



## 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](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 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**

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

**Meeting Date:** 2/18/2026

**Prepared by:** Tamica Clinton-Bush

**Title of Item:**

CITY OF STUART VS DOLPHIN ESTATES TRUST 2015

**Address:**

526 SE Dolphin Dr.

**Code Section:**

10-36 (FBC105.1), 8-2

**Description of Violation:**

Permits required; work without permit, Prohibited livestock

**Summary Explanation/Background Information:**

Completed structure in rear without a permit, Prohibited live stock of roosters and chickens

**ATTACHMENTS:**

1. NOTICE OF VIOLATION NOTICE OF HEARING
2. MARTIN COUNTY PROPERTY APPRAISER
3. CERTIFIED MAIL RTRN RCPT
4. PHOTOS
5. PROPERTY POSTING PHOTOS



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

Dolphin Estates Trust 2015  
708 SE OCEAN AVE  
STUART FL 34994

Case No. CV-25-32

Certified Receipt No 70153010000003464495

**NOTICE OF VIOLATION AND NOTICE OF HEARING**

January 28, 2026

Dolphin Estates Trust 2015  
526 Dolphin Drive  
Stuart FL 34994

**Parcel Control Number 033841023032000102**

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: City of Stuart Code Section: 10-36 FBC 105.1 Violations and penalties.** Any person, firm, corporation or agent who fails to comply with any provision of the code, or who shall erect, construct, alter, install, demolish or move any structure, electrical, gas, mechanical or plumbing system, or has erected, constructed, altered, repaired, moved or demolished a building, structure, electrical, gas, mechanical or plumbing system, in violation of a detailed statement or drawing submitted and permitted thereunder, shall be guilty of a municipal ordinance violation. Each such person shall be considered guilty of a separate offense for each and every day or portion thereof during which a violation of any of the provisions of the code is committed or continued. Upon conviction of any such violation such person shall be punished within the limits as provided by law and local ordinance. **Apply for and obtain an issued permit for installation of wooden structure in the rear of the property or remove.**
- 2. Violation Description/Corrective Action Required: Code Section: 8-2 Livestock prohibited.** (a) The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning: Livestock means any horse, mule, pony, fowl, jackass, cow, bull, steer, goat, sheep, pig, hog, or other domestic animal not customarily kept as a household pet.

(b) It shall be unlawful for any person to keep livestock in the city or to allow livestock to run at large within the city with the exception of domestic chickens (*Gallus domesticus*) being kept, harbored, raised, or maintained as accessory to a permitted urban farm subject to the restrictions contained in section 2.06.09 of the Stuart Land Development. **Remove all prohibited livestock roosters and chickens from the city limits.**

***Comply By: February 6, 2026***

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 February 6, 2026 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 18<sup>TH</sup> day of February 2026 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> 03-38-41-023-039-00090-0	<b>AIN</b> 20810	<b>Situs Address</b> 708 SE OCEAN AVE STUART FL	<b>Website Updated</b> 2/9/26
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## General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

<b>Property Owners</b> DOLPHIN ESTATES TRUST 2015	<b>Parcel ID</b> 03-38-41-023-039-00090-0	<b>Use Code/Property Class</b> 0100 - 0100 Single Family
<b>Mailing Address</b> RAYMOND RICE TTEE 708 SE OCEAN AVE STUART FL 34996	<b>Account Number</b> 20810	<b>Neighborhood</b> 333830 Kreuger Est Broad St Lucie Est
<b>Tax District</b> STUART	<b>Property Address</b> 708 SE OCEAN AVE STUART FL	<b>Legal Acres</b> 0.3168
	<b>Legal Description</b> BROADWAY, ST LUCIE ESTATES LOTS 9 & 10 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	\$ 168,300	\$ 376,310	\$ 544,610	\$ 56,963	\$ 487,647	\$ 50,722	\$ 436,925

*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> 4/27/16	<b>Grantor (Seller)</b> RAYMOND ELIOT-RICE REVOCABLE TRUST	<b>Doc Num</b> 2570310
<b>Sale Price</b> \$ 100	<b>Deed Type</b> Quit Claim Deed	<b>Book &amp; Page</b> <u>2848 2490</u>

Tracking Number:

70153010000003464495



Copy



Add to Informed Delivery

### Latest Update

Your item was delivered to an individual at the address pm on February 6, 2026 in STUART, FL 34996.

Get More Out of USPS Tracking:



USPS Tracking Plus®

### Text & Email Updates

### USPS Tracking Plus®

### Product Information

Track Another Package

Enter tracking or barcode numbers

7015 3010 0000 0346 4495

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# OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark  
Here

