly. It appears that the diaphragm may be bad. Recommend replacing.	No No

GARY, WILLIAMS, PARENTI, WATSON & GARY, P.L.L.C 221 SE OSCEOLA ST STUART, FL 34994-2213		Report Number: 6772508
Tag Color		Red
Enter One Noncritical Deficiency Per Row:		Noncritical Deficiencies Found:
1.		Fast Response 2nd floor hallway in front of Sandra's office has a painted white concealed plate.  The small office/storage room that comes off of the same hallway has a painted white concealed plate.
2.		Standard Response Third floor conference room has a missing Chrome semi-recess escutcheon.
3.		Control Valve Fire Pump Room North exterior Test Header Test header valve is not wired in. Failed to report to the fire panel.
Inspector Comment: advised to contact alarm provider		
4.		Fire Dep't Connection South exterior landscape Both swivels are seized and will not rotate. The inside of the FDC is very rusted. The piping for the FDC is heavily rusted at the base and flaking off.  Recommend rep piping with new FDC head.
5.		Inspector's Test 1st floor Front exterior stairs wall panel 1" piping on the supply side of the inspector's test is heavily corroded and flaking apart.  Recommend re-piping
6.		Tamper Switch South exterior landscape BFCV#1 Backflow tampers are not wired into the system.  Backflow tamper failed to report to the FACP.
Inspector Comment: advised to contact alarm provider		
7.		Tamper Switch South exterior landscape BFCV#2 Backflow tampers are not wired into the system.  Backflow tamper failed to report to the FACP.
Inspector Comment: advised to contact alarm provider		
8.		Waterflow Switch 2nd floor Front exterior stairs ceiling panel 2nd Floor System New flow switch is not wired into the system.  New flow switch failed to report to the FACP.
Inspector Comment: advised to contact alarm provider		
9.		Waterflow Switch Fire Pump Room Garage System Water flow switch trips instantly. It appears that the diaphragm may be bad. Recommend replacing.
Enter One Critical Deficiency Per Row:		Critical Deficiencies Found:
1.		
2.		
Enter One Impairment Per Row:		Impairments Found:
1.		
2.		
Enter One Comment Per Row:		Enter One Comment Per Row:
1.		

GARY, WILLIAMS, PARENTI, WATSON & GARY, P.L.L.C  
221 SE OSCEOLA ST  
STUART, FL 34994-2213

Report Number: 6772508

Attach Proof of Inspection



# Sprinkler Inspection Certificate

*For*

**\*COD\$\* Waterside Place  
221 East Osceola Street  
Stuart, FL 34994**

Tested to NFPA 25 Standards

*This Inspection was performed in accordance with applicable NFPA Standards. The subsequent pages of this report provide performance measurements, listed ranges of acceptable results, and complete documentation of the inspection. Whenever discrepancies exist between acceptable performance standards and actual test results, notes and/or recommended solutions have been proposed or provided for immediate review and approval.*

*Annual Inspection  
Inspection Date  
Jan 8, 2025*

Building: \*COD\$\* Waterside Place  
Contact: Sandra Royal  
Title: Access

Company: Summit Fire & Security - Stuart  
Contact: Blake Warner  
Title: Inspector

Sprinkler Inspection Report

# Executive Summary

Generated by: [BuildingReports.com](http://BuildingReports.com)

Building Information	
<b>Building:</b> *COD\$* Waterside Place	<b>Contact:</b> Sandra Royal
<b>Address:</b> 221 East Osceola Street	<b>Phone:</b> 772-283-8260
<b>Address:</b>	<b>Fax:</b>
<b>City/State/ZIP Code:</b> Stuart, FL 34994	<b>Mobile:</b> 772-463-4368
<b>Country:</b> United States of America	<b>Email:</b> sandra@williegary.com

Inspection Performed By	
<b>Company:</b> Summit Fire & Security - Stuart	<b>Inspector:</b> Blake Warner
<b>Address:</b> 2979 SE Gran Park Way	<b>Phone:</b> 772-860-3427
<b>Address:</b>	<b>Fax:</b>
<b>City/State/ZIP Code:</b> Stuart, FL 34997	<b>Mobile:</b>
<b>Country:</b> United States of America	<b>Email:</b> bwarners@protegis.com

System Control Unit			
System Type	System Location	Protected Area	Devices
Wet Pipe	Building		45

Monitoring		
<b>Company:</b> Tyco	<b>Phone:</b>	<b>Account #:</b> H023248208

Inspection Summary								
Category:	Total Items		Serviced		Passed		Failed/Other	
	Qty	%	Qty	%	Qty	%	Qty	%
Alarm	8	15.09%	8	100.00%	4	50.00%	4	50.00%
Device	4	7.55%	4	100.00%	4	100.00%	0	0.00%
Hose	9	16.98%	9	100.00%	8	88.89%	1	11.11%
Sprinkler	10	18.87%	10	100.00%	8	80.00%	2	20.00%
Valve	22	41.51%	22	100.00%	20	90.91%	2	9.09%
<b>Totals</b>	<b>53</b>	<b>100%</b>	<b>53</b>	<b>100.00%</b>	<b>44</b>	<b>83.02%</b>	<b>9</b>	<b>16.98%</b>

Certification	
<b>Company:</b> Summit Fire & Security - Stuart	<b>Building:</b> *COD\$* Waterside Place
<b>Inspector:</b> Blake Warner	<b>Contact:</b> Sandra Royal
	
<b>Signed:</b> Jan 8, 2025	<b>Signed:</b> Jan 8, 2025

Blake Warner Certifications	
Certification Type	Number
ASSE Backflow Protection Assembly Tester	16667

## Blake Warner Certifications

Certification Type	Number
Florida State Certification	FPI22-000349
NICET Inspection and Testing of Water-Based Systems Level II	150380

# Discrepancy Report

Generated by: [BuildingReports.com](http://BuildingReports.com)

Building: *CODS* Waterside Place				
<p><i>The Discrepancy Report consolidates each discrepancy listed within the various Testing sections of your Inspection. Discrepancies are listed by Category, and grouped by device type. The description of the problem is provided and where appropriate, code references are listed for your convenience. Any item that was inspected that is subject to a recall or part of a manufacturer's replacement/upgrade program is included.</i></p>				
Device Type	Manufacturer	ModelNumber	Date	Qty
Items listed for Recall or Replacement/Upgrade				
No items found during this inspection.				
ScanID	Location	Problem	Reference	
<b>Fast Response</b>				
3 43891197		Painted	NFPA25 5.2.1.1.1	
<b>Standard Response</b>				
2 43891200		Missing Escutcheon	NFPA25 5.2.1.1.5	
Building Wet Pipe				
<b>Control Valve</b>				
3 21175011	Fire Pump Room North exterior Test Header	Failed to report		
<b>Fire Dep't Connection</b>				
5 21175032	South exterior landscape	Damaged/Worn	NFPA25 13.8.1 (2) (3)	
<b>Inspector's Test</b>				
4 21175003	1st floor Front exterior stairs wall panel	Rusted/Corroded	NFPA25 4.1.5.1	
<b>Tamper Switch</b>				
3 40860047	South exterior landscape BFCV#1	Failed to report		
3 40860048	South exterior landscape BFCV#2	Failed to report		
<b>Waterflow Switch</b>				
2 21175007	2nd floor Front exterior stairs ceiling panel 2nd Floor System	Failed to report		
21175027	Fire Pump Room Garage System	Failed Flow Test	NFPA25 4.1.5.1	
Code References				

ScanID	Location	Problem	Reference
NFPA25 5.2.1.1.1		Any sprinkler that shows signs of any of the following shall be replaced: Leakage, corrosion detrimental to sprinkler performance, physical damage, loss of fluid in the glass bulb heat-responsive element, loading detrimental to sprinkler performance, paint other than that applied by the sprinkler manufacturer.	
NFPA25 5.2.1.1.5		Escutcheons and coverplates for recessed, flush, and concealed sprinklers shall be replaced with their listed escutcheon or coverplate if found missing during the inspection.	
NFPA25 13.8.1 (2) (3)		Fire department connections shall be inspected quarterly to verify the following: Couplings or swivels are not damaged and rotate smoothly. Plugs or caps are in place and undamaged.	
NFPA25 4.1.5.1		The property owner or designated representative shall correct or repair deficiencies or impairments.	

# Proposed Solutions Report

Generated by: [BuildingReports.com](http://BuildingReports.com)

Building: *COD\$* Waterside Place					
<p><i>The Proposed Solution Report provides a solution for each discrepancy listed on the Discrepancy Report. Provide a check mark where indicated to approve repairs listed within the report. Items listed as T/M are available for repair on a Time and Materials basis.</i></p>					
ScanID	Location	Solution	Model #	Cost	Fix
<b>Fast Response</b>					
43891197		Correct		T/M	<input type="checkbox"/>
<b>Standard Response</b>					
43891200		Correct	QR	T/M	<input type="checkbox"/>
<b><i>Building Wet Pipe</i></b>					
<b>Control Valve</b>					
21175011	Fire Pump Room North exterior Test Header	Correct	7700FP	T/M	<input type="checkbox"/>
<b>Fire Dep't Connection</b>					
21175032	South exterior landscape	Correct		T/M	<input type="checkbox"/>
<b>Inspector's Test</b>					
21175003	1st floor Front exterior stairs wall panel	Correct	52S1	T/M	<input type="checkbox"/>
<b>Tamper Switch</b>					
40860047	South exterior landscape BFCV#1	Correct	Osysu2	T/M	<input type="checkbox"/>
40860048	South exterior landscape BFCV#2	Correct	Osy2	T/M	<input type="checkbox"/>
<b>Waterflow Switch</b>					
21175007	2nd floor Front exterior stairs ceiling panel 2nd Floor System	Correct	WFD25	T/M	<input type="checkbox"/>
21175027	Fire Pump Room Garage System	Correct	WFD40	T/M	<input type="checkbox"/>
				PO #: (none)	T/M

# Notes & Recommendations

Generated by: *BuildingReports.com*

Building: *CODS* Waterside Place				
<i>The Notes &amp; Recommendations Report details additional inspection notes made by the Inspectors during the course of the building inspection. Notes are grouped by SystemID.</i>				
Note	Device Type	Location	Comment	ScanID
1	Fast Response		Painted	43891197
		2nd floor hallway in front of Sandra's office has a painted white concealed plate.		
		The small office/storage room that comes off of the same hallway has a painted white concealed plate.		
2	Standard Response		Missing Escutcheon	43891200
		Third floor conference room has a missing Chrome semi-recess escutcheon.		
Building Wet Pipe				
3	Inspector's Test	1st floor Front exterior stairs wall panel	Rusted/Corroded	21175003
		1" piping on the supply side of the inspector's test is heavily corroded and flaking apart.		
		Recommend re-piping		
4	Waterflow Switch	2nd floor Front exterior stairs ceiling panel 2nd Floor System	Failed to report	21175007
		New flow switch is not wired into the system.		
		New flow switch failed to report to the FACP.		
5	Control Valve	Fire Pump Room North exterior Test Header	Failed to report	21175011
		Test header valve is not wired in. Failed to report to the fire panel.		
6	Waterflow Switch	Fire Pump Room Garage System	Failed Flow Test	21175027
		Water flow switch trips instantly. It appears that the diaphragm may be bad. Recommend replacing.		
7	Fire Dep't Connection	South exterior landscape	Damaged/Worn	21175032
		Both swivels are seized and will not rotate.		
		The inside of the FDC is very rusted. The piping for the FDC is heavily rusted at the base and flaking off.		
		Recommend rep piping with new FDC head.		
8	Tamper Switch	South exterior landscape BFCV#1	Failed to report	40860047
		Backflow tampers are not wired into the system.		
		Backflow tamper failed to report to the FACP.		
9	Tamper Switch	South exterior landscape BFCV#2	Failed to report	40860048
		Backflow tampers are not wired into the system.		
		Backflow tamper failed to report to the FACP.		

# Inspection & Testing

Generated by: [BuildingReports.com](http://BuildingReports.com)

Building: *COD\$* Waterside Place				
<i>The Inspection &amp; Testing section lists all of the items inspected in your building. Items are grouped by Passed or Failed/Other. Items are listed by Category. Each item includes the services performed, and the time &amp; date at which testing occurred.</i>				
Device Type	Location	Service	Time	Date
<b>Passed</b>				
Fast Response		Inspected from Floor	11:47:48 AM	01/08/2025
Fast Response		Inspected from Floor	11:47:50 AM	01/08/2025
Sprinkler Box Spares		Inspected	11:47:41 AM	01/08/2025
Sprinkler Box Spares		Inspected	11:47:43 AM	01/08/2025
Sprinkler Box Spares		Inspected	11:47:44 AM	01/08/2025
Sprinkler Box Spares		Inspected	11:47:46 AM	01/08/2025
<b>Building Wet Pipe</b>				
Tamper Switch	Fire Pump Room North exterior Suction	Tested	10:42:57 AM	01/08/2025
Waterflow Switch	1st floor Front exterior stairs wall panel	Tested	11:19:53 AM	01/08/2025
Waterflow Switch	2nd floor Front exterior stairs ceiling panel 3rd Floor System	Tested	11:12:46 AM	01/08/2025
Waterflow Switch	Fire Pump Room North exterior Basement System	Tested	10:46:29 AM	01/08/2025
Gauge	Fire Pump Room Jockey Sensing Line	Inspected	10:47:27 AM	01/08/2025
Gauge	Fire Pump Room Sensing Line	Inspected	10:48:54 AM	01/08/2025
Gauge	Fire Pump Room North exterior Suction	Inspected	10:49:21 AM	01/08/2025
Gauge	Fire Pump Room North exterior Discharge	Inspected	10:49:36 AM	01/08/2025
Hose Connection	Garage by stairs	Tested	11:28:20 AM	01/08/2025
Hose Connection	Lobby	Tested	11:24:48 AM	01/08/2025
Hose Connection	1st floor Front exterior stairs	Tested	11:16:56 AM	01/08/2025
Hose Connection	2nd floor Front exterior stairs	Tested	11:12:58 AM	01/08/2025
Hose Connection	2nd floor hallway	Tested	9:07:07 AM	01/08/2025
Hose Connection	3rd floor hallway	Tested	9:16:18 AM	01/08/2025
Hose Connection	Fire Pump Room Test header	Tested	10:53:28 AM	01/08/2025
Hose Connection	Fire Pump Room Test header	Tested	10:53:36 AM	01/08/2025
Piping	All areas	Inspected from Floor	11:53:28 AM	01/08/2025

