



MAGISTRATE HEARING DOCKET

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

**FEBRUARY 18, 2026 AT 2:00 PM
COMMISSION CHAMBERS**

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

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

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

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

PLEDGE OF ALLEGIANCE

VIOLATION HEARINGS

- 1. CITY OF STUART VS DOLPHIN ESTATES TRUST 2015** Tamica Clinton-Bush
CASE NO: CV-25-32
ADDRESS OF VIOLATION: 526 SE Dolphin Dr.
CODE SECTION: 10-36 (FBC105.1), 8-2
DESCRIPTION OF VIOLATION: Permits required; work without permit,
Prohibited livestock
- 2. CITY OF STUART VS POTSDAM HOLDINGS LLC (COMPLIED)** Tamica Clinton-Bush
CASE NO: CV-25-20
ADDRESS OF VIOLATION: 48 SE OSCEOLA ST (308 SE DENVER)
CODE SECTION: SEC. 38-59
DESCRIPTION OF VIOLATION: Operating in the City of Stuart without
a Business Tax Receipt

3. **CITY OF STUART VS CEDAR POINTE PROPERTIES Tamica Clinton-Bush LLC (COMPLIED)**
CASE NO: CV-25-15
ADDRESS OF VIOLATION: 2389 SE Ocean Blvd
CODE SECTION: 10-36,105.1
DESCRIPTION OF VIOLATION: Permits Required; Work completed without permit

4. **CITY OF STUART VS TEUTOPOLIS INTERNATIONAL Tamica Clinton-Bush LLC (COMPLIED)**
CASE NO: CV-25-44
ADDRESS OF VIOLATION: 1525 NW FEDERAL HWY
CODE SECTION: 6.11.16
DESCRIPTION OF VIOLATION: PROHIBITED SIGNS

5. **CITY OF STUART VS PRCP-FL STUART HERITAGE BAY Tamica Clinton-Bush LLC (STIPULATION OF AGREEMENT)**
CASE NO: CV-25-25
ADDRESS OF VIOLATION: 2221 NW FEDERAL HWY STUART FL 34994
CODE SECTION: 10-68,10-36 (FBC105.1)
DESCRIPTION OF VIOLATION: FIRE SAFETY REQUIREMENTS FOR LOCATION FAILED WITH DEFICIENCIES
PERMIT REQUIRED FOR BDA SYSTEMS SHALL BE ISSUED AND COMPLETE A FINAL INSPECTION
(SYSTEM SPECIFICALLY DESIGNED TO ENSURE FIRST RESPONDERS MAINTAIN CLEAR COMMUNICATION)

6. **CITY OF STUART VS MCNAMARA 1991 FEDERAL Tamica Clinton-Bush LLC (STIPULATION OF AGREEMENT)**
CASE NO: CV-25-40
ADDRESS OF VIOLATION: 1991 SE Federal Hwy.
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.

7. **CITY OF STUART VS GARFIELD HUMPHREYS (STIPULATION OF AGREEMENT) Tamica Clinton-Bush**
CASE NO: CV-25-37
ADDRESS OF VIOLATION: 910 SE Ocean Ave.
CODE SECTION: 10-36 FBC105.1,10-69
DESCRIPTION OF VIOLATION: Permits Required; Work completed without permit, Motor Vehicle (recreational vehicle) Stored on unapproved surfaces

**8. CITY OF STUART VS ROYAL PALMS MOTEL VENTURES Tamica Clinton-Bush
LLC (STIPULATION OF AGREEMENT)**

CASE NO: CV-26-18 (CE24080009)

ADDRESS OF VIOLATION: 627 SE FEDERAL HWY STUART, FL
34994

CODE SECTION: SEC 10-36 FBC 105.1 WORK WITHOUT A PERMIT
SEC 8.03.01(A)(2) NON-CONFORMING USE

DESCRIPTION OF VIOLATION: SEC 10-36 FBC 105.1 WORK
WITHOUT A PERMIT

SEC 8.03.01(A)(2) NON-CONFORMING USE

ADJOURNMENT