Postage

\$

Total Postage and Fees

\$

Sent To

Dalohn Estate Trust 2015

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

708 SE Ocean Ave

City, State, ZIP+4®

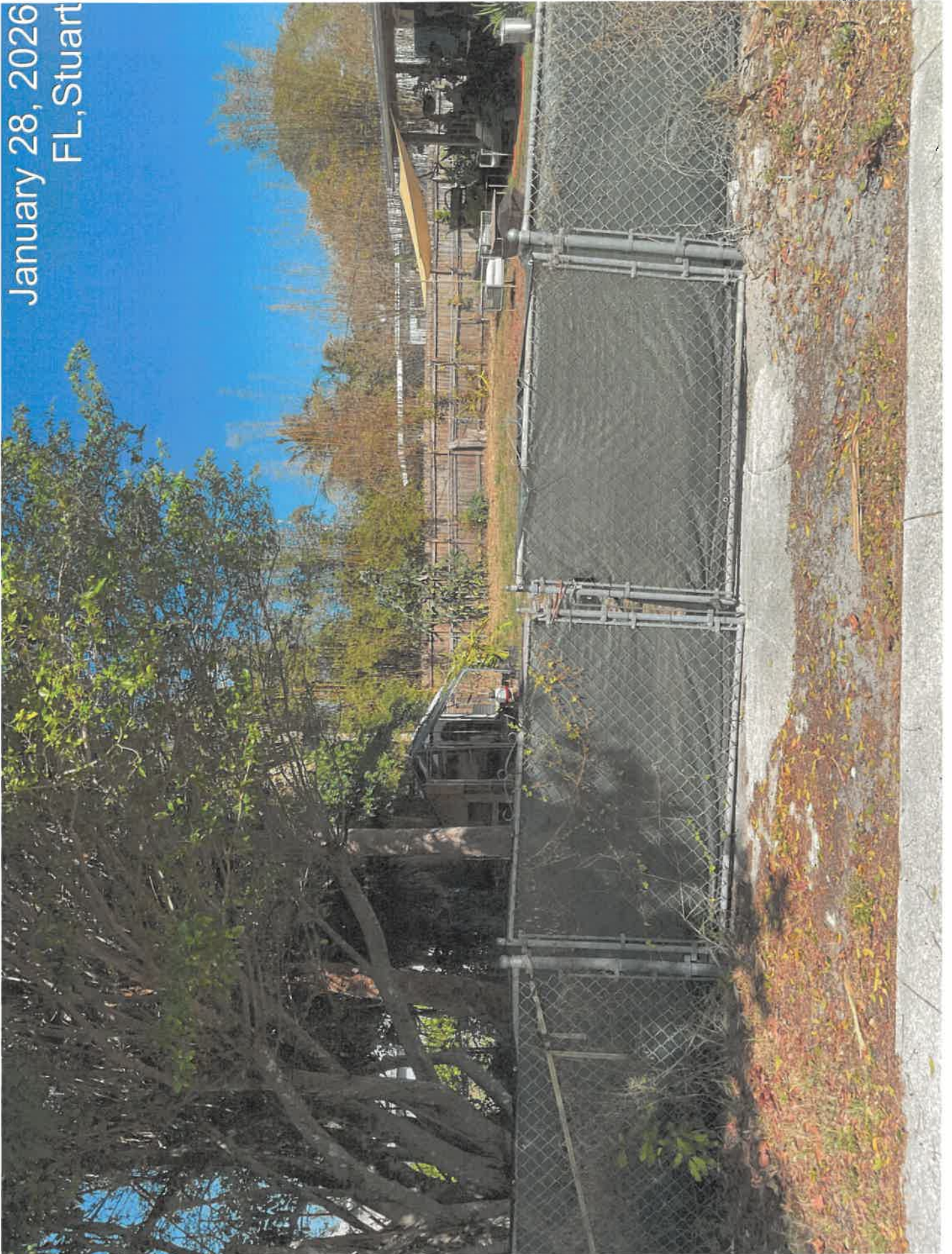
STUART FL 34994

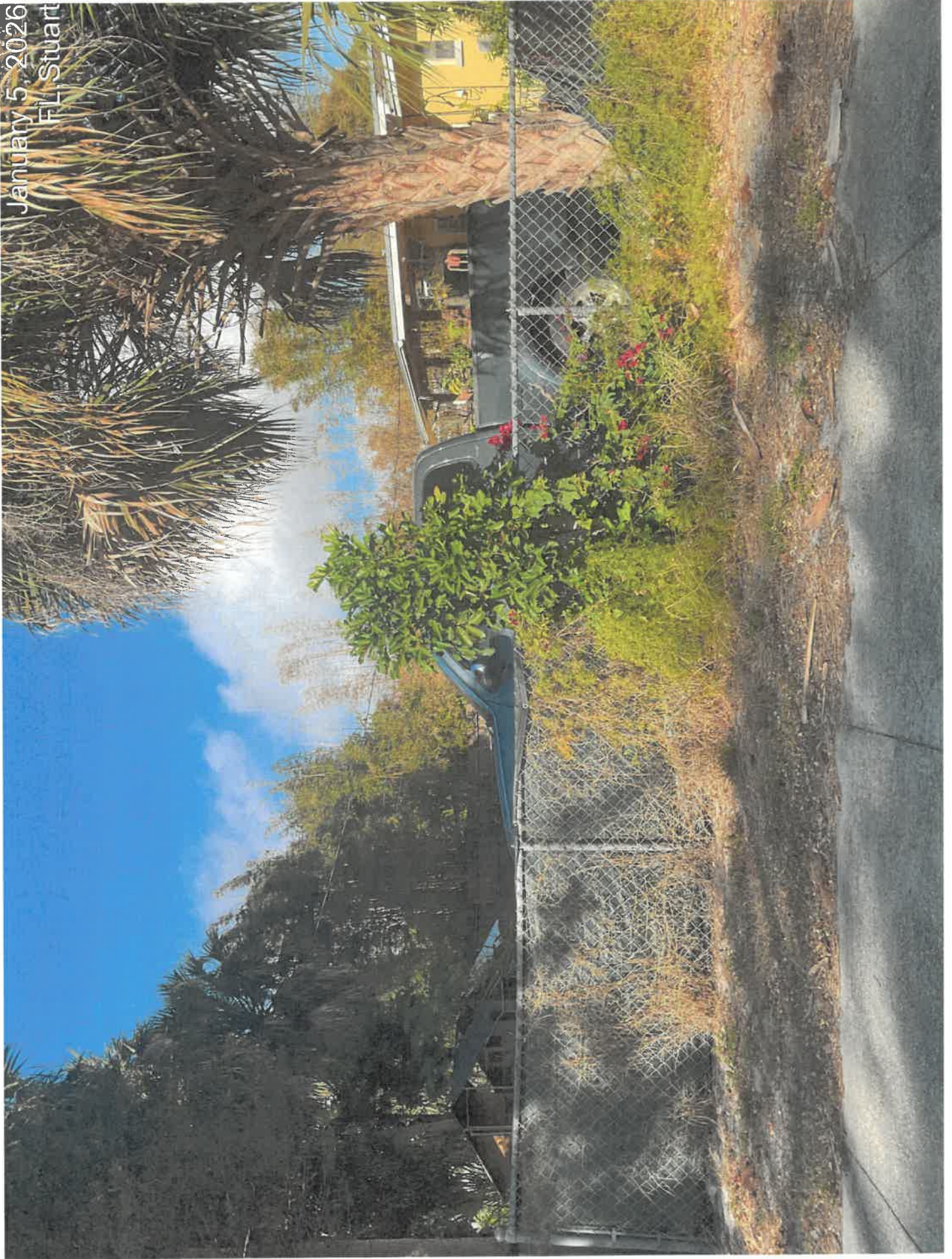
CV25-32

January 5, 2026  
FL, Stuart



January 28, 2026  
FL, Stuart





January 5, 2026  
FL Stuart

January 28, 2026  
FL, Stuart



January 28, 2026  
FL, Stuart





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

**Meeting Date:** 2/18/2026

**Prepared by:** Tamica Clinton-  
Bush

**Title of Item:**

CITY OF STUART VS POTSDAM HOLDINGS LLC (**COMPLIED**)

**Address:**

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

**Summary Explanation/Background Information:**

Operating in the City of Stuart without a Business Tax Receipt

**ATTACHMENTS:**

1. Notice of Violation Notice of Hearing 12-16-2025
2. Martin County Property Appraiser
3. Certified Mail Return Reciept



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

POTSDAM HOLDINGS LLC  
10 RIVERVIEW DR  
STUART FL 34996

Case No. CV-25-20

Certified Receipt No. 70153010000003459958

**NOTICE OF VIOLATION AND NOTICE OF HEARING**

December 16, 2025

Potsdam Holdings LLC  
48 SE Osceola Street (308 SE Denver Street)  
Stuart, FL 34994  
Parcel Control Number 043841006000001401

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: Delinquencies and Penalties. Pertinent Code Section(s):**  
**Sec 38-59-** (a) Any local business tax receipts not renewed when due and payable shall be considered delinquent and subject to a delinquency penalty of ten percent for the month of October, plus an additional five percent penalty for each month of delinquency thereafter until paid; provided that the total delinquency shall not exceed 25 percent of the tax for the delinquent establishment. (b) Any person engaging in or managing any business, occupation or profession without first obtaining a local business tax receipt, if required hereunder, shall be subject to a penalty of 25 percent of the tax determined to be due, in addition to any other penalty provided by law or ordinance. (c) Any person who engages in any business, occupation, or profession covered by this article who does not pay the required local business tax within 150 days after the initial notice of tax due, and who does not obtain the required receipt is subject to civil actions and penalties, including court costs, reasonable attorneys' fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to \$250.00.

(d) Payment of the local business tax shall be deemed to have occurred on the date of mailing, if mailed, or on the date payment is tendered to the department of administrative services, if delivered.(e) Any person who engages in any business, occupation, or profession covered by this article who does not obtain a local business tax receipt as required by this article shall be guilty of a municipal code violation and subject to the sanctions imposed by the code enforcement board. **Conducting Business within the City limits an Annual Business Tax Receipt is required Obtain a City of Stuart Obtain a City of Stuart Business Tax Receipt (BTR). Please Contact Business Tax.**

***Comply by: January 5, 2026***


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 January 5, 2026 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 21<sup>st</sup> day of January 2026 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.**

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

[← BACK TO SEARCH](#)

## Basic Info

<b>PIN</b> 04-38-41-006-000-00140-1	<b>AIN</b> 21357	<b>Situs Address</b> 48 SE OSCEOLA ST STUART FL	<b>Website Updated</b> 1/28/26
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## General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

**Property Owners**

POTSDAM HOLDINGS LLC

**Parcel ID**

04-38-41-006-000-00140-1

**Use Code/Property Class**

1800 - 1800 Off bldg non-prof mlt sty

**Mailing Address**

10 RIVERVIEW DR  
STUART FL 34996

**Account Number**

21357

**Neighborhood**

M2 M2-DOWNTOWN STUART

**Tax District**

STUART

**Property Address**

48 SE OSCEOLA ST STUART FL

**Legal Acres**

0.2112

**Legal Description**

HIGH SCHOOL, LOT 14 (LESS NLY 5' & ELY 3...

**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	\$ 288,070	\$ 122,160	\$ 410,230	\$ 38,819	\$ 371,411	\$ 0	\$ 371,411

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> 12/16/22	<b>Grantor (Seller)</b> GEARY CHARLES E TTEE	<b>Doc Num</b> 2995286
<b>Sale Price</b> \$ 100	<b>Deed Type</b> NC-Warranty Deed	<b>Book &amp; Page</b> <u>3352 443</u>

## Legal Description

HIGH SCHOOL, LOT 14 (LESS NLY 5' & ELY 3') & LOT 15 (LESS ELY 3')

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

7015 3010 0000 0345 9965

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

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

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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

CV-25-20

Sent To  
 Street and Apt. No., or PO Box No.  
 POTSDAM HOLDINGS LLC  
 10 RIVERVIEW DR.  
 City, State, ZIP+4®  
 STUART FL 34996

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)            Charles Grant</p> <p>C. Date of Delivery            12-22-25</p>												
<p>1. Article Addressed to:            Potsdam Holdings LLC            10 RIVERVIEW DR.            STUART FL 34996</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No            If YES, enter delivery address below:</p>												
<p>2. Article Number (Transfer from service label)            7015 3010 0000 0345 9965</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	
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<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™												
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery												
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<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
<input type="checkbox"/> Collect on Delivery Restricted Delivery													
<p>Barcode: 9590 9402 9686 5199 6210 48</p>	<p>CV-25-20</p>												

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

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

**Meeting Date:** 2/18/2026

**Prepared by:** Tamica Clinton-  
Bush

**Title of Item:**

CITY OF STUART VS CEDAR POINTE PROPERTIES LLC (COMPLIED)

**Address:**

2389 SE Ocean Blvd

**Code Section:**

10-36,105.1

**Description of Violation:**

Permits Required; Work completed without permit

**Summary Explanation/Background Information:**

Installation of grease trap prior to obtaining permits.