Device Type	Location	Service	Time	Date
Sprinkler Box	Fire Pump Room	Inspected	10:52:33 AM	01/08/2025
Check Valve	FDC	Inspected	10:59:23 AM	01/08/2025
Check Valve	Fire Pump Room North exterior #1 Bypass	Inspected	10:39:03 AM	01/08/2025
Check Valve	Fire Pump Room North exterior Suction	Inspected	10:52:21 AM	01/08/2025
Control Valve	1st floor Front exterior stairs wall panel	Tested	8:54:11 AM	01/08/2025
Control Valve	1st floor Front exterior stairs wall panel	Tested	11:17:08 AM	01/08/2025
Control Valve	2nd floor Front exterior stairs ceiling panel 2nd Floor System	Tested	11:12:48 AM	01/08/2025
Control Valve	2nd floor Front exterior stairs ceiling panel 3rd Floor System	Tested	11:12:48 AM	01/08/2025
Control Valve	Fire Pump Room North exterior Discharge	Tested	10:38:46 AM	01/08/2025
Control Valve	Fire Pump Room North exterior #2 Bypass	Tested	10:38:59 AM	01/08/2025
Control Valve	Fire Pump Room North exterior #1 Bypass	Tested	10:42:29 AM	01/08/2025
Control Valve	Fire Pump Room North exterior Suction	Tested	10:42:38 AM	01/08/2025
Control Valve	Fire Pump Room North exterior Basement System	Tested	10:42:41 AM	01/08/2025
Control Valve	Fire Pump Room North exterior Garage System	Tested	10:43:03 AM	01/08/2025
Control Valve	Fire Pump Room North exterior Jockey Pump Suction	Tested	10:54:29 AM	01/08/2025
Control Valve	South exterior landscape BFCV#2	Tested	10:55:19 AM	01/08/2025
Control Valve	South exterior landscape BFCV#1	Tested	10:55:22 AM	01/08/2025
Inspector's Test	Garage SE wall	Tested	12:01:19 PM	01/08/2025
Inspector's Test	2nd floor Front exterior stairs wall panel 2nd Floor System	Tested	11:15:41 AM	01/08/2025
Inspector's Test	2nd floor Front exterior stairs wall panel 3rd Floor System	Tested	11:15:42 AM	01/08/2025
Manifold	Fire Pump Room Test header	Tested	10:54:11 AM	01/08/2025
<b><i>Failed/Other</i></b>				
3 Fast Response		Inspected from Floor	11:43:54 AM	01/08/2025
2 Standard Response		Inspected from Floor	11:44:31 AM	01/08/2025
<b>Building Wet Pipe</b>				
3 Tamper Switch	South exterior landscape BFCV#1	Tested	10:57:58 AM	01/08/2025
3 Tamper Switch	South exterior landscape BFCV#2	Tested	10:58:31 AM	01/08/2025
2 Waterflow Switch	2nd floor Front exterior stairs ceiling panel 2nd Floor System	Tested	11:12:49 AM	01/08/2025
Waterflow Switch	Fire Pump Room Garage System	Tested	10:52:11 AM	01/08/2025
5 Fire Dep't Connection	South exterior landscape	Tested	11:02:24 AM	01/08/2025
3 Control Valve	Fire Pump Room North exterior Test Header	Tested	10:44:34 AM	01/08/2025

Device Type	Location	Service	Time	Date
4 Inspector's Test	1st floor Front exterior stairs wall panel	Tested	11:21:22 AM	01/08/2025

# Wet Pipe Fire Sprinkler Systems

Generated by: [BuildingReports.com](http://BuildingReports.com)

Building: *COD\$* Waterside Place						Building	
<p><i>This section lists out all the devices and components that have been associated with a Wet Pipe System and provides details as to type of component, pressure readings, response time, etc. If a component has an OK checkbox that is checked, then that component was actually tested. However, for Pass/Fail test results, see the Inspection and Testing section.</i></p>							
Alarms							
Tamper Switch							
Type	Description	Location	# of Turns	Zone/Address	OK	ScanID	
OS&Y	Supervisory	Fire Pump Room North exterior Suction	1		<input checked="" type="checkbox"/>	21175016	
OS&Y	Supervisory	South exterior landscape BFCV#1	1		<input type="checkbox"/>	40860047	
OS&Y	Supervisory	South exterior landscape BFCV#2	1		<input type="checkbox"/>	40860048	
Waterflow Switch							
Type	Manufacturer	Model #	Sec	Size	Zone/Address	OK	ScanID
Vane	System Sensor	WFD20	23.082	2"	1	<input checked="" type="checkbox"/>	21175002
Vane	System Sensor	WFD40	28.138	4"	1	<input checked="" type="checkbox"/>	21175009
Vane	System Sensor	WFD20	30.403	2"	1	<input checked="" type="checkbox"/>	21175017
Vane	System Sensor	WFD25		2.5"	1	<input type="checkbox"/>	21175007
Vane	System Sensor	WFD40	7.892	4"	1	<input type="checkbox"/>	21175027
Components							
Check Valve							
Type	Location	Manufacturer	Model #	Internal Date	Size	OK	ScanID
Flanged	FDC			01/01/1900	4"	<input checked="" type="checkbox"/>	43891196
Grooved	Fire Pump Room North exterior #1 Bypass			01/01/1900	4"	<input checked="" type="checkbox"/>	40860044
Grooved	Fire Pump Room North exterior Suction	Gruvlok		01/01/1900	4"	<input checked="" type="checkbox"/>	40860043
Control Valve							
Type	Location	Manufacturer	Model #	OK	ScanID		
Butterfly	1st floor Front exterior stairs wall panel	Milwaukee	BB-SCSO	<input checked="" type="checkbox"/>	21175001		
Position	Size	Status	Description				
	2"		Isolation				
Control Valve							
Type	Location	Manufacturer	Model #	OK	ScanID		
Butterfly	1st floor Front exterior stairs wall panel	Milwaukee	BB-SCSO	<input checked="" type="checkbox"/>	21175000		
Position	Size	Status	Description				

1"		Isolation			
Control Valve					
Type	Location	Manufacturer	Model #	OK	ScanID
Butterfly	2nd floor Front exterior stairs ceiling panel 2nd Floor System	Grinnell	7700fp	<input checked="" type="checkbox"/>	21175006
Position	Size	Status	Description		
	2.5"		Isolation		
Control Valve					
Type	Location	Manufacturer	Model #	OK	ScanID
Butterfly	2nd floor Front exterior stairs ceiling panel 3rd Floor System	Milwaukee		<input checked="" type="checkbox"/>	21175008
Position	Size	Status	Description		
	4"		Isolation		
Control Valve					
Type	Location	Manufacturer	Model #	OK	ScanID
Butterfly	Fire Pump Room North exterior Discharge	Grinnell	7700FP	<input checked="" type="checkbox"/>	21175013
Position	Size	Status	Description		
	4"		Discharge		
Control Valve					
Type	Location	Manufacturer	Model #	OK	ScanID
Butterfly	Fire Pump Room North exterior #2 Bypass	Grinnell	7700FP	<input checked="" type="checkbox"/>	21175014
Position	Size	Status	Description		
	4"		Discharge		
Control Valve					
Type	Location	Manufacturer	Model #	OK	ScanID
Butterfly	Fire Pump Room North exterior #1 Bypass	Grinnell	7700FP	<input checked="" type="checkbox"/>	21175015
Position	Size	Status	Description		
	4"		Suction		
Control Valve					
Type	Location	Manufacturer	Model #	OK	ScanID
OS&Y	Fire Pump Room North exterior Suction	Mueller		<input checked="" type="checkbox"/>	40860042
Position	Size	Status	Description		
	6"		Suction		
Control Valve					
Type	Location	Manufacturer	Model #	OK	ScanID
Butterfly	Fire Pump Room North exterior Basement System	Milwaukee		<input checked="" type="checkbox"/>	21175018

Position	Size	Status	Description			
	2"		Main Control			
<b>Control Valve</b>						
Type	Location	Manufacturer	Model #	OK	ScanID	
Butterfly	Fire Pump Room North exterior Garage System	Grinnell	7700FP	<input checked="" type="checkbox"/>	21175012	
Position	Size	Status	Description			
	4"		Main Control			
<b>Control Valve</b>						
Type	Location	Manufacturer	Model #	OK	ScanID	
OS&Y	Fire Pump Room North exterior Jockey Pump Suction			<input checked="" type="checkbox"/>	23283781	
Position	Size	Status	Description			
	1.25"		Main Control			
<b>Control Valve</b>						
Type	Location	Manufacturer	Model #	OK	ScanID	
OS&Y	South exterior landscape BFCV#2	Kennedy		<input checked="" type="checkbox"/>	21175031	
Position	Size	Status	Description			
	6"		Discharge			
<b>Control Valve</b>						
Type	Location	Manufacturer	Model #	OK	ScanID	
OS&Y	South exterior landscape BFCV#1	Kennedy		<input checked="" type="checkbox"/>	21175030	
Position	Size	Status	Description			
	6"		Suction			
<b>Control Valve</b>						
Type	Location	Manufacturer	Model #	OK	ScanID	
Butterfly	Fire Pump Room North exterior Test Header	Grinnell	7700FP	<input type="checkbox"/>	21175011	
Position	Size	Status	Description			
	4"		Discharge			
<b>Inspector's Test</b>						
Manufacturer	Model #	Pressure psi	Valve Trip Time sec	Water Flow Time sec	OK	ScanID
NIBCO		70			<input checked="" type="checkbox"/>	43891193
<b>Location</b>						
Garage SE wall						
<b>Inspector's Test</b>						
Manufacturer	Model #	Pressure psi	Valve Trip Time sec	Water Flow Time sec	OK	ScanID
GJ	52S1				<input checked="" type="checkbox"/>	21175004
<b>Location</b>						

2nd floor Front exterior stairs wall panel 2nd Floor System								
<b>Inspector's Test</b>								
Manufacturer	Model #	Pressure psi	Valve Trip Time sec	Water Flow Time sec	OK	ScanID		
GJ	52S1				<input checked="" type="checkbox"/>	21175005		
<b>Location</b>								
2nd floor Front exterior stairs wall panel 3rd Floor System								
<b>Inspector's Test</b>								
Manufacturer	Model #	Pressure psi	Valve Trip Time sec	Water Flow Time sec	OK	ScanID		
GJ	52S1				<input type="checkbox"/>	21175003		
<b>Location</b>								
1st floor Front exterior stairs wall panel								
<b>Manifold</b>								
Location		Manufacturer	Size	ScanID				
Fire Pump Room Test header			4"	65472350				
<i>Devices</i>								
<b>Fire Dep't Connection</b>								
Location	Type	Size	Qty	BallDrip	Rotating Swivels	5-Year Hydro	OK	ScanID
South exterior landscape	Freestanding	4"	2	No	Yes	01/01/1900	<input type="checkbox"/>	21175032
<b>Gauge</b>								
Type	Manufacturer	Model #	Size	Fill Type	OK	ScanID		
Detection System	Ashcroft		1/4		<input checked="" type="checkbox"/>	41609964		
Location		Service Date	Static psi	Min. Range	Max. Range			
Fire Pump Room Jockey Sensing Line		08/30/2027		0	300			
<b>Gauge</b>								
Type	Manufacturer	Model #	Size	Fill Type	OK	ScanID		
Detection System	Ashcroft		1/4		<input checked="" type="checkbox"/>	41609962		
Location		Service Date	Static psi	Min. Range	Max. Range			
Fire Pump Room Sensing Line		08/30/2027		0	300			
<b>Gauge</b>								
Type	Manufacturer	Model #	Size	Fill Type	OK	ScanID		
Supply Pressure	Ashcroft		1/4	Oil	<input checked="" type="checkbox"/>	41609963		
Location		Service Date	Static psi	Min. Range	Max. Range			
Fire Pump Room North exterior Suction		08/06/2027		30	100			
<b>Gauge</b>								
Type	Manufacturer	Model #	Size	Fill Type	OK	ScanID		
System Pressure	Ashcroft		1/4	Oil	<input checked="" type="checkbox"/>	41609961		
Location		Service Date	Static psi	Min. Range	Max. Range			
Fire Pump Room North exterior Discharge		08/06/2027		0	300			
<b>Hose Connection</b>								
Location	Size	Manufacturer	Model #	OK	ScanID			

Garage by stairs	Class III - 2.5"&1.5	B.H.	<input checked="" type="checkbox"/>	23283783
Lobby	Class I - 2.5"	B.H.	<input checked="" type="checkbox"/>	43891194
1st floor Front exterior stairs	Class I - 2.5"	B.H.	<input checked="" type="checkbox"/>	21175010
2nd floor Front exterior stairs	Class I - 2.5"	B.H.	<input checked="" type="checkbox"/>	43891195
2nd floor hallway	Class I - 2.5"	Powhatan	<input checked="" type="checkbox"/>	40860045
3rd floor hallway	Class I - 2.5"	Powhatan	<input checked="" type="checkbox"/>	40860046
Fire Pump Room Test header	Class I - 2.5"	Powhatan	<input checked="" type="checkbox"/>	65472352
Fire Pump Room Test header	Class I - 2.5"	Powhatan	<input checked="" type="checkbox"/>	65472351

**Piping**

Type	Location	Size	Braces	OK	ScanID
Steel	All areas		Normal	<input checked="" type="checkbox"/>	23283780
Identified	Fittings	Antifreeze	Hangers	Internal Date	
Tagged			Loose	01/01/1900	

**Sprinkler Box**

Qty	Tool Available?	SIN List?	Size	Manufacturer	Location	OK	ScanID
6	Yes		6 unit		Fire Pump Room	<input checked="" type="checkbox"/>	23283779

# Inventory & Warranty Report

Generated by: [BuildingReports.com](http://BuildingReports.com)

## Building: \*CODS\* Waterside Place

The Inventory & Warranty Report lists each of the devices and items that are included in your Inspection Report. A complete inventory count by device type and category is provided. Items installed within the last 90 days, within the last year, and devices installed for two years or more are grouped together for easy reference.

Device or Type	Category	% of Inventory	Quantity
Check Valve	Valve	5.66%	3
Control Valve	Valve	26.42%	14
Fast Response	Sprinkler	5.66%	3
Fire Dep't Connection	Hose	1.89%	1
Gauge	Device	7.55%	4
Hose Connection	Hose	15.09%	8
Inspector's Test	Valve	7.55%	4
Manifold	Valve	1.89%	1
Piping	Sprinkler	1.89%	1
Sprinkler Box	Sprinkler	1.89%	1
Sprinkler Box Spares	Sprinkler	7.55%	4
Standard Response	Sprinkler	1.89%	1
Tamper Switch	Alarm	5.66%	3
Waterflow Switch	Alarm	9.43%	5

Device Type	Qty	Model #	Type	Description	Install Date
-------------	-----	---------	------	-------------	--------------

### In Service - 2 Years to 3 Years

Building Wet Pipe					
Gauge	2			Detection System	08/30/2022
Gauge	1			Supply Pressure	08/06/2022
Gauge	1			System Pressure	08/06/2022

### In Service - 5 Years to 10 Years

Fast Response	1	QR		Horizontal Sidewall	05/04/2017
Sprinkler Box Spares	1	QR		Horizontal Sidewall	05/04/2017
Sprinkler Box Spares	1	QR		Pendant	05/04/2017
Standard Response	1	QR		Pendant	05/04/2017
Fast Response	1			Concealed Pendant	05/04/2017
Fast Response	1	TY3231		Pendant	05/04/2017
Sprinkler Box Spares	1			Concealed Pendant	05/04/2017
Sprinkler Box Spares	1	TY3231		Pendant	05/04/2017

### In Service - 10 Years to 15 Years

Building Wet Pipe					
Check Valve	1			Flanged	08/06/2012
Check Valve	1			Grooved	08/06/2012
Control Valve	1		OS&Y	Main Control	08/06/2012

Manifold	1				08/06/2012
Sprinkler Box	1				08/06/2012
Piping	1		Steel		08/06/2012
Hose Connection	4				08/06/2012
Inspector's Test	3	52S1			08/06/2012
Control Valve	3	7700FP	Butterfly	Discharge	08/06/2012
Control Valve	1	7700FP	Butterfly	Main Control	08/06/2012
Control Valve	1	7700FP	Butterfly	Suction	08/06/2012
Control Valve	1	7700fp	Butterfly	Isolation	08/06/2012
Control Valve	1		OS&Y	Discharge	08/06/2012
Control Valve	1		OS&Y	Suction	08/06/2012
Control Valve	1		Butterfly	Isolation	08/06/2012
Control Valve	1		Butterfly	Main Control	08/06/2012
Control Valve	2	BB-SCSO	Butterfly	Isolation	08/06/2012
Control Valve	1		OS&Y	Suction	08/06/2012
Inspector's Test	1				08/06/2012
Tamper Switch	1	Osysu2	OS&Y	Supervisory	08/06/2012
Hose Connection	4				08/06/2012
Tamper Switch	2	Osy2	OS&Y	Supervisory	08/06/2012
Waterflow Switch	2	WFD20	Vane	Alarm	08/06/2012
Waterflow Switch	1	WFD25	Vane	Alarm	08/06/2012
Waterflow Switch	2	WFD40	Vane	Alarm	08/06/2012
Fire Dep't Connection	1		Freestanding		08/06/2012
<b><i>In Service - 25 Years or Older</i></b>					
<b>Building Wet Pipe</b>					
Check Valve	1		Grooved		08/06/1996

STUART FIRE RESCUE  
800 SE MARTIN LUTHER  
KING JR BLVD  
STUART, FL 34994-2408



**5 Year Sprinkler - Contractor of Record:**

SUMMIT FIRE & SECURITY LLC  
(772) 288-0615  
leric@summitfiresecurity.com

September 27, 2025

GARY WILLIE E  
221 SE OSCEOLA ST STE 230  
STUART, FL 34994-2213

**Re: 5 Year Sprinkler Inspection Overdue - 221 SE OSCEOLA ST, STUART, FL 34994-2213**

Dear Building Owner:

We have attempted to contact the building occupant or tenant with no response. We are sending this to you as we have you listed as the building owner. Our records indicate the **5 Year Sprinkler** is overdue and was to be tested within the month of your renewal date which was **07/29/2025**. In order to avoid penalties, as provided by law for such violations, you must take immediate action.

**Actions Required:**

1. Have your **5 Year Sprinkler** inspected, tested and maintained by a licensed company and,
2. Upon completion, have your inspection company submit the test results to us at [www.thecomplianceengine.com](http://www.thecomplianceengine.com)
3. If this inspection has been completed you must notify your testing company that a copy of this report must be submitted to us at [www.thecomplianceengine.com](http://www.thecomplianceengine.com). **It is the contractor's responsibility to submit the documentation.**

If you have questions regarding this notification, please contact our Compliance Program Partner, BRYCER, at: **+1 (630) 413-9812** or via email at [support@mybrycer.com](mailto:support@mybrycer.com).

Sincerely Yours in Life & Fire Safety,

A handwritten signature in black ink, appearing to read "V. Felicione".

VINCE FELICIONE  
Fire Chief  
STUART FIRE RESCUE

RN 1879316 NID 10589383

STUART FIRE RESCUE  
800 SE MARTIN LUTHER  
KING JR BLVD  
STUART, FL 34994-2408



**Fire Alarm - Contractor of Record:**

SUMMIT FIRE & SECURITY LLC  
(772) 288-0615  
leric@summitfiresecurity.com

October 4, 2025

GARY WILLIE E  
221 SE OSCEOLA ST STE 230  
STUART, FL 34994-2213

**Re: Fire Alarm Inspection Overdue - 221 SE OSCEOLA ST, STUART, FL 34994-2213**

Dear Building Owner:

We have attempted to contact the building occupant or tenant with no response. We are sending this to you as we have you listed as the building owner. Our records indicate the **Fire Alarm** is overdue and was to be tested within the month of your renewal date which was **08/05/2025**. In order to avoid penalties, as provided by law for such violations, you must take immediate action.

**Actions Required:**

1. Have your **Fire Alarm** inspected, tested and maintained by a licensed company and,
2. Upon completion, have your inspection company submit the test results to us at [www.thecomplianceengine.com](http://www.thecomplianceengine.com)
3. If this inspection has been completed you must notify your testing company that a copy of this report must be submitted to us at [www.thecomplianceengine.com](http://www.thecomplianceengine.com). **It is the contractor's responsibility to submit the documentation.**

If you have questions regarding this notification, please contact our Compliance Program Partner, BRYCER, at: **+1 (630) 413-9812** or via email at [support@mybrycer.com](mailto:support@mybrycer.com).

Sincerely Yours in Life & Fire Safety,

A handwritten signature in black ink, appearing to read "V. Felicione".

VINCE FELICIONE  
Fire Chief  
STUART FIRE RESCUE

RN 7296660 NID 10651736

STUART FIRE RESCUE  
800 SE MARTIN LUTHER  
KING JR BLVD  
STUART, FL 34994-2408



**Sprinkler System - Contractor of  
Record:**

SUMMIT FIRE & SECURITY LLC  
(772) 288-0615  
leric@summitfiresecurity.com

September 6, 2025

GARY WILLIE E  
221 SE OSCEOLA ST STE 230  
STUART, FL 34994-2213

**Re: Sprinkler System Inspection Overdue - 221 SE OSCEOLA ST, STUART, FL 34994-2213**

Dear Building Owner:

We have attempted to contact the building occupant or tenant with no response. We are sending this to you as we have you listed as the building owner. Our records indicate the **Sprinkler System** is overdue and was to be tested within the month of your renewal date which was **07/08/2025**. In order to avoid penalties, as provided by law for such violations, you must take immediate action.

**Actions Required:**

1. Have your **Sprinkler System** inspected, tested and maintained by a licensed company and,
2. Upon completion, have your inspection company submit the test results to us at [www.thecomplianceengine.com](http://www.thecomplianceengine.com)
3. If this inspection has been completed you must notify your testing company that a copy of this report must be submitted to us at [www.thecomplianceengine.com](http://www.thecomplianceengine.com). **It is the contractor's responsibility to submit the documentation.**

If you have questions regarding this notification, please contact our Compliance Program Partner, BRYCER, at: **+1 (630) 413-9812** or via email at [support@mybrycer.com](mailto:support@mybrycer.com).

Sincerely Yours in Life & Fire Safety,

VINCE FELICIONE  
Fire Chief  
STUART FIRE RESCUE

RN 6772508 NID 10475484

STUART FIRE RESCUE  
800 SE MARTIN LUTHER  
KING JR BLVD  
STUART, FL 34994-2408



**Sprinkler System - Contractor of Record:**

SUMMIT FIRE & SECURITY LLC  
(772) 288-0615  
leric@summitfiresecurity.com

March 28, 2025

WATERSIDE PLACE  
221 SE OSCEOLA STREET  
STUART, FL 34994

**SECOND NOTICE**

**RE: Sprinkler System Deficiencies Found - 221 SE OSCEOLA ST, STUART, FL 34994-2213**

Dear Building Occupant/Owner:

A recent inspection of your **Sprinkler System** at **221 SE OSCEOLA ST, STUART, FL 34994-2213** on January 8, 2025 by SUMMIT FIRE & SECURITY LLC revealed the violations listed below.

This notice is an ORDER TO COMPLY. This is the second attempt to contact you about the below deficiencies we have not received proof of correction for. Your failure to comply with this notice may make you liable for the penalties provided for by law for such violation(s).

**Deficiencies**

Noncritical Deficiencies Found:

Fast Response 2nd floor hallway in front of Sandra's office has a painted white concealed plate. The small office/storage room that comes off of the same hallway has a painted white concealed plate.

Noncritical Deficiencies Found:

Standard Response Third floor conference room has a missing Chrome semi-recess escutcheon.

Noncritical Deficiencies Found:

Fire Dep't Connection South exterior landscape Both swivels are seized and will not rotate. The inside of the FDC is very rusted. The piping for the FDC is heavily rusted at the base and flaking off. Recommend rep piping

RN 6772508 NID 9375716

with new FDC head.

Noncritical Deficiencies Found:

Inspector's Test 1st floor Front exterior stairs wall panel 1" piping on the supply side of the inspector's test is heavily corroded and flaking apart.

Recommend re-piping

Noncritical Deficiencies Found:

Waterflow Switch Fire Pump Room Garage System Water flow switch trips instantly. It appears that the diaphragm may be bad. Recommend replacing.

**It is the responsibility and requirement of the inspection company to submit all corrections to us via the web at [www.thecomplianceengine.com](http://www.thecomplianceengine.com).**

If you have questions regarding this notification, please contact our Compliance Program Partner, BRYCER, at: [+1 \(630\) 413-9812](tel:+16304139812) or via email at [support@mybrycer.com](mailto:support@mybrycer.com).

Sincerely Yours in Life & Fire Safety,



VINCE FELICIONE  
Fire Chief  
STUART FIRE RESCUE

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

**Meeting Date:** 12/17/2025

**Prepared by:** Tamica Clinton-  
Bush

**Title of Item:**

CITY OF STUART VS HAAS ROBERT J JR

**Address:**

228 SE 11a Street Stuart Fl 34994

**Code Section:**

2.02.02 10-36 10-63 20-50 20-20 10-61

**Description of Violation:**

R-1A Single Family Zoning, Violations and Penalties, Rubbish and Garbage, Prohibited Acts, General Sanitation, Maintenance of Structure

**Summary Explanation/Background Information:**

Status Check Per Special Magistrate.

**ATTACHMENTS:**

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

**Meeting Date:** 12/17/2025

**Prepared by:** Tamica Clinton-  
Bush

**Title of Item:**

CITY OF STUART VS MCNAMARA 1991 FEDERAL LLC

**Address:**

1991 SE Federal Hwy Stuart FL 34994

**Code Section:**

1-13

**Description of Violation:**

REPEAT—General Penalty; Continuing Violations—Exceeding the maximum of twenty-three parked vehicles and reverting to off-site parking.

**Summary Explanation/Background Information:**

Repeat Violation—Parking and storage exceeds the maximum of twenty-three vehicles, as per the approved site plan. Off-site parking and storage of vehicles is prohibited.