**ATTACHMENTS:**

1. Notice of Violation Notice of Hearing 12-22-2025
2. Martin County Property Appraiser
3. Sunbiz



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

CEDAR POINTE PROPERTIES LLC  
PO BOX 318  
MALVERNE NY 11565

Case No. CV-25-15

Certified Receipt No. 70153010000003459972

**NOTICE OF VIOLATION AND NOTICE OF HEARING**

December 22, 2025

Cedar Pointe Properties LLC  
2389 SE Ocean Blvd Stuart FL  
Parcel Control Number 02-38-41-000-000-00030-4

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: PERMIT REQUIRED FOR Grease Trap Installation (2761). Pertinent Code Section(s): Sec 10-36 FBC 105.1** – Any person, firm, corporation or agent who fails to comply with any provision of the code, or who shall erect, construct, alter, install, demolish or move any structure, electrical, gas, mechanical or plumbing system, or has erected, constructed, altered, repaired, moved or demolished a building, structure, electrical, gas, mechanical or plumbing system, in violation of a detailed statement or drawing submitted and permitted thereunder, shall be guilty of a separate offense for each and every day or position thereof during which a violation of any of the provisions of the ode is committed or continued. Upon conviction of any such violation such person shall be punished within the limits as provided by law and local ordinances. **PLEASE OBTAIN A VALID PERMIT FOR THE INSTALLATION OF GREASE TRAP**

*Comply By: JANUARY 9, 2026*

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 January 9, 2026 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 18<sup>th</sup> day of February 2026 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> 02-38-41-000-000-00030-4	<b>AIN</b> 17879	<b>Situs Address</b> 2389 SE OCEAN BLVD STUART FL	<b>Website Updated</b> 12/19/25
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## General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

**Property Owners**

CEDAR POINTE PROPERTIES  
LLC

**Parcel ID**

02-38-41-000-000-00030-4

**Use Code/Property Class**

1600 - 1600 Community shopping  
center

**Mailing Address**

PO BOX 318  
MALVERNE NY 11565

**Account Number**

17879

**Neighborhood**

M3E M3E-EAST STUART

**Tax District**

STUART

**Property Address**

2389 SE OCEAN BLVD STUART FL

**Legal Acres**

7.8358

**Legal Description**

NW1/4 OF SW1/4 N OF SR A1A (LESS E 261  
&...

**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	\$ 1,638,370	\$ 9,141,640	\$ 10,780,010	\$ 0	\$ 10,780,010	\$ 0	\$ 10,780,010

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

## Current Sale

**Sale Date**

11/18/09

**Grantor (Seller)**

CEDAR POINTE PLAZA, LLP

**Doc Num**

2179243

**Sale Price**

\$ 7,450,000

**Deed Type**

Special Warranty Deed

**Book & Page**

2423 0011

## Legal Description

NW1/4 OF SW1/4 N OF SR A1A (LESS E 261 & N 40 & LESS PARCEL ALG E/LN DESC IN OR 932/1571).. & STRIP ADJ TO W/LN LYING IN SEC 3 AS FOLLOWS BEG NW COR S ALG SECTION LN 202.88 TO A1A, NW ALG R/W 13.15, N 200.07, E 10.33 TO POB AS IN OR 1405/0207

*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  
CEDAR POINTE PROPERTIES, LLC

### Filing Information

**Document Number** L09000106901  
**FEI/EIN Number** 27-1272669  
**Date Filed** 11/05/2009  
**State** FL  
**Status** ACTIVE

### Principal Address

9950 S. OCEAN DRIVE #201  
JENSEN BEACH, FL 34957

Changed: 07/16/2024

### Mailing Address

POST OFFICE BOX 318  
MALVERNE, NY 11565

### Registered Agent Name & Address

RINDER, LEWIS  
700 COLORADO AVENUE  
STUART, FL 34994

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

MARTINO, JOHN  
POST OFFICE BOX 318  
MALVERNE, NY 11565

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2023	02/16/2023
2024	03/18/2024
2025	04/14/2025

### Document Images

<a href="#">04/14/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/18/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/16/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/09/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/07/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/04/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/11/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/12/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/24/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/07/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/24/2015 -- 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="#">04/13/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/14/2012 -- 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="#">04/24/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/05/2009 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

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

**Meeting Date:** 2/18/2026

**Prepared by:** Tamica Clinton-Bush

**Title of Item:**

CITY OF STUART VS TEUTOPOLIS INTERNATIONAL LLC (COMPLIED)

**Address:**

1525 NW FEDERAL HWY

**Code Section:**

6.11.16

**Description of Violation:**

PROHIBITED SIGNS

**Summary Explanation/Background Information:**

PROHIBITED SIGNS STORED ON PROPERTY/STRUCTURE

**ATTACHMENTS:**

1. NOTICE OF VIOLATION NOTICE OF HEARING 02.02.2026
2. COURTESY NOTICE
3. MARTIN COUNTY PROPERTY APPRAISER
4. PHOTO 01.02.2026
5. PHOTO 01.02.2026 (2)
6. SUNBIZ
7. CERTIFIED MAIL



## City of Stuart

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

TEUTOPOLIS INTERNATIONAL LLC  
18911 COLLINS AVE #2504  
SUNNY ISLES BEACH FL 33160

Case No. CV-25-44

Certified Receipt No 70153010000003464358

### NOTICE OF VIOLATION AND NOTICE OF HEARING

February 2, 2026

TEUTOPOLIS INTERNATIONAL LLC  
1525 NW FEDERAL HWY  
STUART FL 34994

Parcel Control Number 29-37-41-000-000-00041-6

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: PROHIBITED SIGNS. Pertinent City of Stuart Code Section(s): Sec 6.11.16** The following *signs*, or *sign* features, are *prohibited* within the City of Stuart; however, certain exceptions as noted herein are allowed. It shall be unlawful for any persons to erect *prohibited signs* or use *prohibited sign* features: A. Wind *signs*. B. Roof *signs*. C. Snipe *signs*. D. Banners and flags, not otherwise permitted herein. E. *Signs* confusing to vehicular drivers. F. Vehicular *signs*, except graphics applied or painted upon a vehicle. G. Waterborne *signs*. H. Private *signs* in public rights-of-way. I. Pole *signs*. J. Intermittent lighting, animation, moving or rotating *signs*, not including governmental traffic signals and devices. K. Balloons. L. Noise producing *signs*. M. Off-premises *signs*, except for banners as provided herein. N. Obscene *signs* as follows: A *sign* shall not exhibit thereon any lewd, lascivious, or obscene character or illustration, as the same may be defined by community standards and by law. O. Sidewalk *signs* and sandwich board sidewalk *signs*. Effective December 31, 2013. P. Electronic message units, not otherwise permitted herein. Q. Billboards, not otherwise permitted herein. This provision shall not apply to the three billboards that are the subject of a settlement agreement entered into by the city in 2009. R. Any *sign* not provided for or expressly permitted by this code is *prohibited*. **PLEASE REMOVE PROHIBITED SIGN/BANNERS POSITIONED ON THE FRONT OF THE BUILDING STRUCTURE. THIS SIGN IS NOT PERMITTED AND IS PROHIBITED.**

Please remit payments of \$100.00 to: City of Stuart Fire Department Attn: False Alarm Payments 800 SE Martin Luther King Jr. Blvd Stuart, FL 34994 Please include your account number and reference number from the violation notice to ensure proper processing. For questions, contact the City of Stuart Fire Department at (772) 287-1122.

*Comply By: February 6, 2026*

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 **February 6, 2026** 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 **18<sup>TH</sup> day of February 2026 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.



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



121 SW Flagler Dr. Stuart, FL 772-288-5325

December 8, 2025

## COURTESY NOTICE

Mailing Address:  
TEUTOPOLIS INTERNATIONAL LLC  
18911 COLLINS AVE  
SUNNY ISLES BEACH, FL 33160

Location of Violation:  
Parcel ID: 29374100000000416  
1525 NW FEDERAL HWY  
STUART, FL 34994

Dear Resident:

The City of Stuart is a great place to live and we strive to improve the quality of life and appearance of our neighborhoods.

Our Neighborhood Services Department works to keep the City safe and well maintained, and sometimes this requires our staff to issue a citation or violation that may include a fine. In an attempt to prevent that from occurring and to save you money, we are providing you with a **courtesy notice** that we will be sending you a violation letter to correct the listed issues.

We will re-inspect the property again after the compliance days have elapsed. If you have taken corrective action, you can disregard the violation letter. However, if this courtesy notice and the violation letter are ignored, further legal action may be taken against you.

We received a complaint from a citizen or observed that you have one or more of the following code violations:

Code/Section	Violation Title	Inspector Comments	Status	Days to Resolve
6.11.16	Prohibited Signs	Please discontinue placing/erecting all and any prohibited signs.	Unresolved	0

If you need help or questions on how to take care of the above item(s), please contact us at 772-288-5325 and ask for the Inspector reference case # **CV-25-44**, we are here to help.