**ATTACHMENTS:**

1. Violation Packet



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

MCNAMARA 1991 FEDERAL LLC  
522 CAROLINE STREET  
KEY WEST FL 33040

Case No. CV-25-40

Certified Receipt No.9589071052703172

**REPEAT NOTICE OF VIOLATION AND NOTICE OF HEARING**

December 4, 2025

MCNAMARA 1991 FEDERAL LLC  
1991 SE FEDERAL HWY  
Stuart, FL 34994  
Parcel Control Number 09-38-41-000-000-00300-2

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: GENERAL PENALTY; continuing violations.**

**Pertinent Code Section(s): Sec 1-13** – Whenever in this Code any act is prohibited or is made or declared to be unlawful or an offense, or whenever the doing of any act is required or the failure to do any act is declared to be unlawful, and no specific penalty is provided for such violation, it shall be punished by a fine of not exceeding \$500. **The Respondent has exceeded the maximum of twenty-three parked vehicles and has reverted to prohibited off-site parking. Please remove all parked vehicles within the designated approved twenty-three vehicular parking spaces.**

**A hearing will be held regarding the above case before the City's Special Magistrate on the 17<sup>th</sup> day of December 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.**

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 TO 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

<b>PIN</b> 09-38-41-000-000-00300-2	<b>AIN</b> 25835	<b>Situs Address</b> 1991 SE FEDERAL HWY STUART FL	<b>Website Updated</b> 12/2/25
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## General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

<b>Property Owners</b> MCNAMARA 1991 FEDERAL LLC	<b>Parcel ID</b> 09-38-41-000-000-00300-2	<b>Use Code/Property Class</b> 1100 - 1100 STORES 1 STORY
<b>Mailing Address</b> 522 CAROLINE ST KEY WEST FL 33040	<b>Account Number</b> 25835	<b>Neighborhood</b> M3E M3E-EAST STUART
<b>Tax District</b> STUART	<b>Property Address</b> 1991 SE FEDERAL HWY STUART FL	<b>Legal Acres</b> 0.7702
	<b>Legal Description</b> PARCEL LYING IN SE 1/4 OF SEC 9-38-41; B...	<b>Ag Use Size (Acre\Sq Ft)</b> N/A

## Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 472,400	\$ 117,500	\$ 589,900	\$ 0	\$ 589,900	\$ 0	\$ 589,900

*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

<b>Sale Date</b> 12/21/17	<b>Grantor (Seller)</b> ELOUISE MCNANMARA FAMILY TRUST	<b>Doc Num</b> 2670833
<b>Sale Price</b> \$ 100	<b>Deed Type</b> Wd Full Covenant and Warranty Deed	<b>Book &amp; Page</b> <u>2966 2208</u>



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

## Detail by Entity Name

Florida Limited Liability Company  
MCNAMARA 1991 FEDERAL, LLC

### Filing Information

**Document Number** L17000251383  
**FEI/EIN Number** 82-4176038  
**Date Filed** 12/07/2017  
**State** FL  
**Status** ACTIVE

### Principal Address

522 CAROLINE ST  
KEY WEST, FL 33040

### Mailing Address

522 CAROLINE ST  
KEY WEST, FL 33040

### Registered Agent Name & Address

SPOTTSWOOD, JOHN M, JR  
500 FLEMING ST  
KEY WEST, FL 33040

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

SPOTTSWOOD, TERRI  
522 CAROLINE ST  
KEY WEST, FL 33040

Title T

ELOUISE B. MCNAMARA FAMILY TRUST  
522 CAROLINE ST  
KEY WEST, FL 33040

Title MGR

Mantovani, Kenneth J, III  
1017 N State Road 7  
26  
royal palm beach, FL 33411

Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2023	01/27/2023
2024	02/09/2024
2025	01/30/2025

Document Images

<a href="#">01/30/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/09/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/27/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/17/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/03/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/19/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/10/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/22/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/07/2017 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

in of Florida in Book No. 622, from  
the State of Florida, recorded  
as partly transferred in Official  
Records of North County, Florida.

in of Florida in Book No. 142, from  
the State of Florida, recorded June  
19th transferred in Official Records  
of North County, Florida, 5 1972 and

Sub. 170, Page 17, and all taxes  
There which property as above, (Must  
showings provided in documents.)

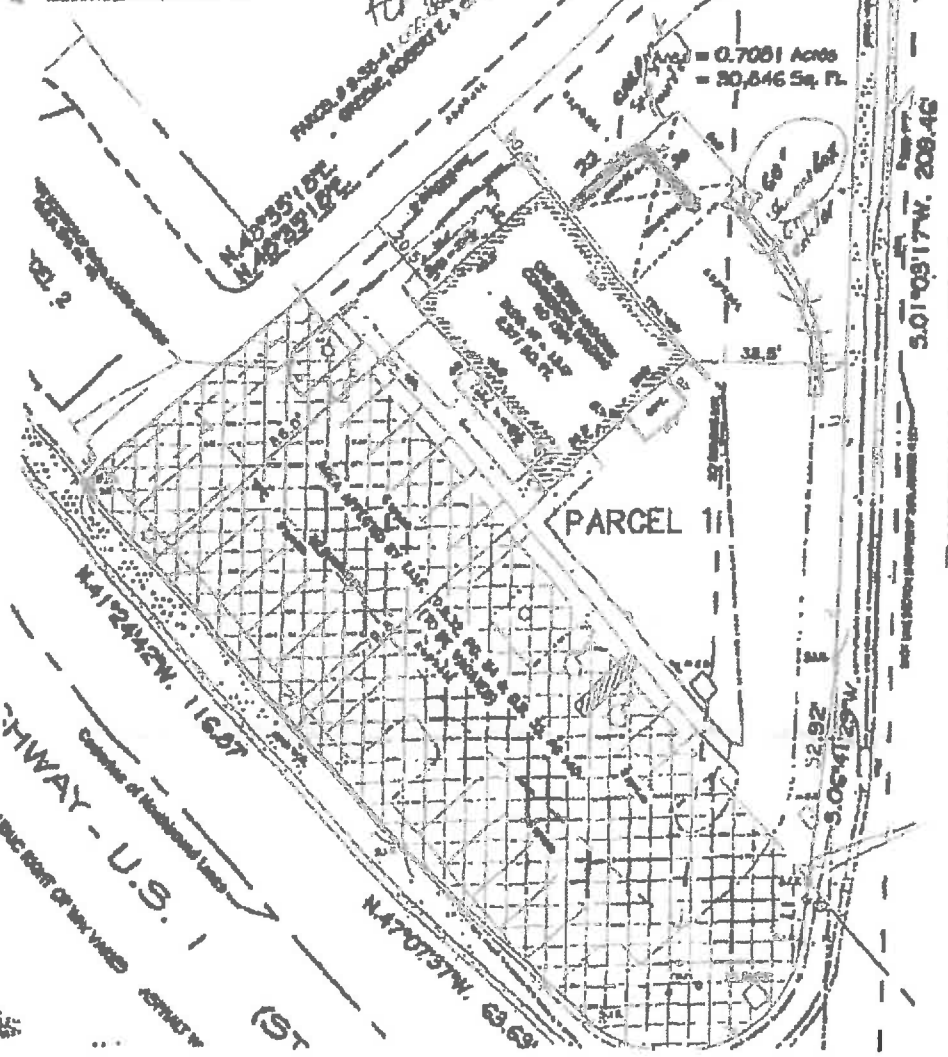
Enterprise

install 100' x 100'  
wood  
fence

Parcel 9 9.33-41 0.7001 Acres  
Owner, Robert L. ...

247,610  
247,720

0.7001 Acres  
= 30,646 Sq. Ft.



Highway - U.S. 1  
Center of Highway  
N 170° 19' 17\"/>

N 01° 09' 17\"/>



**CITY OF STUART  
NEIGHBORHOOD SERVICES**  
121 SW FLAGLER AVE  
STUART, FL 34994-2139

**NOTICE OF VIOLATION**

May 11, 2023

**MCNAMARA 1991 FEDERAL LLC  
522 CAROLINE ST  
KEY WEST, FL 33040**

Case #: CE23020021

You are hereby notified that the following violation(s) of the Code of Ordinances and/or the Land Development Regulations of the City of Stuart exists on the property listed:

ADDRESS: 1991 SE FEDERAL HWY  
PARCEL ID #: 093841000000030020000

OBSERVATION DATE: 02/10/23  
CORRECTION DATE: 05/11/2023

VIOLATION(S)  
AND  
CORRECTIVE  
ACTIONS:

1-13  
Whenever in this Code any act is prohibited or is made or declared to be unlawful it shall be punished by a fine not exceeding \$500.00  
Correction:1-13  
Comply with the provisions of this code by complying with the parking requirements of the Approved Site Plan, a copy of which is attached.

**NOTICE OF HEARING SUMMONS**

Failure to correct the violation(s) by the above date will result in a presentation of this matter at a hearing before the Neighborhood Services Magistrate on 07/19/2023 at 2:00PM in the City of Stuart Commission Chambers located at 121 SW Flagler Avenue, Stuart, Florida. The violation charged is a civil infraction and subjects you to a maximum civil penalty of up to \$250 per offense, per day, for repeat violations.

The Neighborhood Services Magistrate will receive testimony and evidence at said Hearing and make Findings of Fact, as supported by the testimony and evidence pertaining to matters alleged in the Notice of Violation. You are entitled to present evidence and witnesses at the Hearing.

FAILURE to appear will result in the Magistrate proceeding in your absence. All fines constitute liens against the Real and Personal Property of the Respondent. Please govern yourself accordingly

An administrative fee of \$300.00 will be assessed if you should fail to comply by the correction date above.

Should you require additional information regarding this notice, please contact Neighborhood Services at (772) 288-5325 or (772) 600-1254.

*Vito Lorenzo*  
Neighborhood Services Officer  
Vito Lorenzo / Deborah Carrasco

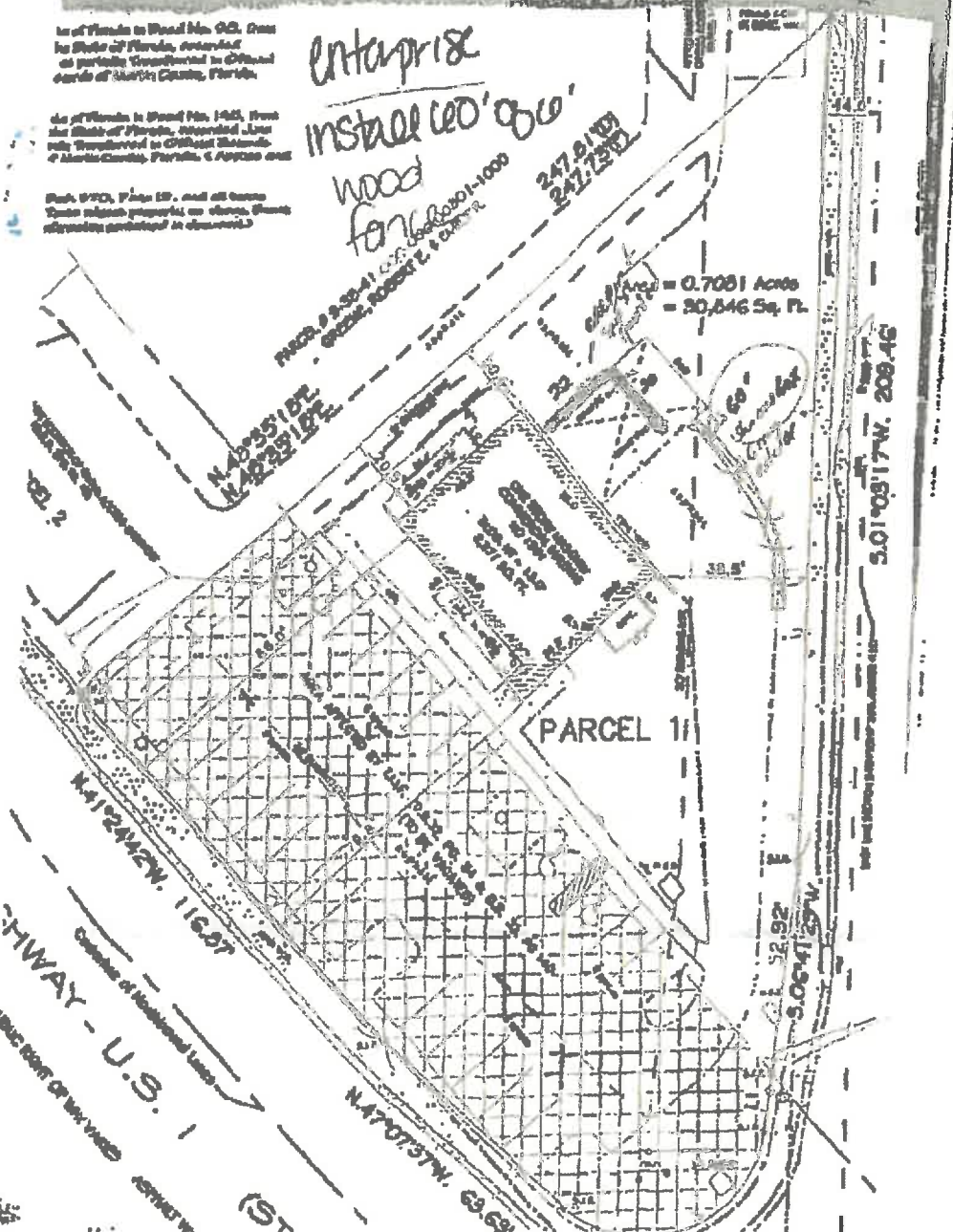
7021 2720 0001 6373 0825  
7021 2720 0001 6373 0892  
7021 2720 0001 6373 0908  
Certified Mail #  
7022 1670 0001 3196 1110

in of Florida in Book No. 92, from  
to State of Florida, recorded  
as partly transferred in Official  
Books of Martin County, Florida.

in of Florida in Book No. 145, from  
to State of Florida, recorded July  
19th transferred in Official Books  
of Martin County, Florida, & Appraisement

Book 970, Page 19, and all other  
books which pertain to these lands  
hereby mentioned in detail.

Enterprise  
Install 100' x 100'  
wood  
fence



~~CITY EXHIBIT~~ |  
TO NOV



**CITY OF STUART, FLORIDA  
CODE ENFORCEMENT MAGISTRATE**

**Case No. CE23020021**

**CITY OF STUART, FLORIDA,**

**Petitioner,**

**v.**

**McNamara 1991 Federal LLC  
522 Caroline Street  
Key West, FL 33040**

**Enterprise Leasing Company of Florida, LLC  
5105 Johnson Road  
Coconut Creek, FL 33073**

**Respondent(s).**

**STATE OF FLORIDA  
COUNTY OF MARTIN**

I, the undersigned, duly appointed City Clerk of the  
City of Stuart, Florida, **HEREBY CERTIFY** that this is  
a true and correct copy of the original.

Signature: *Maury Kinde*  
CITY CLERK

DATE: 7/18/2023

**PCN# 09-38-41-000-000-00300-2**

**STIPULATION AND AGREED ORDER**

**STIPULATION**

The City of Stuart, Florida and the Respondent(s), hereby stipulate and agree to the following:

1. The person(s) signing this Stipulation has/have the authority to enter into the Stipulation and bind the respective parties to the terms contained herein.
2. The violation(s) that are more fully described in the Notice of Violation/Notice of Hearing filed in this case exist at the property described therein, and the legal description of the property is attached on Exhibit "1"
3. The Respondent is granted until **July 31, 2023**, to take the necessary corrective action to bring the property into compliance with the survey showing a maximum of twenty-three parked vehicles.
4. If the Respondent does not correct the violations(s) and bring the property into compliance as set forth in section 3, a civil penalty of **\$250.00 per violation, per day** shall be assessed for each day the violation continues after the compliance date. The assessment of fines and costs may result in a lien being placed on any real or personal property owned by Respondent.
5. Administrative costs in the amount of **\$300.00** shall be waived by the City with the filing of this Stipulation. In accordance with Sec.162.09, Florida Statutes, a hearing is not necessary for the issuance of an order imposing the fine, and no additional notification will

Case No: CE23020021  
Stipulation and Agreed Order

be sent. Additional costs may be assessed for the later prosecution of this case, if the Respondent fails to comply with this Stipulation.