**Tamica Clinton Bush**  
**Code Enforcement Officer**  
121 SW Flagler Ave | City of Stuart  
O:772-288-5325 | [tbush@stuartfl.gov](mailto:tbush@stuartfl.gov)



[← BACK TO SEARCH](#)

## Basic Info

<b>PIN</b> 29-37-41-000-00041-6	<b>AIN</b> 6765	<b>Situs Address</b> 1525 NW FEDERAL HWY STUART FL	<b>Website Updated</b> 2/2/26
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## General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

**Property Owners**

TEUTOPOLIS INTERNATIONAL LLC

**Parcel ID**

29-37-41-000-00041-6

**Use Code/Property Class**

1100 - 1100 STORES 1 STORY

**Mailing Address**

18911 COLLINS AVE #2504  
SUNNY ISLES BEACH FL 33160

**Account Number**

6765

**Neighborhood**

M1 M1-JENSEN/RIO/HI

**Tax District**

STUART

**Property Address**

1525 NW FEDERAL HWY STUART FL

**Legal Acres**

1.0285

**Legal Description**

BEG ON S/LN NE1/4 OF SW1/4 & E R/W US 1,...

**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	\$ 716,820	\$ 1,655,590	\$ 2,372,410	\$ 0	\$ 2,372,410	\$ 0	\$ 2,372,410

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

## Current Sale

**Sale Date**

1/16/24

**Grantor (Seller)**

1525 NW FEDERAL HWY LLC

**Doc Num**

3056211

**Sale Price**

\$ 2,857,000

**Deed Type**

Warranty Deed

**Book & Page**

[3418 1347](#)

## Legal Description

BEG ON S/LN NE1/4 OF SW1/4 & E R/W US 1, NWLY ALG R/W 250' FOR BEG, CONT 158.83', E 300.08', SELY 158.83' & W 300' TO POB

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

NESS

# STUART FURNITURE OUTLET

GOING ON

Get up to  
**\$5,000**  
today!

- In-store financing
- 0% financing
- 12.99% financing

1525

STUART FURNITURE OUTLET

Hours:  
Monday - Friday  
10:00 am - 7:00 pm  
Saturday  
10:00 am - 5:00 pm  
Sunday  
11:00 am - 6:00 pm

**SUPER  
Furniture  
SALE**

Stuart Furniture  
Up to  
**50%**  
OFF  
STOREWIDE  
FINANCING AVAILABLE

NESS

# STUART FURNITURE OUTLET

GOING ON

Get up to  
**\$5,000**  
today!

- No credit check
- No down payment
- No hidden fees

1525

STUART FURNITURE OUTLET

Hours:  
Monday - Friday  
10:00 am - 7:00 pm  
Saturday  
10:00 am - 5:00 pm  
Sunday  
11:00 am - 6:00 pm

**SUPER  
Furniture  
SALE**

Stuart Furniture  
Up to  
**50%**  
OFF  
**STOREWIDE**  
FINANCING AVAILABLE



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

## Detail by Entity Name

Foreign Limited Liability Company  
TEUTOPOLIS INTERNATIONAL LLC

### Filing Information

**Document Number** M24000015472  
**FEI/EIN Number** 32-0571520  
**Date Filed** 11/04/2024  
**State** DE  
**Status** ACTIVE

### Principal Address

18911 COLLINS AVE APT 907  
SUNNY ISLE BEACH, FL 33160

### Mailing Address

18911 COLLINS AVE APT 907  
SUNNY ISLE BEACH, FL 33160

### Registered Agent Name & Address

MARTHA L. MENDEZ, ESQ.  
2600 S. DOUGLAS RD, SUITE 506  
CORAL GABLES, FL 33134

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

OSCAR JAIME GONZALEZ QUIJANO  
18911 COLLINS AVE APT 907  
SUNNY ISLE BEACH, FL 33160

Title MGR

CALLE, LUZ S  
18911 COLLINS AVE APT 907  
SUNNY ISLE BEACH, FL 33160

### Annual Reports

Report Year	Filed Date
2025	08/08/2025

### Document Images

<a href="#">08/08/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/04/2024 -- Foreign Limited</a>	<a href="#">View image in PDF format</a>



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Postage \$	
Total Postage and Fees \$	
Sent To <i>CV 2544</i>	
Street and Apt. No., or PO Box No. <i>Martha Mendez E30</i> <i>2609 S. Douglas Rd. Ste 506</i> City, State, ZIP+4® <i>Orlando Gables FL 33134</i>	

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

7015 3010 0000 0346 4358

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Postage \$	
Total Postage and Fees \$	
Sent To <i>CV 25.44</i>	
Street and Apt. No., or PO Box No. <i>Metropolis International LLC</i> <i>12911 Collins Ave # 2504</i> City, State, ZIP+4® <i>Sunny Isles Beach FL 33160</i>	

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

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

**Meeting Date:** 2/18/2026

**Prepared by:** Tamica Clinton-Bush

**Title of Item:**

CITY OF STUART VS PRCP-FL STUART HERITAGE BAY LLC (STIPULATION OF AGREEMENT)

**Address:**

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)

**Summary Explanation/Background Information:**

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)

**ATTACHMENTS:**

1. NOTICE OF VIOLATION NOTICE OF HEARING AXIS ONE
2. MARTIN COUNTY PROPERTY APPRAISER
3. SUNBIZ
4. Axis one 12.3.2025
5. Axis One 4.25.2025
6. Axis one Fire Alarm
7. 2026-01-23\_Axis-One-Apts---Building-2\_SprinklerScan
8. CERTIFIED MAIL RETURN RECIEPT
9. REG. AGENT CERTIFIED MAIL RET. RECPT.
10. PROPERTY POSTING PHOTOS



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

PRCP-FL STUART HERITAGE BAY LLC  
 10455 RIVERSIDE DR #200  
 PALM BEACH GARDENS FL 33410

Case No. CV-25-25

Certified Receipt No 70153010000003464341

**NOTICE OF VIOLATION AND NOTICE OF HEARING**

January 29, 2026

PRCP-FL STUART HERITAGE BAY LLC  
 2221 NW FEDERAL HWY  
 STUART FL 34994

**Parcel Control Number 29-37-41-004-002-00050-0**

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: City of Stuart Code Section: 10-68 FIRE SAFETY REQUIREMENTS** (a) Generally. (1) Scope. The provisions of this chapter shall govern the minimum conditions and standards for fire safety relating to structures and exterior premises, including fire safety facilities and equipment to be provided, (2) Responsibility. The owner of the premises shall provide and maintain such fire safety facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises that do not comply the requirements of this chapter. (b) *Means of egress.* (1) *Generally.* A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the state fire prevention, NFPA-1, and 101 Life Safety Codes and NFPA standards. (2) *Aisles.* The required width of aisles in accordance with the state fire prevention code shall be unobstructed. (3) *Locked doors.* All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the state building code. (4) *Emergency escape openings.* Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.

(c) *Fire-resistance ratings.* (1) *Fire-resistance-rated assemblies.* The required fire-resistance rating of fire resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. (2) *Opening protectives.* Required opening protectives shall be maintained in an operative condition. All fire and smoke-stop doors shall be maintained in operable condition. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable. (d) *Fire protection systems.* (1) *Generally.* All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the state fire prevention code. (2) *Smoke alarms.* Shall be in compliance with the current state building code residential and state fire prevention code. **Comply with Stuart Fire Safety Requirements for location including passing a fire safety inspection with no deficiencies.**

**Violation Description/Corrective Action Required: City of Stuart Code Section: 10-36 FBC 105.1**

**Violations and penalties.** Any person, firm, corporation or agent who fails to comply with any provision of the code, or who shall erect, construct, alter, install, demolish or move any structure, electrical, gas, mechanical or plumbing system, or has erected, constructed, altered, repaired, moved or demolished a building, structure, electrical, gas, mechanical or plumbing system, in violation of a detailed statement or drawing submitted and permitted thereunder, shall be guilty of a municipal ordinance violation. Each such person shall be considered guilty of a separate offense for each and every day or portion thereof during which a violation of any of the provisions of the code is committed or continued. Upon conviction of any such violation such person shall be punished within the limits as provided by law and local ordinance. **Final Permit BP-25-1746 BDA Unit and Back up Battery.**

***Comply By: February 6, 2026***

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 February 6, 2026 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 18<sup>TH</sup> day of February 2026 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> 29-37-41-004-002-00050-0	<b>AIN</b> 1107123	<b>Situs Address</b> 2221 NW FEDERAL HWY STUART FL	<b>Website Updated</b> 1/30/26
--	-----------------------	---	-----------------------------------

## General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

**Property Owners**

PRCP-FL STUART HERITAGE BAY LLC

**Parcel ID**

29-37-41-004-002-00050-0

**Use Code/Property Class**

0300 - 0300 Multi family >=10 units

**Mailing Address**

10455 RIVERSIDE DR #200  
PALM BEACH GARDENS FL 33410

**Account Number**

1107123

**Neighborhood**

M1 M1-JENSEN/RIO/HI

**Tax District**

STUART

**Property Address**

2221 NW FEDERAL HWY STUART FL

**Legal Acres**

11.34

**Legal Description**

PROPOSED PH VIII PINEAPPLE PLANTATION PU...