6. The Respondent acknowledges that the City of Stuart Code Enforcement Magistrate may enter an Order which requires the Respondent to correct the violations and bring the property into compliance, as stated in this Stipulation and Agreed Order.
7. Should the Respondent(s) come into compliance in accordance with this Stipulation and Agreed Order, and subsequently violate the same code section within a five (5) year period, as provided in Sec. 162.04(5), Florida Statutes, such reoccurrences are subject to the provisions of Section 162.06, Florida Statutes.
8. **The Respondent bears the burden of contacting the City's Code Enforcement Division at 772-600-1254 to arrange for a re-inspection of the property in order to verify that any violations have been corrected and that the property has been brought into compliance with the applicable sections of the City or Building Code.**
9. This Stipulation may be signed in counterparts, and each signed original or electronic copy thereof shall be valid evidence of the authority intended and granted therein by the signor.


CITY OF STUART, FLORIDA  
CODE ENFORCEMENT DIVISION

By:   
Vito Lorenzo, Code Inspector

Date: 6/15/23


RESPONDENT(S)

Enterprise Leasing Company of Florida, LLC

Signed:   
Print: DAVE SCHMIDT

Date: 6/17/23

McNamara 1991 Federal LLC

Signed:   
Print: TERRI SPOTTSWOOD

Date: 6/13/2023

(Agreed Order on next page)

Case No: CE23020021  
Stipulation and Agreed Order

**AGREED ORDER**

THIS MATTER came before the Magistrate on June 21, 2023, and having been fully advised of the premises;

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

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

  
\_\_\_\_\_  
Wendy H. Werb, Magistrate

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished by Email to Adam Gearhart, Property Development & Facilities Manager, Enterprise Leasing Company of Florida, LLC at Adam.E.Gearhart@ehl.com and to John M. Spottswood, Esq., on behalf of McNamara 1991 Federal LLC, at jack@spottswood.com, this 18 day of June, 2023. July

  
\_\_\_\_\_  
Vito Lorenzo, Code Inspector  
City of Stuart

7015 3010 0100 0000 0345 9903

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

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

Postmark  
Here

CV25-40  
ROT. Post 10/16

Sent To	Mc Namara 1991 Federal LLC
Street and Apt. No., or PO Box No.	520 Caroline St
City, State, ZIP+4®	Kennett PA 133040

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

December 5, 2025  
FL, Stuart

# Official Rent-A-Car Of

## Walt Disney World, Disneyland Disneyland RESORT



Mon - 6:00pm  
Sat - 2:00pm  
Sun - 2:00pm

rent-a-car

**STUART**  
1100 W. Palm Beach  
Stuart, Florida 34984  
(888) 388-3333

**PLEASE RETURN TO THE ORIGINAL SOURCE OF RENTAL**

**COPY**

**PLEASE READ THE FOLLOWING INFORMATION CAREFULLY**

**RENTAL AGREEMENT**

**1. RENTAL PERIOD**

The rental period begins at the time the vehicle is delivered to you and ends at the time the vehicle is returned to us. The rental period includes the time spent waiting for the vehicle to be returned to us. The rental period does not include the time spent waiting for the vehicle to be returned to us.

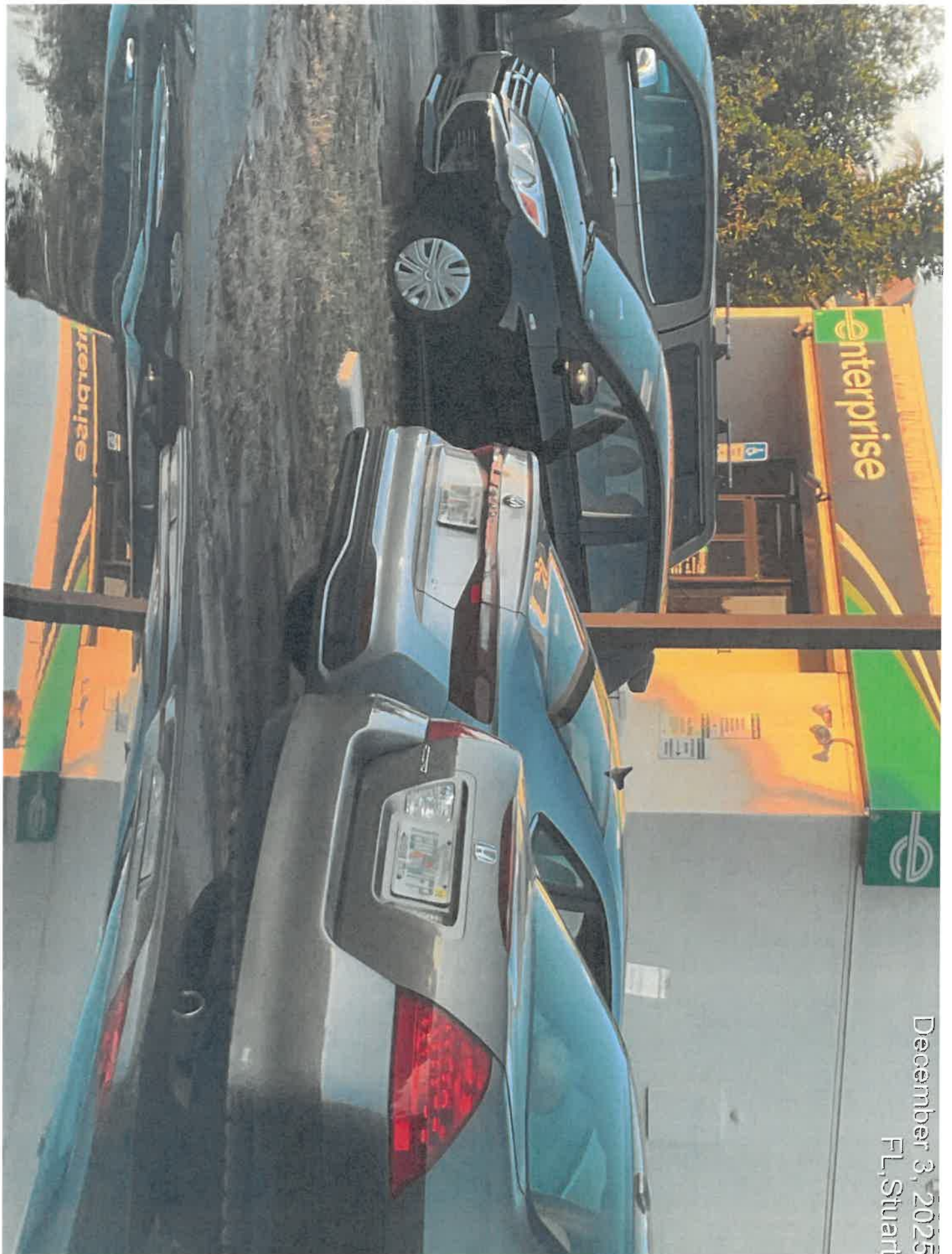
**2. RENTAL RATE**

The rental rate is the amount you pay for the use of the vehicle. The rental rate includes the cost of the vehicle, the cost of the insurance, and the cost of the taxes. The rental rate does not include the cost of the fuel, the cost of the tolls, and the cost of the parking.

**3. RENTAL CONDITIONS**

The rental conditions are the terms and conditions of the rental agreement. The rental conditions include the following:

- The vehicle must be used for the purpose of the rental.
- The vehicle must be used in the state of Florida.
- The vehicle must be used on public roads.
- The vehicle must be used in compliance with all applicable laws and regulations.
- The vehicle must be returned to us in the same condition as it was when it was delivered to you.
- The vehicle must be returned to us by the time specified in the rental agreement.
- The vehicle must be returned to us with a full tank of fuel.
- The vehicle must be returned to us with all required documents.
- The vehicle must be returned to us with a valid driver's license.
- The vehicle must be returned to us with a valid identification document.
- The vehicle must be returned to us with a valid credit card.
- The vehicle must be returned to us with a valid debit card.
- The vehicle must be returned to us with a valid check.
- The vehicle must be returned to us with a valid cash payment.
- The vehicle must be returned to us with a valid money order.
- The vehicle must be returned to us with a valid cashier's check.
- The vehicle must be returned to us with a valid personal check.
- The vehicle must be returned to us with a valid business check.
- The vehicle must be returned to us with a valid government check.
- The vehicle must be returned to us with a valid military check.
- The vehicle must be returned to us with a valid state check.
- The vehicle must be returned to us with a valid local check.
- The vehicle must be returned to us with a valid foreign check.
- The vehicle must be returned to us with a valid international check.
- The vehicle must be returned to us with a valid travel check.
- The vehicle must be returned to us with a valid money order.
- The vehicle must be returned to us with a valid cashier's check.
- The vehicle must be returned to us with a valid personal check.
- The vehicle must be returned to us with a valid business check.
- The vehicle must be returned to us with a valid government check.
- The vehicle must be returned to us with a valid military check.
- The vehicle must be returned to us with a valid state check.
- The vehicle must be returned to us with a valid local check.
- The vehicle must be returned to us with a valid foreign check.
- The vehicle must be returned to us with a valid international check.
- The vehicle must be returned to us with a valid travel check.