**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	\$ 9,641,800	\$ 44,148,430	\$ 53,790,230	\$ 0	\$ 53,790,230	\$ 0	\$ 53,790,230

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

## Current Sale

**Sale Date**

3/25/22

**Grantor (Seller)**

BELMONT NAVY INVESTMENTS LLC

**Doc Num**

2951611

**Sale Price**

\$ 100

**Deed Type**

NC-Special Warrantly Deed

**Book & Page**

3303 1194

## Legal Description

PROPOSED PH VIII PINEAPPLE PLANTATION PUD - BEING PORTIONS OF LOTS 5 6 & 8 BLK 2 SEC 29 ST LUCIE GARDENS DESC AS FOLLOWS: BEG NW COR LOT 6, ELY 600.02', S 368.72 TO W/LN LINE OF PINEAPPLE PLANTATION PLAT III, CURVE SLY ALG SD W/LN 91.19', 451.16' & 110.38, SW 47.17', W 275.25' TO E R/W US 1, NW ALG R/W 349.23', E 60.16' & N 665.74' TO POB. CONTAINING 11.34 ACRES M/L PER OR 2485/617.

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  
 PRCP-FL STUART HERITAGE BAY, LLC

Filing Information

**Document Number** M22000004289  
**FEI/EIN Number** 88-1049903  
**Date Filed** 03/22/2022  
**State** DE  
**Status** ACTIVE

Principal Address

10455 RIVERSIDE DRIVE, STE 200  
 PALM BCH GARDENS, FL 33410

Mailing Address

10455 RIVERSIDE DRIVE, STE 200  
 PALM BCH GARDENS, FL 33410

Registered Agent Name & Address

Swencki, Kathleen  
 10455 RIVERSIDE DRIVE, STE 200  
 PALM BCH GARDENS, FL 33410

Name Changed: 02/15/2023

Authorized Person(s) Detail

**Name & Address**

Title AMBR

KHOURY, DAVID N  
 10455 RIVERSIDE DRIVE, STE 200  
 PALM BCH GARDENS, FL 33410

Title AMBR

BANKS, GEORGE W  
 10455 RIVERSIDE DRIVE, STE 200  
 PALM BCH GARDENS, FL 33410

Annual Reports

Report Year	Filed Date
2024	01/19/2024
2025	02/03/2025
2026	01/20/2026

Document Images

<a href="#">01/20/2026 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/03/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/19/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/15/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/22/2022 -- Foreign Limited</a>	<a href="#">View image in PDF format</a>

# Inspection Report

**Inspection:** Fire Inspection

**Inspector:** Capri Sellitti

**Inspection Date:** Dec 3, 2025

**Record:** Stuart Fire Safety Inspection #FS-25-180

**Location:** 2221 NW FEDERAL HWY, STUART, FL 34994

**Applicant:** Nikki Smith Wynn

## Fire - BTR/Fire Safety Inspection

**Overall Result:** Fail

### Overall Remarks:

For the following fire doors, these are the doors that did not fully self-close. Remember no altering can be done with the fire doors. Adjustments can be made with the carpets and floors impeding the doors from closing. Also, upon our reinspection, exposed wiring was noticed on the exterior of the building. An emergency light needs to be replaced, it is broken in the stairwell.

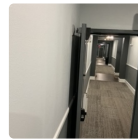
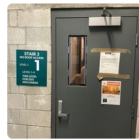
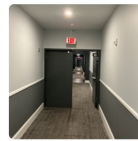
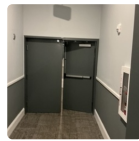
Building 1 1st FI Stair 3.

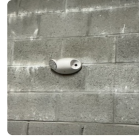
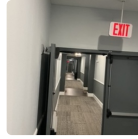
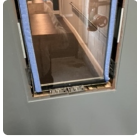
Building 1 1st FI near 1129

Building 2 4th FI near 2440.

Building 2 2nd FI near 2223.

Building 2 2nd FI near 2212.





City of Stuart, 121 SW Flagler Ave, Stuart, FL 34994

# Inspection Report

**Inspection:** Fire Inspection

**Inspector:** Capri Sellitti

**Inspection Date:** Apr 24, 2025

**Record:** Stuart Fire Safety Inspection #FS-25-180

**Location:** 2221 NW FEDERAL HWY, STUART, FL 34994

**Applicant:** Nikki Smith Wynn

## Fire - BTR/Fire Safety Inspection

**Overall Result:** Fail

**Overall Remarks:**

Will come back in two weeks for reinspection.

## Checklist:

### NFPA 10

Fire Extinguishers - Size/Type/Coverage, Annual inspection tag, Mounted/Height.

**Result:** Fail

**Remarks:**

- Fire extinguisher need to be serviced by Unit 1115 - Mount fire extinguisher



### NFPA 25

Sprinkler Systems - NFPA 25 inspections/riser tagged, NFPA 25 TCE uploads, Coverage compliance/valves open, FDC/clearance/address, Spare heads/wrench/sprinkler guards, Clearance (heads 18"), Fire pump/stand pipe, Backflow preventer/clearance, Private fire hydrants.

**Result:** Pass

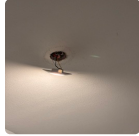
## NFPA 70

Electrical – Panels/Meters clear of obstructions, Proper covers/voids in panel, Panel clearly labeled, Wiring in conduit, Multi-plug adapters/extension cords.

**Result:** Fail

**Remarks:**

- repair ceiling light first floor hallway by FACP – Properly label Electrical rooms – Provide Junction plate cover near 1123



## NFPA 72

Fire Alarm Systems – System tagged/as built/manuals, NFPA 72 TCE uploads, Smoke/heat detectors, Duct detector/remote test, Horn strobe 80", Remote annunciator, Breaker lock.

**Result:** Fail

**Remarks:**

- Repair BDA deficiencies for building 1 and building 2

## NFPA 80

Fire door and window assemblies tested annually by a qualified person

**Result:** Fail

**Remarks:**

- Provide fire door inspection log

## NFPA 96

Hood Extinguishing System – Semi-annual inspections/TCE, Nozzle coverage, Gas/electric shutoff with sign, Exhaust fans operational/labeled, K-class extinguishers, Clean grease filters and ducts.

**Result:** Not Observed

## NFPA 101

Egress – Exits clear of obstructions, Exit signs, Emergency lighting, Sufficient exits/size, Proper hardware/thumb latch.

**Result:** Fail

**Remarks:**

- Provide documentation for the exit light and emergency light inspection.

## NFPA 101

General - Correct address posted/rear, Occupant load posted, Flammable storage, Housekeeping (general), NFPA 704M Labeling, Knox Box.

**Result:** Fail

**Remarks:**

- electrical room, mechanical room and all other utilities rooms need to be properly labeled and provide key for access.

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



**Fire Alarm - Contractor of Record:**

ADT COMMERCIAL LLC  
(772) 324-5143  
jeffreybeckford@everonsolutions.com

January 30, 2026

NIKI SMITH-WYNN  
AXIS ONE  
2221 NW FEDERAL HWY  
STUART, FL 34994-9399

**RE: Fire Alarm Deficiencies Found - 2221 NW FEDERAL HWY BLDG 2, STUART, FL 34994-9399**

Dear Building Occupant/Owner:

A recent inspection of your **Fire Alarm** at **2221 NW FEDERAL HWY BLDG 2, STUART, FL 34994-9399** on January 23, 2026 by ADT COMMERCIAL LLC revealed the violations listed below.

This notice is an ORDER TO COMPLY. Your failure to comply with this notice before re-inspection (30 days from date of letter) may make you liable for the penalties provided for by law for such violation(s).

**Deficiencies**

Deficiencies Found:

3 Horn 1st Unit 2105 Building #2 82197634 No Access, No key.

Deficiencies Found:

4 Horn 1st Unit 2105 Building #2 82197635 No Access, No key.

Deficiencies Found:

5 Horn 2nd Unit 2211 Building #2 Defective 82198006 Bedroom to the left  
once unit is entered speaker did not function

Deficiencies Found:

6 Horn 2nd Unit 2229 Building #2 82198045 No access , no Key.

Deficiencies Found:

7 Horn 2nd Unit 2229 Building #2 82198046 No access , No key.

Deficiencies Found:

RN 8617446 NID 11332112

8 Horn 2nd Unit 2229 Building #2 82198047 No access , No key.

Deficiencies Found:

9 Horn 2nd Unit 2248 Building #2 Defective 89073954 Living room  
speaker did not function.

Deficiencies Found:

10 Horn 3rd Unit 2311 Building #2 82197899 No access , big Dog Owner  
not home.

Deficiencies Found:

11 Horn 3rd Unit 2311 Building #2 82197900 No access , big Dog Owner  
not home

Deficiencies Found:

12 Horn 3rd Unit 2311 Building #2 82197901 No access , Big Dog Owner  
not home

Deficiencies Found:

1 Horn 1st Unit 2105 Building #2 82197632 No access , No key.

Deficiencies Found:

2 Horn 1st Unit 2105 Building #2 82197633 No access , No key.

Deficiencies Found:

13 Horn 3rd Unit 2316 Building #2 Defective 82197914 Master bedroom  
speaker Did not function

Deficiencies Found:

14 Horn 3rd Unit 2342 Building #2 82197969 No access , owner said she  
had the Flu .

Deficiencies Found:

15 Horn 3rd Unit 2342 Building #2 82197970 No access , owner said she

had the fl

Deficiencies Found:

16 Horn 3rd Unit 2342 Building #2 82197971 No access , owner said she had the flu.

Deficiencies Found:

17 Horn 4th Unit 2422 Building #2 82197832 No access , no key

Deficiencies Found:

18 Horn 4th Unit 2422 Building #2 82197833 No access , no key .

Deficiencies Found:

19 Horn 4th Unit 2437 Building #2 82197799 No access , big dog owner not home .

Deficiencies Found:

20 Horn 4th Unit 2437 Building #2 82197800 No access , big Dog Owner not home

Deficiencies Found:

21 Horn 4th Unit 2437 Building #2 82197801 No access , big Dog Owner not home .

**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** or via email at **support@mybrycer.com**.

Sincerely Yours in Life & Fire Safety,



VINCE FELICIONE  
Fire Chief  
STUART FIRE RESCUE



# 2026



## Axis One Apts - Building 2

2221 NW Federal Highway

Building 2

Stuart, FL 34996

772-405-8022

**Building Contact:** Brenda collado  
**Title:** Contact

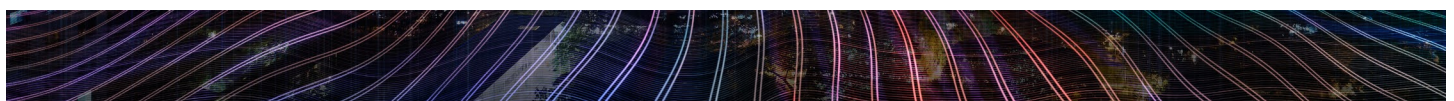
**Company:** Everon  
**Contact:** Blake Warner  
**Title:** Inspector

**Annual Inspection**

**Inspection Date: Jan 23, 2026**

### Tested to NFPA 25 Standards

This Inspection was performed in accordance with applicable 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.



# EXECUTIVE SUMMARY

Generated by: BuildingReports.com

## Building Information

<b>Axis One Apts - Building 2</b> 2221 NW Federal Highway Building 2 Stuart, FL 34996 United States of America	<b>Contact:</b> Brenda collado
	<b>Phone:</b> 772-692-9808
	<b>Fax:</b>
	<b>Mobile:</b>
	<b>Email:</b>

## Inspection Performed By

<b>Everon</b> 5701 Village Blvd West Palm Beach, FL 33407 United States of America	<b>Inspector:</b> Blake Warner
	<b>Phone:</b> (772) 232-2001
	<b>Fax:</b>
	<b>Mobile:</b>
	<b>Email:</b> blakewarner@everonsolutions.com

## System Control Unit

System Type	System Location	Protected Area	Devices
Standpipe	Building-2	Floors-1	7
Standpipe	Building-2	Floors-2	4
Standpipe	Building-2	Floors-3	4
Standpipe	Building-2	Floors-4	5
Wet Pipe	Building-2	Floors-1	32
Wet Pipe	Building-2	Floors-2	9
Wet Pipe	Building-2	Floors-3	9
Wet Pipe	Building-2	Floors-4	9

## Monitoring

<b>Company:</b> Everon Solutions	<b>Phone:</b> 855-283-2666	<b>Account #:</b> STL0020523
----------------------------------	----------------------------	------------------------------

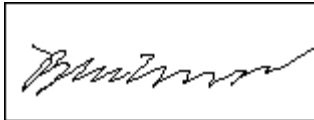
## Inspection Summary

Category	Total Items		Serviced		Passed		Failed/Other	
	Qty	%	Qty	%	Qty	%	Qty	%
Alarm	8	10.13%	8	100.00%	8	100.00%	0	0.00%
Device	8	10.13%	8	100.00%	0	0.00%	8	100.00%
Hose	17	21.52%	17	100.00%	17	100.00%	0	0.00%
Sprinkler	17	21.52%	17	100.00%	16	94.12%	1	5.88%
Valve	29	36.71%	29	100.00%	29	100.00%	0	0.00%
<b>Totals</b>	<b>79</b>	<b>100%</b>	<b>79</b>	<b>100.00%</b>	<b>70</b>	<b>88.61%</b>	<b>9</b>	<b>11.39%</b>

## Certification

**Company:** Everon

**Inspector:** Blake Warner



**Signed:** Jan 23, 2026

**Building:** Axis One Apts - Building 2

**Contact:** Brenda collado

# DISCREPANCY REPORT

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

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.

**Building:** Axis One Apts - Building 2

## Items listed for Recall or Replacement/Upgrade

Device Type	Manufacturer	Model Number	Date	Qty
-------------	--------------	--------------	------	-----

No recalled items found during this inspection.

## Discrepancies

ScanID	Location	Problem	Reference
--------	----------	---------	-----------

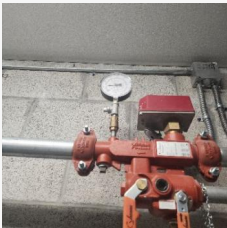
### BUILDING-2 WET PIPE, FLOORS-1

#### Gauge

76540828	1st Southeast Stair 7 BLDG 2	Date Expired	NFPA25 13.2.7.2
----------	------------------------------	--------------	-----------------



76540802	1st Southwest Stair 4 Dated 2020 on a 3 way BLDG 2	Date Expired	NFPA25 13.2.7.2
----------	--	--------------	-----------------



#### Piping

76540986	All Areas BLDG 2	Needs 5 Yr. Service	NFPA25 14.2.1.1
----------	------------------	---------------------	-----------------

ScanID	Location	Problem	Reference
--------	----------	---------	-----------

**BUILDING-2 WET PIPE, FLOORS-1** (continued)

**Piping** (continued)



**BUILDING-2 WET PIPE, FLOORS-2**

**Gauge**

76540834	2nd Southeast Stair 7 BLDG 2	Date Expired	NFPA25 13.2.7.2
----------	------------------------------	--------------	-----------------



76540809	2nd Southwest Stair 4 BLDG 2	Date Expired	NFPA25 13.2.7.2
----------	------------------------------	--------------	-----------------



ScanID	Location	Problem	Reference
--------	----------	---------	-----------

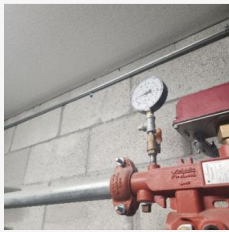
**BUILDING-2 WET PIPE, FLOORS-3**

**Gauge**

76540837	3rd Southeast Stair 7 BLDG 2	Date Expired	NFPA25 13.2.7.2
----------	------------------------------	--------------	-----------------



76540815	3rd Southwest Stair 4 BLDG 2	Date Expired	NFPA25 13.2.7.2
----------	------------------------------	--------------	-----------------



**BUILDING-2 WET PIPE, FLOORS-4**

**Gauge**

76540843	4th Southeast Stair 7 Dated 2021 on a 3 Way	Date Expired	NFPA25 13.2.7.2
----------	---	--------------	-----------------



76540821	4th Southwest Stair 4 BLDG 2	Date Expired	NFPA25 13.2.7.2
----------	------------------------------	--------------	-----------------



**Code References**

<b>NFPA25 13.2.7.2</b>	Gauges shall be replaced every 5 years or tested every 5 years by comparison with a calibrated gauge.
------------------------	---

**NFPA25 14.2.1.1**

An assessment of the internal condition of piping shall be conducted at a minimum of every 5 years for the purpose of inspecting for the presence of foreign organic and inorganic material.

# PROPOSED SOLUTIONS REPORT

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

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.

## Building: Axis One Apts - Building 2

ScanID	Location	Solution	Model #	Cost	Fix
<b>BUILDING-2 WET PIPE, FLOORS-1</b>					
<b>Gauge</b>					
76540828	1st Southeast Stair 7 BLDG 2	Replace		T/M	<input type="checkbox"/>
76540802	1st Southwest Stair 4 Dated 2020 on a 3 way BLDG 2	Replace		T/M	<input type="checkbox"/>
<b>Piping</b>					
76540986	All Areas BLDG 2	Correct		T/M	<input type="checkbox"/>
<b>BUILDING-2 WET PIPE, FLOORS-2</b>					
<b>Gauge</b>					
76540834	2nd Southeast Stair 7 BLDG 2	Replace		T/M	<input type="checkbox"/>
76540809	2nd Southwest Stair 4 BLDG 2	Replace		T/M	<input type="checkbox"/>
<b>BUILDING-2 WET PIPE, FLOORS-3</b>					
<b>Gauge</b>					
76540837	3rd Southeast Stair 7 BLDG 2	Replace		T/M	<input type="checkbox"/>
76540815	3rd Southwest Stair 4 BLDG 2	Replace		T/M	<input type="checkbox"/>
<b>BUILDING-2 WET PIPE, FLOORS-4</b>					
<b>Gauge</b>					
76540843	4th Southeast Stair 7 Dated 2021 on a 3 Way	Replace		T/M	<input type="checkbox"/>
76540821	4th Southwest Stair 4 BLDG 2	Replace		T/M	<input type="checkbox"/>
		<b>Customer WO/PO #:</b> (none)	<b>Internal WO/PO #:</b> (none)	<b>Total: T/M</b>	

# NOTES & RECOMMENDATIONS

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

The Notes & Recommendations Report details additional inspection notes made by the Inspectors during the course of the building inspection. Notes are grouped by Category.