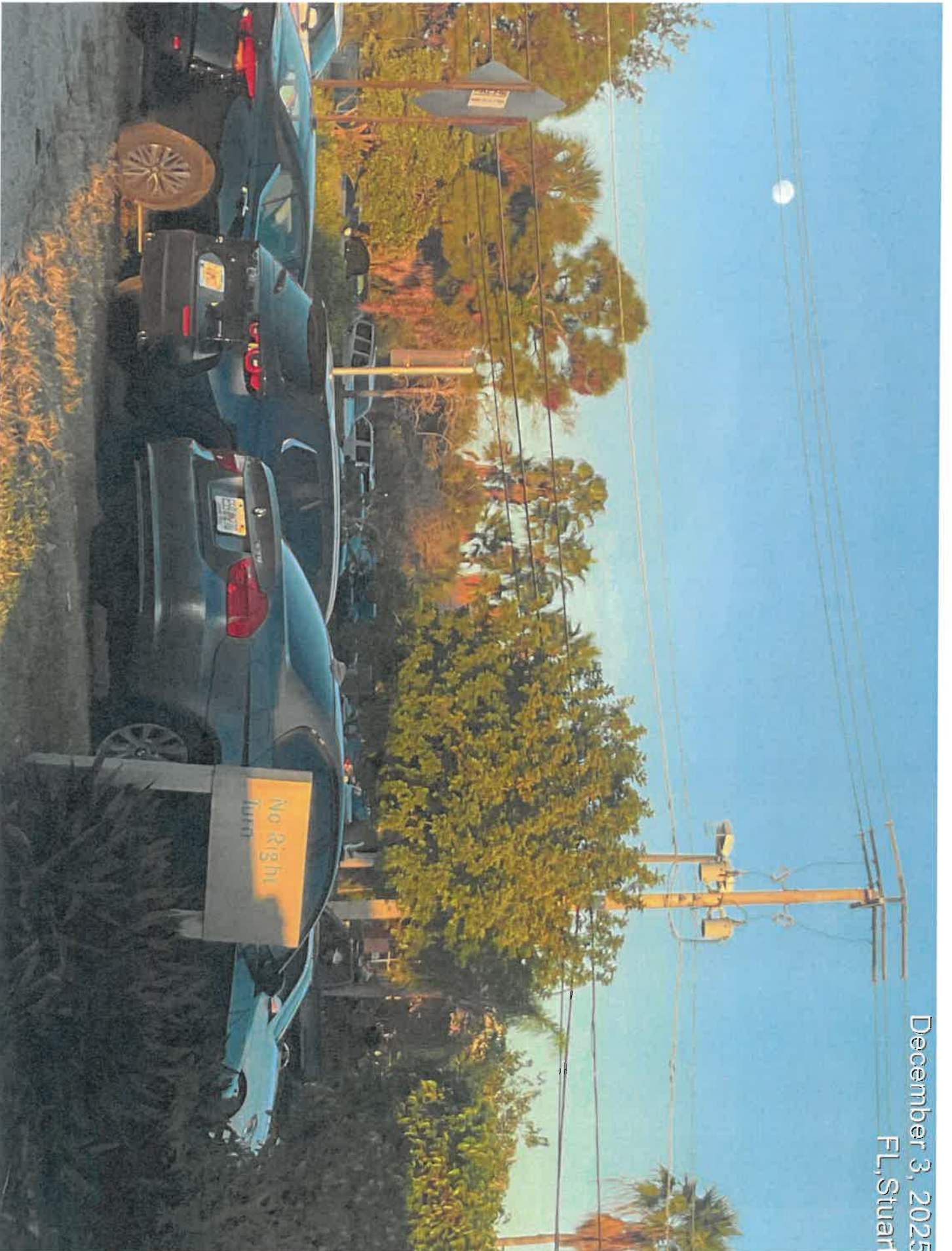


December 3, 2025  
FL, Stuart



December 3, 2025  
FL, Stuart

December 3, 2025  
FL, Stuart





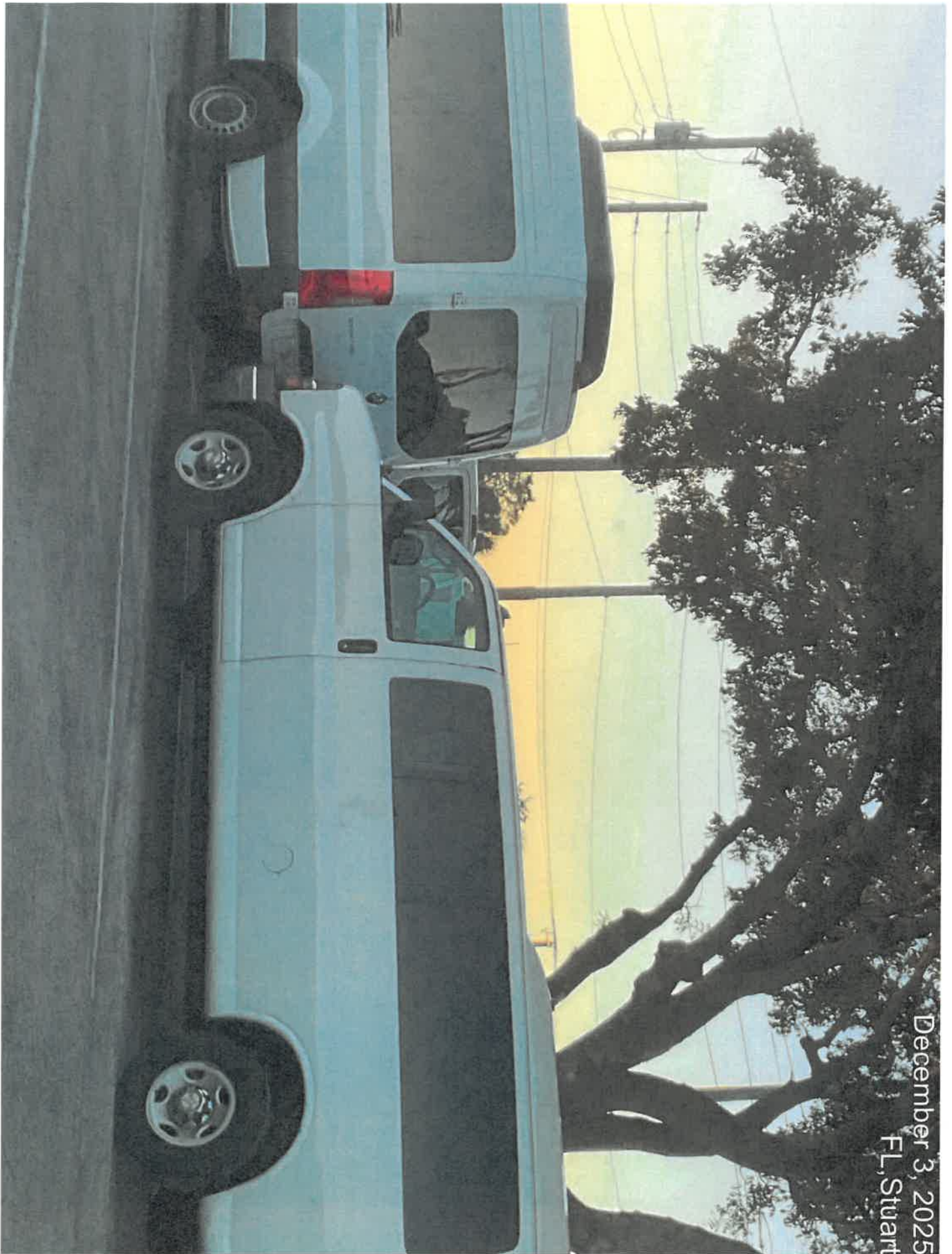
December 3, 2025  
FL, Stuart

December 3, 2025  
FL, Stuart





December 3, 2025  
FL, Stuart



December 3, 2025  
FL, Stuart



December 3, 2025  
FL, Stuart

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

**Meeting Date:** 12/17/2025

**Prepared by:** Tamica Clinton-  
Bush

**Title of Item:**

CITY OF STUART VS SUMMERS SHORES LLC

**Address:**

49 SW Seminole Street Stuart FL 34994

**Code Section:**

10-61, 42-233

**Description of Violation:**

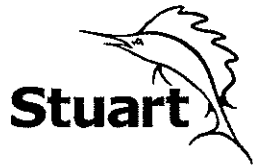
Maintenance of structures, Inspections

**Summary Explanation/Background Information:**

Lien Mitigation application completed.

**ATTACHMENTS:**

1. Completed Lien Mitigation Application
2. 49 SW SEMINOLE STREET SCANNED DOCS
3. AFFIDAVIT OF COMPLIANCE WITH FINES
4. Summer Shores LLC - CE25010043



# City of Stuart

Code Enforcement  
121 SW Flagler Avenue  
Stuart, FL 34994  
(772) 288 5325

## Lien Mitigation Application Form

Dear Applicant,

Thank you for your interest in applying for lien mitigation with the City of Stuart. This application process aims to assist property owners in addressing outstanding code enforcement liens and/or fines. Please complete this form and send it to Code Compliance at least three weeks before the scheduled hearing.

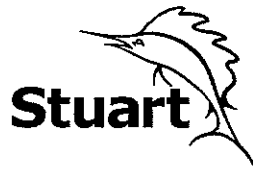
Be advised, any request submitted after the deadline will be scheduled for the following month's hearing. The Special Magistrate Hearings are held on the 3<sup>rd</sup> Wednesday of each month at 2 PM in the Commission Chambers of the City Hall located at 121 SW Flagler Avenue.

**To be eligible for a reduction of fine or lien, the property must be in compliance with all municipal ordinances. The City will inspect the property and any other property under the same ownership to determine if they are compliant. This inspection may result in the issuance of new violations if necessary.**

Please carefully review the process outlined below and submit all required documentation to avoid delays.

### Application Instructions

- **Complete the Application Form:**
- Please fill out all sections of the lien mitigation application form and ensure all the information provided is current.
- Provide the current owner/representative information. Provide the full legal name and contact information of the individual or legal entity currently holding legal title to the property and, if applicable, the full name and contact information of the individual authorized to represent the property owner.
- **Provide Supporting Documentation:**
- Proof of property ownership (Example: tax roll, deed, title).



- Copies of lien information (Example: recorded orders, documents, notices).
- Basis for lien reduction (Example: documentation supporting basis).
- Any additional documents that support your request for lien mitigation.
  
- **Submit the Application:**
- Applications can be submitted via:
- Email: [codeenforcement@ci.stuart.fl.us](mailto:codeenforcement@ci.stuart.fl.us)
- Mail: 121 SW Flagler Avenue, Stuart, FL 34994
- Hand-Delivery: 121 SW Flagler Avenue, Stuart, FL 34994 (Development Office)
  
- **Application Review:**
- Once your application is received, it will be reviewed by **staff** to verify completeness and eligibility. Staff may contact you if additional information or documentation is required.
  
- **Staff Approval Process:**
- Staff will assess your application based on financial hardship, lien history, and other relevant factors.
- Should the application receive staff approval the mitigation hearing shall be scheduled before the City's Special Magistrate. At which time, the property owner, or authorized agent will have the opportunity to present any mitigating testimony or evidence for the consideration of the lien reduction.

### **Important Notes**

- The application **must** be signed and acknowledged before a notary, the property owner, or the authorized agent. **Incomplete applications will NOT be processed.**
- Submitting a lien mitigation application **does not** guarantee approval.

For any questions or assistance with the application process, please contact our Code Enforcement Office at (772) 288 5325.

Sincerely,

City of Stuart  
Code Enforcement



## SECTION 1: APPLICANT INFORMATION

### Applicant/Authorized Agent/Property Owner:

- Owner Name: Perry Freeman
- Mailing Address: 1227 Yeamans Hall Rd. Hanahan SC 29410
- Phone Number: (864) 958-4112
- Email Address: admin@perryhospitality.com

### Property Information:

- Property Address w/ Lien: 49 SW Seminole St. Stuart FL 34994
- Parcel Number or Property ID: 053841004000000205

## SECTION 2: LIEN DETAILS

### Type of Lien(s): (Check all that apply)

- Tax Lien
- Utility Lien
- Code Violation Lien
- Other: \_\_\_\_\_

Lien Reference Number(s): CE25-010043

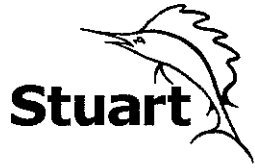
Lien Amount(s): \$1300.00

Date Lien(s) Issued: 7/16/25

## SECTION 3: REASON FOR REQUEST

Please explain the reason for your lien mitigation request. Include details about the hardship and/or other extenuating circumstances: We met and spoke with the City concerning a separate issue. There was confusion on both ends in our opinion and we have text messages confirming that, I believe both sides would agree to that. When we saw this complaint, we thought it was another issue that was handled. Once we realized this was different, we rushed to get it handled immediately. Again, I think the city would agree to that as well. We do apologize for the issue and can assure it won't happen again. Our goal is to be compliant and a viable part of this great community.

Thank you for your consideration.



## **SECTION 4: SUPPORTING DOCUMENTATION**

Please include the following documentation with your application:

- Proof of property ownership (Example: tax roll, deed, title).
- Copies of lien information (Example: recorded orders, documents, notices)
- Any other relevant documentation supporting your request.

## **SECTION 5: APPLICANT DECLARATION**

I/We, the undersigned, certify that the information provided in this application and all accompanying documentation is true and correct to the best of my/our knowledge. I/We understand that submitting this application does not guarantee approval of lien mitigation.

Signature of Applicant(s):

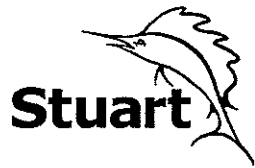
Date: 11/14/25

Signature of Applicant(s): \_\_\_\_\_

Date: \_\_\_\_\_

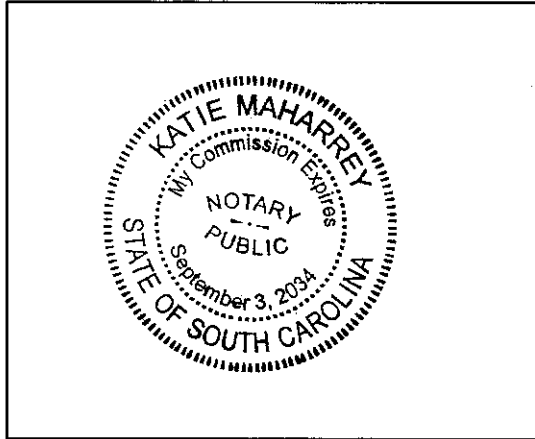
Signature of Applicant(s): \_\_\_\_\_

Date: \_\_\_\_\_



The foregoing instrument was acknowledged before me, the undersigned notary public, this 14 day of November, 2025, by Katie Maharrey.

NOTARY PUBLIC SEAL OF OFFICE



{Name of the person acknowledging)

Katie Maharrey

Printed, typed or stamped name of the Notary Public Exactly as Commissioned



**FOR OFFICE USE ONLY**

Date Application Received: \_\_\_\_\_

Case Number: \_\_\_\_\_

Reviewed By: \_\_\_\_\_

Decision:

Approved

Denied

Additional Information Required

Comments/Notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Staff Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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

**Meeting Date:** 7/16/2025

**Prepared by:** Robert Perez

**Title of Item:**

CITY OF STUART VS SUMMER SHORES LLC

**Address:**

49 SW SEMINOLE STREET STUART, FL 34994

**Code Section:**

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

**Description of Violation:**

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

**Summary Explanation/Background Information:**

**ATTACHMENTS:**

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

# Basic Info

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

## General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

<b>Property Owners</b> SUMMERS SHORES LLC	<b>Parcel ID</b> 05-38-41-004-000-00020-5	<b>Use Code/Property Class</b> 2100 - 2100 Restaurant/cafeterias
<b>Mailing Address</b> 2523 BUTLER BAY DRIVE N WINDERMERE FL 34786	<b>Account Number</b> 22251	<b>Neighborhood</b> M2 M2-DOWNTOWN STUART
<b>Tax District</b> STUART	<b>Property Address</b> 49 SW SEMINOLE ST STUART FL	<b>Legal Acres</b> 0.1027
	<b>Legal Description</b> LOT 2 FEROE (PB 2 PG 25 PBCO) & THAT POR...	<b>Ag Use Size (Acre\Sq Ft)</b> N/A

## Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	\$ 268,620	\$ 538,930	\$ 807,550	\$ 0	\$ 807,550	\$ 0	\$ 807,550

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

## Current Sale

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

## Legal Description

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

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

# Improvements

**PIN**  
05-38-41-004-000-00020-5

**AIN**  
22251

**Situs Address**  
49 SW SEMINOLE ST STUART FL

**Website Updated**  
6/4/25

**Use Code/Property Class**  
2100 - 2100 Restaurant/cafeterias

**Total Finished Area**  
4,144 SF

**Max Stories**  
2

## Building Information (1 of 2)

**Building Type**

Resturant

**Year Built**

2014

**Bedrooms**

N/A

**Finished Area**

792 SF

**Wall**

Class D - Wood Joist

**Full Baths**

0

**Exterior Cover**

Stud -Vinyl Siding

**Number of Units**

0

**Half Baths**

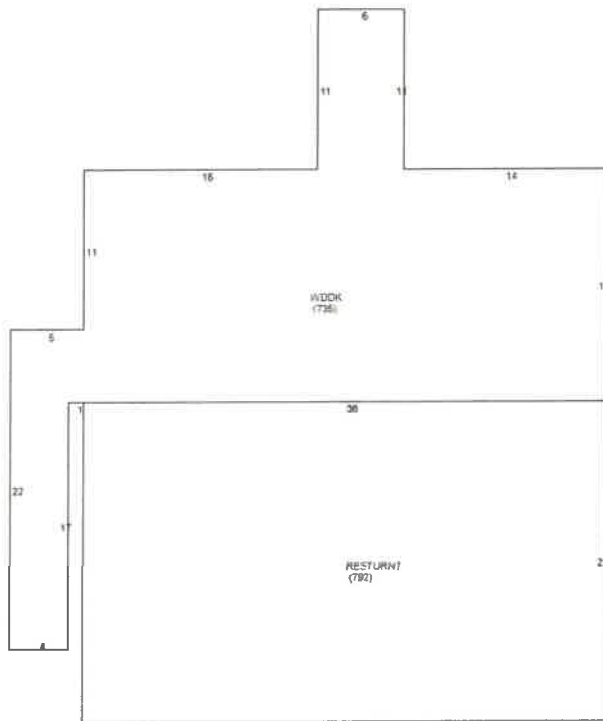
0

**Roof Cover**

Com Built-up

**Wall Height**

10



Report a  
Discrepancy

## Sketched Area Legend

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

## Building Information (2 of 2)

### Building Type

Resturant

### Year Built

1925

### Bedrooms

N/A

### Finished Area

3,352 SF

### Wall

Class D - Wood Joist

### Full Baths

4

### Exterior Cover

Stud -Vinyl Siding

### Number of Units

1

### Half Baths

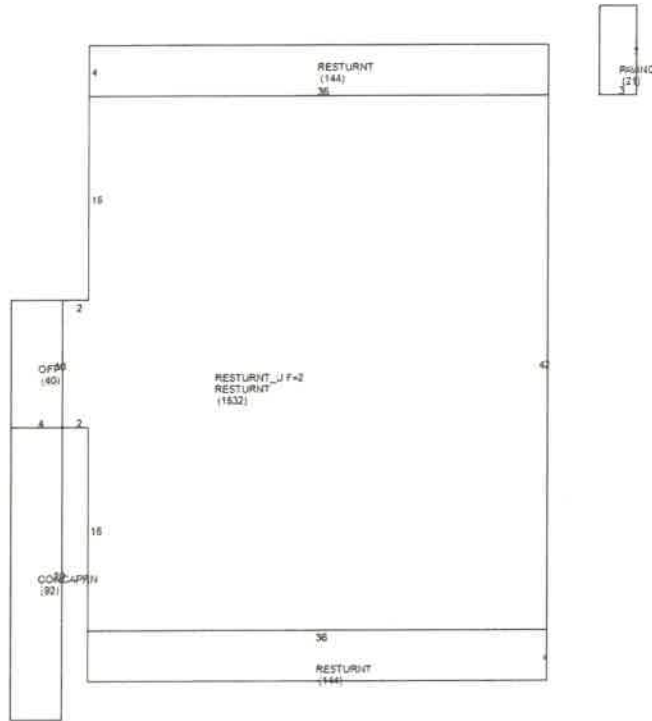
0

### Roof Cover

Com Metal

### Wall Height

10



Report a  
Discrepancy

## Sketched Area Legend

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

## Features/Yard Items

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

# Sales History

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

<b>Sale Date</b>	<b>Sale Price</b>	<b>Grantor (Seller)</b>	<b>Deed Type</b>	<b>Doc Num</b>	<b>Book &amp; Page</b>
7/25/15	\$ 100	SUMMERS, NANCY PAYNE (TR)	Wd Full Covenant and Warranty Deed	2528089	<u>2799 0844</u>
3/27/90	\$ 0	SUMMERS, NANCY P	Special Warranty Deed	819584	<u>0852 0681</u>
7/14/69	\$ 0	HORRERAN, MARY B			<u>0263 0026</u>

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

# Value History

**PIN**  
05-38-41-004-000-00020-5

**AIN**  
22251

**Situs Address**  
49 SW SEMINOLE ST STUART FL

**Website Updated**  
6/4/25

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2024	\$ 268,620	\$ 538,930	\$ 807,550	\$ 0	\$ 807,550	\$ 0	\$ 807,550
2023	\$ 268,620	\$ 572,290	\$ 840,910	\$ 50,510	\$ 790,400	\$ 0	\$ 790,400
2022	\$ 258,970	\$ 524,950	\$ 783,920	\$ 65,374	\$ 718,546	\$ 0	\$ 718,546
2021	\$ 258,970	\$ 427,220	\$ 686,190	\$ 32,966	\$ 653,224	\$ 0	\$ 653,224
2020	\$ 258,970	\$ 334,870	\$ 593,840	\$ 0	\$ 593,840	\$ 0	\$ 593,840
2019	\$ 258,970	\$ 334,870	\$ 593,840	\$ 0	\$ 593,840	\$ 0	\$ 593,840
2018	\$ 258,970	\$ 334,870	\$ 593,840	\$ 0	\$ 593,840	\$ 0	\$ 593,840
2017	\$ 258,970	\$ 334,870	\$ 593,840	\$ 0	\$ 593,840	\$ 0	\$ 593,840
2016	\$ 190,820	\$ 403,020	\$ 593,840	\$ 53,131	\$ 540,709	\$ 0	\$ 540,709
2015	\$ 190,820	\$ 403,020	\$ 593,840	\$ 102,287	\$ 491,553	\$ 0	\$ 491,553
2014	\$ 190,820	\$ 173,310	\$ 364,130	\$ 0	\$ 364,130	\$ 0	\$ 364,130

**WARNING:** Significant tax increases often occur when sold. The Taxable Value and Taxes, noted above, may reflect exemptions, classifications and value limitations that will be removed at the time of sale. Homestead exemptions, agricultural classifications, and assessed value limitations are NOT transferable to the new owner. Following a sale, a property's assessed value is reset to the market value & the new owner must reapply for homestead exemption & agricultural classification.



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

## Detail by Entity Name

Florida Limited Liability Company  
SUMMERS' SHORES, LLC

### Filing Information

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

### Principal Address

2523 Butler Bay Drive N  
Windermere, FL 34786

Changed: 01/22/2022

### Mailing Address

2523 Butler Bay Drive N  
Windermere, FL 34786

Changed: 01/22/2022

### Registered Agent Name & Address

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

Address Changed: 02/02/2023

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

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

### Annual Reports

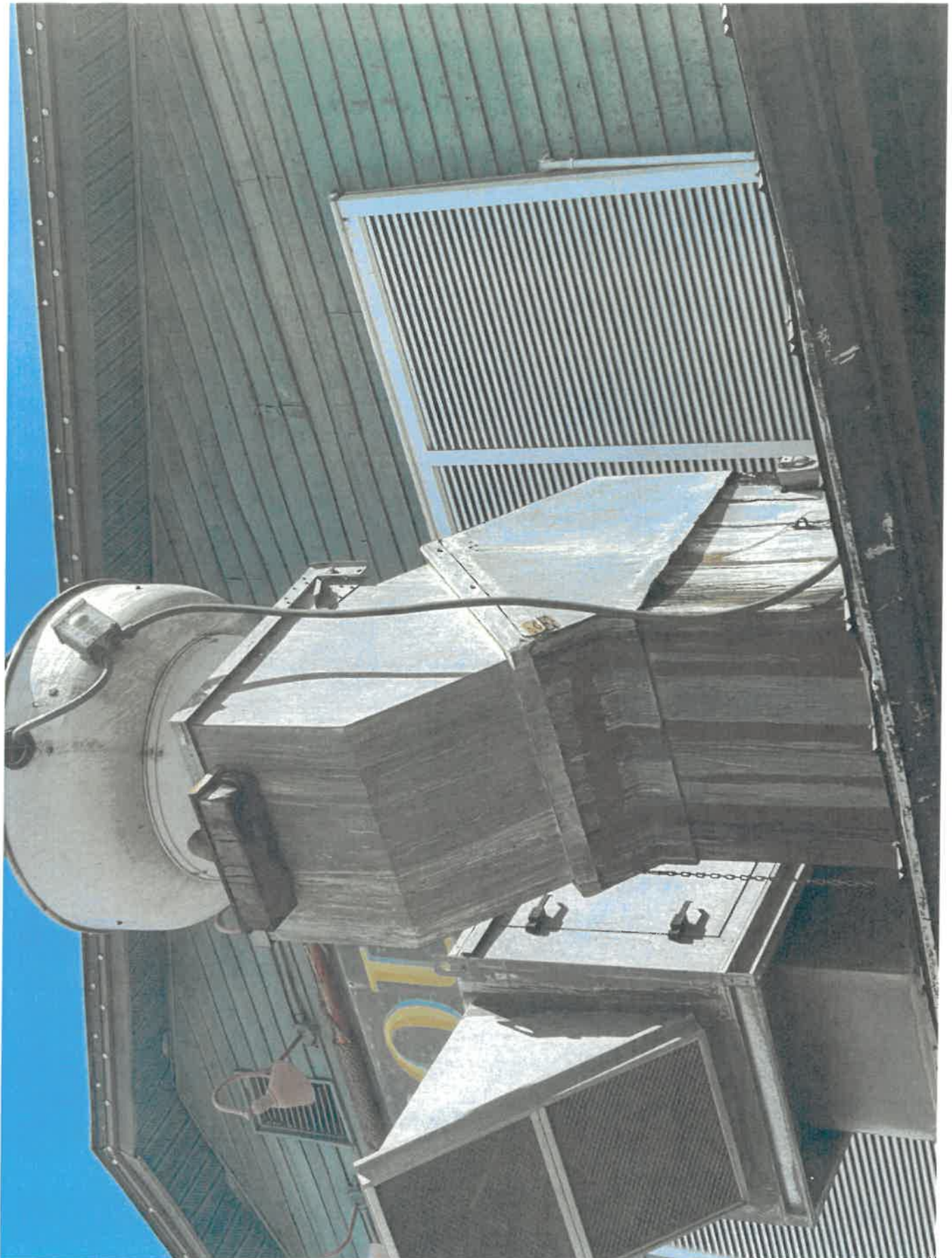
Report Year	Filed Date
2023	02/02/2023

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

**Document Images**

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







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

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

Case No. CE25010043

Certified Receipt No. 70223330000098224111

**NOTICE OF VIOLATION AND NOTICE OF HEARING**

June 4<sup>th</sup>, 2025

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

Dear Property Owner/Business Owner/Occupant:

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

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

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

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

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

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

**Comply By: June 25<sup>th</sup>, 2025**

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

Unless you correct the violation(s) described above on or before the compliance date of June 25, 2025 and contact the City of Stuart Code Enforcement Division (contact information below) to arrange a re-inspection of the property to verify compliance with the ordinance cited herein, notice is hereby given pursuant to Chapter 162, Florida Statutes, and the City of Stuart Code of Ordinances, that a hearing will be held regarding the above case before the City's Special Magistrate on the 16<sup>th</sup> day of July 2025 at 2:00 PM or as soon thereafter as said matter can be heard in the City of Stuart City Hall Chambers, 121 SW Flagler Avenue Stuart, Florida 34994.

The Special Magistrate will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the Special Magistrate may base its findings and act solely on the testimony and evidence presented by the Code Enforcement Division. Should you be found in violation of the City of Stuart Code of Ordinances, the Special Magistrate may impose a fine up to \$250.00 per day per violation for each day that the violation(s) continues beyond the compliance date established by the Special Magistrate in the Final Order. In the case of a repeat violation, the Special Magistrate may impose a fine up to \$500.00 per day per violation for each day the violation(s) continues beyond the compliance date established by the Code Enforcement Division. Be advised, the Special Magistrate will impose \$300 Administrative Cost for the hearing called to order.

IF THIS IS A REPEAT VIOLATION/VIOLATOR PLEASE BE ADVISED THAT AT THIS HEARING A FINE MAY BE IMPOSED BEGINNING WITH THE DATE THE REPEAT VIOLATION WAS OBSERVED THROUGH THE DATE OF COMPLIANCE.



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

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

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Tracking Number:

**7022333000098224111**

[Remove X](#)

[Copy](#)

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

### Latest Update

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

**Delivered**  
Delivered, Left with Individual

WINDERMERE, FL 34786  
June 7, 2025, 11:02 am

[See All Tracking History](#)

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CITY EXHIBIT

4



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

**AFFIDAVIT OF POSTING**

DATE: 07/16/2025

CASE # CE25010043

LOCATION OF VIOLATION: 49 SW Seminole Street

PCN: 05-38-41-004-000-00020-5

PROPERTY OWNER: Summers Shores LLC

I, Robert Perez, have personally posted the attached:

  X   NOTICE OF VIOLATION/NOTICE OF HEARING

           ORDER FINDING VIOLATION/ FINE ASSESSMENT

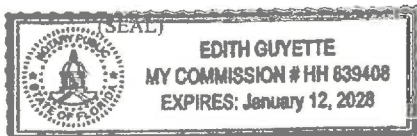
In addition to the above, a Notice of Violation/Notice of Hearing was mailed by first class mail to the property owner at the address listed in the tax collector's office and any other address provided by the property owner as required by F.S.S. 162.12

on the   2<sup>nd</sup>   day of   July   2025 at   11:30     AM   at the above-named address.