## General Note

2422 no access  
2437 no access  
2342 no access  
2311 no access

## Building: Axis One Apts - Building 2

Note	Device Type	Location	Comment	ScanID
<b>DEVICE</b>				
1	Gauge	1st Southeast Stair 7 BLDG 2	Date Expired	76540828
Pressure gauge is older than 5 years.				
Recommend replacing				
2	Gauge	1st Southwest Stair 4 Dated 2020 on a 3 way BLDG 2	Date Expired	76540802
Pressure gauge is older than 5 years.				
Recommend replacing				
3	Gauge	2nd Southeast Stair 7 BLDG 2	Date Expired	76540834
Pressure gauge is older than 5 years.				
Recommend replacing				
4	Gauge	2nd Southwest Stair 4 BLDG 2	Date Expired	76540809
Pressure gauge is older than 5 years.				
Recommend replacing				
5	Gauge	3rd Southeast Stair 7 BLDG 2	Date Expired	76540837
Pressure gauge is older than 5 years.				
Recommend replacing				

Note	Device Type	Location	Comment	ScanID
<b>DEVICE</b> (continued)				
6	Gauge	3rd Southwest Stair 4 BLDG 2	Date Expired	76540815
Pressure gauge is older than 5 years.				
Recommend replacing				
7	Gauge	4th Southeast Stair 7 Dated 2021 on a 3 Way	Date Expired	76540843
Pressure gauge is older than 5 years.				
Recommend replacing				
8	Gauge	4th Southwest Stair 4 BLDG 2	Date Expired	76540821
Pressure gauge is older than 5 years.				
Recommend replacing				
<b>SPRINKLER</b>				
9	Piping	All Areas BLDG 2	Needs 5 Yr. Service	76540986
Building is older than 5 years.				
No documentation on site showing a current 5-year internal inspection.				
Recommend having the 5-year internal performed.				

# INSPECTION & TESTING

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

The Inspection & 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 & date at which testing occurred.

## Building: Axis One Apts - Building 2

Device Type	Location	Service	Time	Date
<b>PASSED</b>				
<b>Building-2 Standpipe, Floors-1</b>				
Check Valve	Water Room West Exterior FDC BLDG 2	Inspected	11:14:50 AM	01/23/2026
Fire Dep't Connection	Parking West Exterior BLDG 2	Tested	11:13:57 AM	01/23/2026
Hose Connection	1st East Stair 6 BLDG 2	Tested	11:06:09 AM	01/23/2026
Hose Connection	1st Southeast Stair 7 BLDG 2	Tested	1:56:15 PM	01/22/2026
Hose Connection	1st Southwest Stair 4 BLDG 2	Tested	2:06:38 PM	01/22/2026
Hose Connection	1st West Stair 5 BLDG 2	Tested	11:03:06 AM	01/23/2026
Signage	Parking West Exterior BLDG 2	Inspected	11:15:01 AM	01/23/2026
<b>Building-2 Standpipe, Floors-2</b>				
Hose Connection	2nd East Stair 6 BLDG 2	Tested	11:05:46 AM	01/23/2026
Hose Connection	2nd Southeast Stair 7 BLDG 2	Tested	1:54:32 PM	01/22/2026
Hose Connection	2nd Southwest Stair 4 BLDG 2	Tested	2:04:24 PM	01/22/2026
Hose Connection	2nd West Stair 5 BLDG 2	Tested	11:02:48 AM	01/23/2026
<b>Building-2 Standpipe, Floors-3</b>				
Hose Connection	3rd East Stair 6 BLDG 2	Tested	11:05:14 AM	01/23/2026
Hose Connection	3rd East Stair 7 BLDG 2	Tested	1:51:28 PM	01/22/2026
Hose Connection	3rd Southwest Stair 4 BLDG 2	Tested	2:02:23 PM	01/22/2026
Hose Connection	3rd West Stair 5 BLDG 2	Tested	11:02:23 AM	01/23/2026
<b>Building-2 Standpipe, Floors-4</b>				
Check Valve	4th East Stair 7 BLDG 2	Inspected	11:09:00 AM	01/23/2026

Device Type	Location	Service	Time	Date
<b>PASSED</b> (continued)				
<b>Building-2 Standpipe, Floors-4</b> (continued)				
Hose Connection	4th East Stair 6 BLDG 2	Tested	11:04:56 AM	01/23/2026
Hose Connection	4th East Stair 7 BLDG 2	Tested	11:08:47 AM	01/23/2026
Hose Connection	4th Southwest Stair 4 BLDG 2	Tested	2:00:00 PM	01/22/2026
Hose Connection	4th West Stair 5 BLDG 2	Tested	11:02:05 AM	01/23/2026
<b>Building-2 Wet Pipe, Floors-1</b>				
Check Valve	1st Southwest Stair 4 BLDG 2	Inspected	10:58:04 AM	01/23/2026
Check Valve	1st Southwest Stair 7 BLDG 2	Inspected	11:10:35 AM	01/23/2026
Check Valve	2nd Southwest Stair 4 BLDG 2	Inspected	10:58:53 AM	01/23/2026
Check Valve	2nd Southwest Stair 7 BLDG 2	Inspected	11:10:10 AM	01/23/2026
Check Valve	3rd Southwest Stair 4 BLDG 2	Inspected	11:00:17 AM	01/23/2026
Check Valve	3rd Southwest Stair 7 BLDG 2	Inspected	11:09:52 AM	01/23/2026
Check Valve	4th Southwest Stair 4 BLDG 2	Inspected	11:00:49 AM	01/23/2026
Control Valve	1st East Stair 6 BLDG 2	Tested	11:06:41 AM	01/23/2026
Control Valve	1st Southeast Stair 7 BLDG 2	Tested	1:56:28 PM	01/22/2026
Control Valve	1st Southeast Stair 7 BLDG 2	Tested	1:57:58 PM	01/22/2026
Control Valve	1st Southwest Stair 4 BLDG 2	Tested	2:06:42 PM	01/22/2026
Control Valve	1st Southwest Stair 4 BLDG 2	Tested	2:06:51 PM	01/22/2026
Control Valve	1st West Stair 5 BLDG 2	Tested	2:08:07 PM	01/22/2026
Fast Response	All Areas All visible sprinklers BLDG 2	Inspected from Floor	11:16:14 AM	01/23/2026
Fast Response	All Areas All visible sprinklers BLDG 2	Inspected from Floor	11:17:27 AM	01/23/2026
Fast Response	All Areas All visible sprinklers BLDG 2	Inspected from Floor	11:18:04 AM	01/23/2026
Fast Response	All Areas all visible sprinklers BLDG 2	Inspected from Floor	11:16:51 AM	01/23/2026
Inspector's Test	1st Southeast Stair 7 Test & Drain BLDG 2	Tested	1:57:48 PM	01/22/2026

Device Type	Location	Service	Time	Date
<b>PASSED</b> (continued)				
<b>Building-2 Wet Pipe, Floors-1</b> (continued)				
Inspector's Test	1st Southwest Stair 4 Test & Drain BLDG 2	Tested	2:06:34 PM	01/22/2026
Signage	1st Southwest Stair 4 BLDG 2	Inspected	2:06:25 PM	01/22/2026
Signage	1st Southwest Stair 4 BLDG 2	Inspected	2:06:30 PM	01/22/2026
Sprinkler Box	Water Room West Exterior Inside Water Room BLDG 2	Inspected	11:16:36 AM	01/23/2026
Sprinkler Box Spares	Water Room West Exterior Inside Water Room BLDG 2	Inspected	11:16:34 AM	01/23/2026
Sprinkler Box Spares	Water Room West Exterior Inside Water Room BLDG 2	Inspected	11:17:12 AM	01/23/2026
Sprinkler Box Spares	Water Room West Exterior Inside Water Room BLDG 2	Inspected	11:17:50 AM	01/23/2026
Sprinkler Box Spares	Water Room West Exterior Inside Water Room BLDG 2	Inspected	11:18:21 AM	01/23/2026
Waterflow Switch	1st Southeast Stair 7 BLDG 2	Tested	1:57:37 PM	01/22/2026
Waterflow Switch	1st Southwest Stair 4 BLDG 2	Tested	10:57:53 AM	01/23/2026
Wrenches	Water Room West Exterior Inside Water Room BLDG 2	Inspected	11:19:19 AM	01/23/2026
<b>Building-2 Wet Pipe, Floors-2</b>				
Control Valve	2nd Southeast Stair 7 BLDG 2	Tested	1:54:41 PM	01/22/2026
Control Valve	2nd Southwest Stair 4 BLDG 2	Tested	2:04:46 PM	01/22/2026
Inspector's Test	2nd Southeast Stair 7 Test & Drain BLDG 2	Tested	1:54:37 PM	01/22/2026
Inspector's Test	2nd Southwest Stair 4 Test & Drain BLDG 2	Tested	2:04:50 PM	01/22/2026
Signage	2nd Southwest Stair 4 BLDG 2	Inspected	2:04:41 PM	01/22/2026
Waterflow Switch	2nd Southeast Stair 7 BLDG 2	Tested	1:55:49 PM	01/22/2026
Waterflow Switch	2nd Southwest Stair 4 BLDG 2	Tested	2:05:55 PM	01/22/2026
<b>Building-2 Wet Pipe, Floors-3</b>				
Control Valve	3rd Southeast Stair 7 BLDG 2	Tested	1:51:50 PM	01/22/2026
Control Valve	3rd Southwest Stair 4 BLDG 2	Tested	2:02:31 PM	01/22/2026