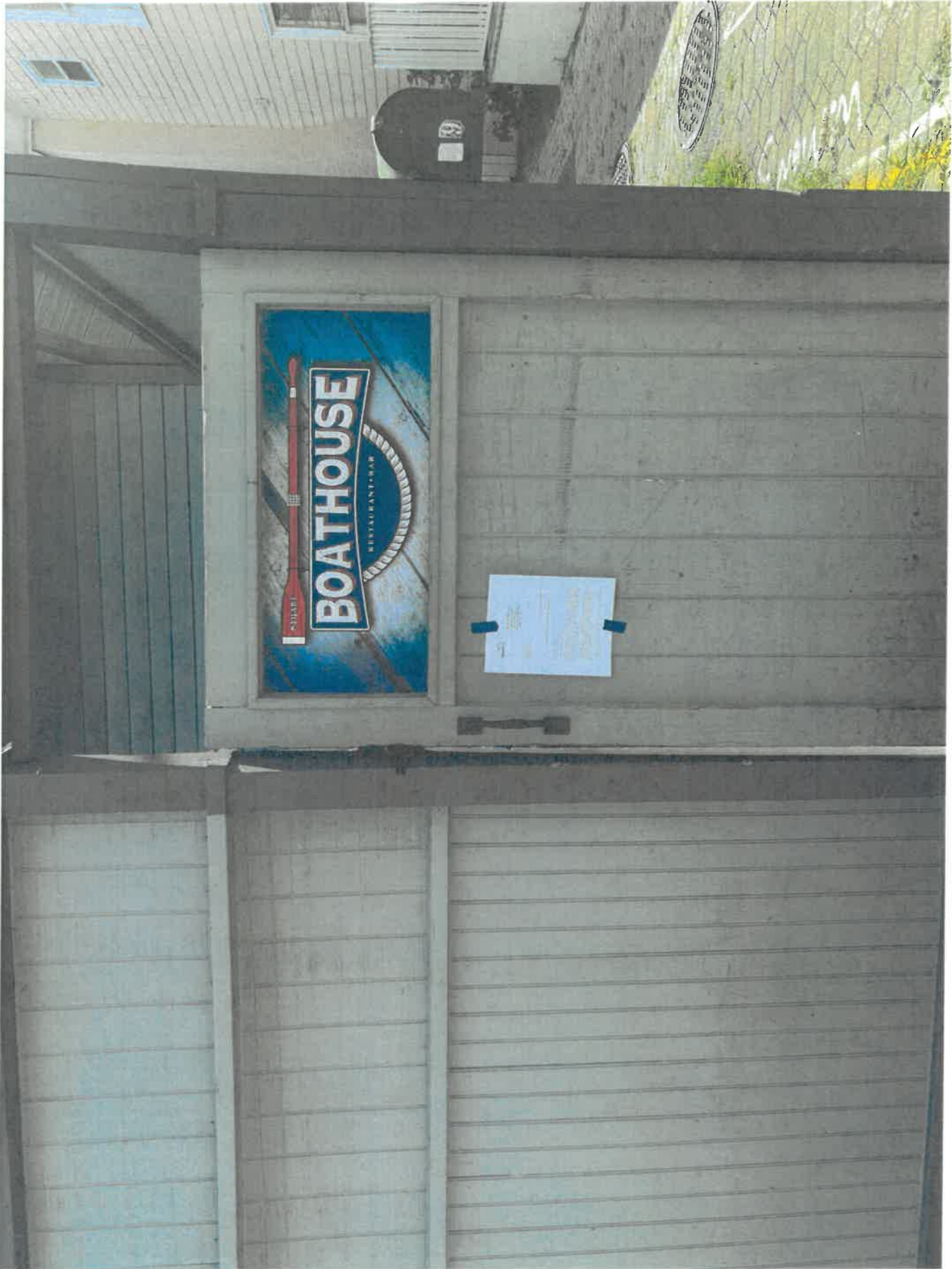
  
\_\_\_\_\_  
Affiant:  
Code Compliance Officer

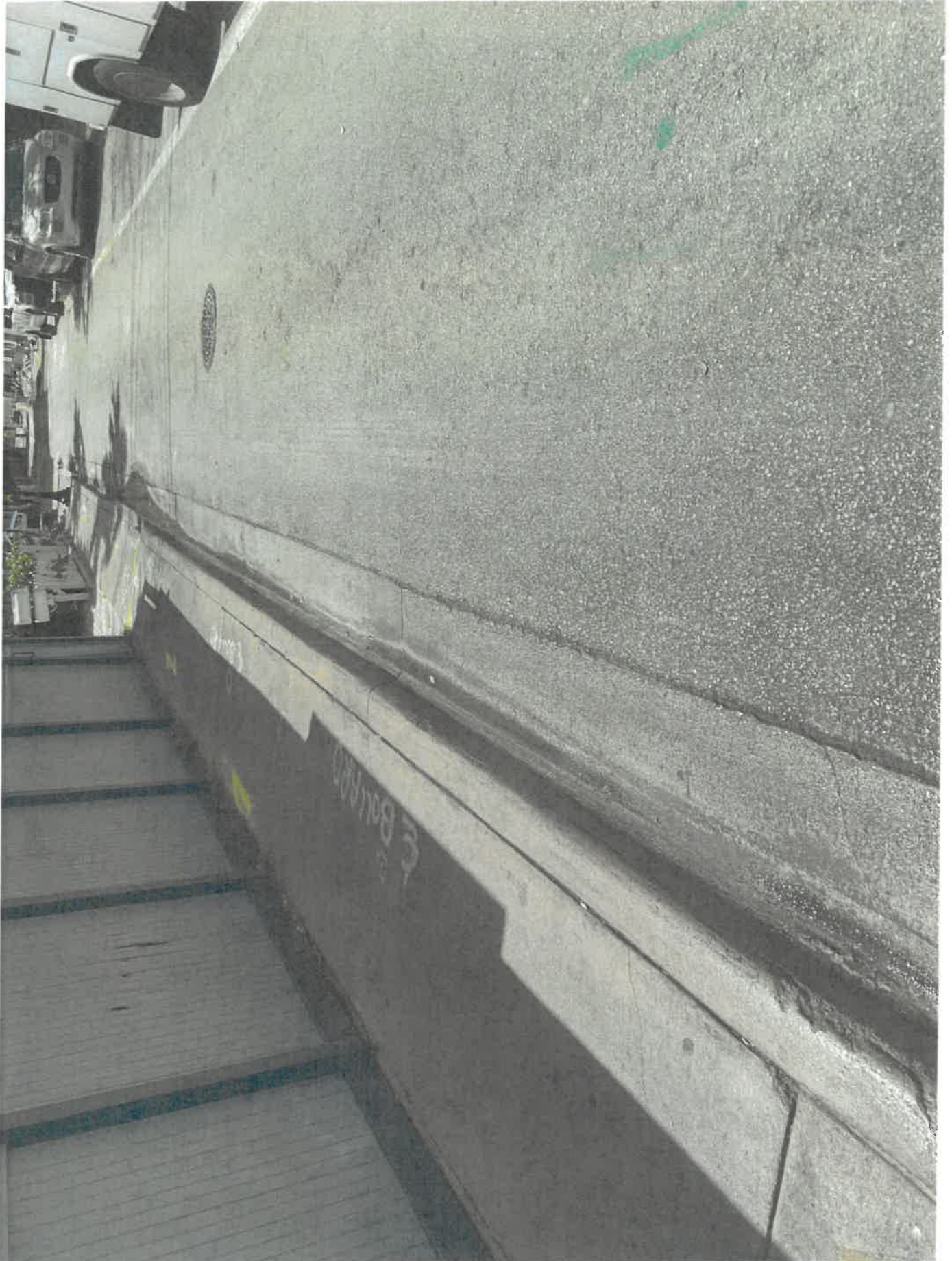
THE STATE OF FLORIDA  
CITY OF STUART

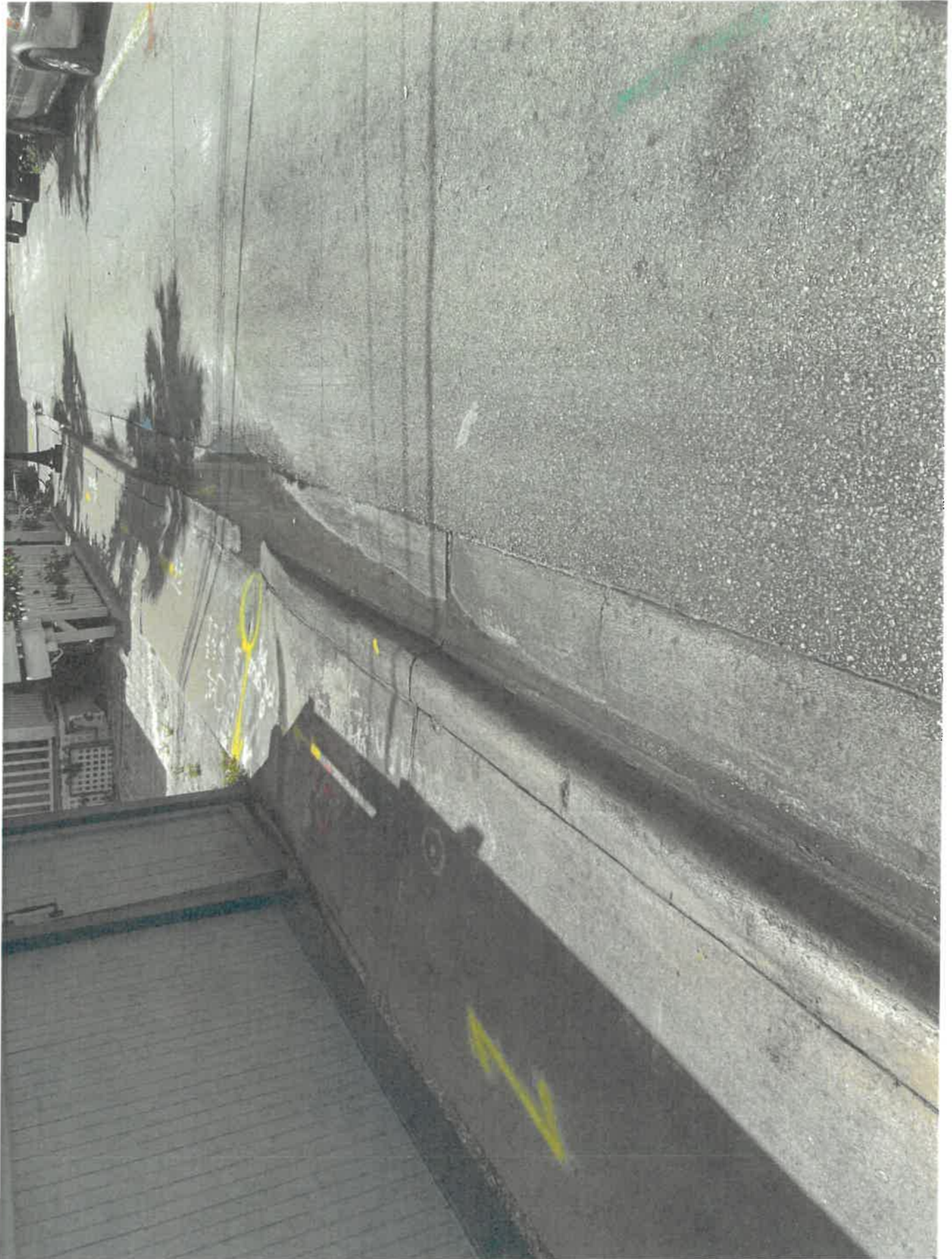
The foregoing instrument was acknowledged before me this   16<sup>th</sup>   day of   July  , 2025, by Robert Perez,  
Code Compliance Officer, who is personally known to me or who has produced a Florida driver's license as identification and who did/did not take an oath.



  
\_\_\_\_\_  
NOTARY PUBLIC State of Florida











# City of Stuart

## Code Enforcement

Case Number: CE25-010043

Property Owner: SUMMER SHORES LLC

Violation Address: 49 SW SEMINOLE STREET STUART, FL 34994

Parcel ID Number:053841004000000205

### AFFIDAVIT OF COMPLIANCE WITH FINES

I, Tamica Clinton Bush a Code Enforcement Officer for the City of Stuart, personally inspected the property with Jerry Thomas the Environmental Program Coordinator with the City of Stuart on October 1, 2025 and found said property **In Compliance**, with the Magistrate recorded order Book 3524 Page1081 Dated July 16, 2025 and the administrative fees of \$300 with fines accrued of \$1,300.00 and has **NOT** been paid.

Tamica Clinton-Bush  
Code Compliance Officer

STATE OF FLORIDA

COUNTY OF MARTIN

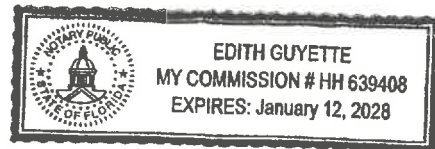
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 2nd day of October, 2025 by Tamica Clinton-Bush

Personally known or  Produced Identification

Type of identification produced: \_\_\_\_\_

Notary Seal

Notary Public, State of Florida, At Large





CITY OF STUART, FLORIDA  
 CODE ENFORCEMENT MAGISTRATE

Case No. CE25010043

CITY OF STUART, FLORIDA  
 Petitioner,

v.

SUMMER SHORES LLC  
 Respondent(s).

PCN# 05-38-41-004-000-00020-5

ORDER FINDING VIOLATION

THIS MATTER, having come before the Code Enforcement Magistrate on July 16<sup>th</sup>, 2025, and having heard the testimony of the parties, and having considered the evidence presented by the parties; and having been fully apprised of the circumstances, does find as follows:

FINDINGS OF FACT

1. The above Respondents are the owners of the property located at 49 SW Seminole Street, Stuart, Florida 34994, and legal description attached as Exhibit 1.
2. On June 4<sup>th</sup>, 2025, an inspection of the property was performed by a City of Stuart Code Inspector, and at that time, and continuing until the date of this hearing, the Respondents did maintain conditions on the property as cited in the Notice of Violation and Notice of Hearing, issued in this case.

CONCLUSIONS OF LAW

3. The Findings of Fact support, by a preponderance of the evidence, that Respondents have violated Sec. 10-61 Maintenance of Structures, and Sec. 42-233 Inspection of the City of Stuart Code of Ordinances, or other code cited.

COMPLIANCE

IT IS HEREBY ORDERED, that Respondents shall comply with the above code section as follows:

- A. On or before September 17<sup>th</sup>, 2025, Respondents shall come into compliance with the above cited Code section. Upon compliance the Respondent(s) shall request an inspection by contacting the City's Code Compliance Office at the address next below, or by calling (772) 278 0925. A request for inspection must be made for at least 1 day(s) prior to the requested inspection. If Respondent(s) fails to comply with the requirements of this subsection, there is hereby levied a fine in the amount of \$100.00 per day thereafter, for each and every day of non-compliance, and administrative costs in enforcing this action. Pursuant to city ordinance and Chapter 162, Florida Statutes, no further hearing shall be required for the entry of such fine and costs. In addition, all fines and costs become liens on the property of the Respondents.
- B. Should the Respondents come into compliance in accordance with this Order Finding Violation, and subsequently violate the same code section, such reoccurrence shall subject the Respondents to an administrative fine of up to \$500.00 per day for every day of violation.

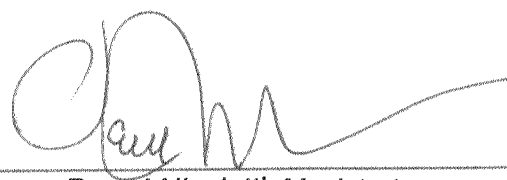
SUMMER SHORES LLC  
Order Finding Violation  
Case No. CE25010043  
Page 2 of 2

C. Respondents are assessed the costs of this action in the amount of \$300.00 as provided by law and shall pay the same to the City at 121 SW Flagler Avenue, Stuart, FL 34994, at the conclusion of this hearing. *OR OR BEFORE*

The City, its' agents, officers, and employees are authorized to enter the property during daylight hours to inspect and monitor compliance with this Order.

DONE AND ORDERED this 16<sup>th</sup> day of JULY.

*17 SEPTEMBER 2015*  
*PN*



Paul J Nicoletti, Magistrate

*CERTIFIED MAIL*

Copies furnished to the Parties, BY 7022333000098224319

**“Exhibit 1”**  
**Legal Description**

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

Case No. CE25010043

Address: 49 SW Seminole Street

Parcel No. 05-38-41-004-000-00020-5