Device Type	Location	Service	Time	Date
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**PASSED** (continued)

**Building-2 Wet Pipe, Floors-3** (continued)

Inspector's Test	3rd Southeast Stair 7 Test & Drain BLDG 2	Tested	1:52:00 PM	01/22/2026
Inspector's Test	3rd Southwest Stair 4 Test & Drain BLDG 2	Tested	2:02:19 PM	01/22/2026
Signage	3rd Southwest Stair 4 BLDG 2	Inspected	2:02:14 PM	01/22/2026
Waterflow Switch	3rd Southeast Stair 7 BLDG 2	Tested	1:53:16 PM	01/22/2026
Waterflow Switch	3rd Southwest Stair 4 BLDG 2	Tested	2:04:00 PM	01/22/2026

**Building-2 Wet Pipe, Floors-4**

Control Valve	4th Southeast Stair 7 BLDG 2	Tested	1:34:29 PM	01/22/2026
Control Valve	4th Southwest Stair 4 BLDG 2	Tested	11:09:16 AM	01/23/2026
Inspector's Test	4th Southeast Stair 7 Test & Drain BLDG 2	Tested	1:34:37 PM	01/22/2026
Inspector's Test	4th Southwest Stair 4 Test & Drain BLDG 2	Tested	2:00:31 PM	01/22/2026
Signage	4th Southwest Stair 4 BLDG 2	Inspected	2:00:10 PM	01/22/2026
Waterflow Switch	4th Southeast Stair 7 BLDG 2	Tested	1:51:04 PM	01/22/2026
Waterflow Switch	4th Southwest Stair 4 BLDG 2	Tested	2:01:46 PM	01/22/2026

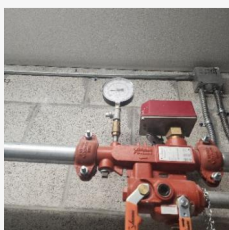
**FAILED/OTHER**

**Building-2 Wet Pipe, Floors-1**

Gauge	1st Southeast Stair 7 BLDG 2	Inspected	11:26:03 AM	01/23/2026
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Gauge	1st Southwest Stair 4 Dated 2020 on a 3 way BLDG 2	Inspected	11:26:26 AM	01/23/2026
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Device Type	Location	Service	Time	Date
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**FAILED/OTHER** (continued)

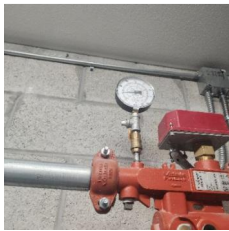
**Building-2 Wet Pipe, Floors-1** (continued)

Piping	All Areas BLDG 2	Inspected from Floor	11:27:18 AM	01/23/2026
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**Building-2 Wet Pipe, Floors-2**

Gauge	2nd Southeast Stair 7 BLDG 2	Inspected	11:25:07 AM	01/23/2026
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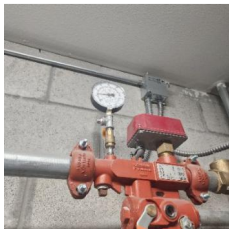


Gauge	2nd Southwest Stair 4 BLDG 2	Inspected	11:25:33 AM	01/23/2026
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**Building-2 Wet Pipe, Floors-3**

Gauge	3rd Southeast Stair 7 BLDG 2	Inspected	11:23:43 AM	01/23/2026
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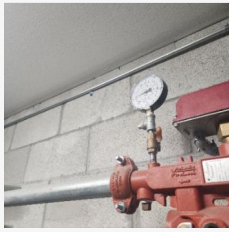


Gauge	3rd Southwest Stair 4 BLDG 2	Inspected	11:24:28 AM	01/23/2026
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Device Type	Location	Service	Time	Date
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**FAILED/OTHER** (continued)

**Building-2 Wet Pipe, Floors-3** (continued)

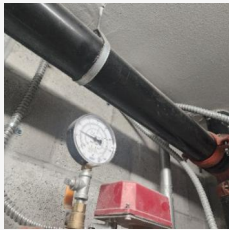


**Building-2 Wet Pipe, Floors-4**

Gauge	4th Southeast Stair 7 Dated 2021 on a 3 Way	Inspected	11:22:28 AM	01/23/2026
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Gauge	4th Southwest Stair 4 BLDG 2	Inspected	11:23:04 AM	01/23/2026
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# WET PIPE FIRE SPRINKLER SYSTEMS

Generated by: BuildingReports.com

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 tested and passed; however, if the OK checkbox is unchecked, refer to the Inspection & Testing section for test status.

**Building:** Axis One Apts - Building 2

**Building-2, Floors-1**

## ALARMS

### Waterflow Switch

Type	Manufacturer	Model #	Sec	Size	Zone/Address	OK	ScanID
Vane	Potter	VSR-S	43.11	1	1-M40	<input checked="" type="checkbox"/>	76540800
Vane	Potter	VSR-S	43.65 9	1	1-M47	<input checked="" type="checkbox"/>	76540826

## COMPONENTS

### Control Valve

Type	Location	Manufacturer	Model #	OK	ScanID
Butterfly	1st Southwest Stair 4 BLDG 2	Victaulic	728	<input checked="" type="checkbox"/>	76540801
Position	Size	Status	Description		
			Isolation		

### Control Valve

Type	Location	Manufacturer	Model #	OK	ScanID
Butterfly	1st Southwest Stair 4 BLDG 2	Victaulic	728	<input checked="" type="checkbox"/>	76540804
Position	Size	Status	Description		
	1.5"		Isolation		

### Control Valve

Type	Location	Manufacturer	Model #	OK	ScanID
Butterfly	1st Southeast Stair 7 BLDG 2	Victaulic	728	<input checked="" type="checkbox"/>	76540827

**COMPONENTS** (continued)

**Control Valve**

Position	Size	Status	Description
	4"		Isolation

**Control Valve**

Type	Location	Manufacturer	Model #	OK	ScanID
Butterfly	1st Southeast Stair 7 BLDG 2	Victaulic	728	<input checked="" type="checkbox"/>	76540830

Position	Size	Status	Description
	1.5"		Isolation

**Control Valve**

Type	Location	Manufacturer	Model #	OK	ScanID
	1st East Stair 6 BLDG 2	Victaulic	728	<input checked="" type="checkbox"/>	76540850

Position	Size	Status	Description

**Control Valve**

Type	Location	Manufacturer	Model #	OK	ScanID
Butterfly	1st West Stair 5 BLDG 2	Victaulic	728	<input checked="" type="checkbox"/>	76540852

Position	Size	Status	Description
	4"		Isolation

**Inspector's Test**

Location	Manufacturer	Model #	OK	ScanID
1st Southwest Stair 4 Test & Drain BLDG 2	Victaulic	747M	<input checked="" type="checkbox"/>	76540803

Pressure psi	Valve Trip Time sec	Water Flow Time sec	Size	Orifice Size
70			1.5"	

**Inspector's Test**

Location	Manufacturer	Model #	OK	ScanID
1st Southeast Stair 7 Test & Drain BLDG 2	Victaulic	747M	<input checked="" type="checkbox"/>	76540829

Pressure psi	Valve Trip Time sec	Water Flow Time sec	Size	Orifice Size
70			1.5"	

**COMPONENTS** (continued)

<b>Check Valve</b>							
Type	Location	Manufacturer	Model #	Internal Date	Size	OK	ScanID
Threaded	1st Southwest Stair 4 BLDG 2	FPPI		01/23/2026	1.5"	<input checked="" type="checkbox"/>	89064412
Threaded	2nd Southwest Stair 4 BLDG 2	FPPI		01/23/2026	1.5"	<input checked="" type="checkbox"/>	89064413
Threaded	3rd Southwest Stair 4 BLDG 2	FPPI		01/23/2026	1.5"	<input checked="" type="checkbox"/>	89064414
Threaded	4th Southwest Stair 4 BLDG 2	FPPI		01/23/2026	1.5"	<input checked="" type="checkbox"/>	89064415
Threaded	3rd Southwest Stair 7 BLDG 2	FPPI		01/23/2026	1.5"	<input checked="" type="checkbox"/>	89064418
Threaded	2nd Southwest Stair 7 BLDG 2	FPPI		01/23/2026	1.5"	<input checked="" type="checkbox"/>	89064419
Threaded	1st Southwest Stair 7 BLDG 2	FPPI		01/23/2026	1.5"	<input checked="" type="checkbox"/>	89064420

**DEVICES**

<b>Gauge</b>						
Type	Manufacturer	Model #	Size	Fill Type	OK	ScanID
System Pressure	Victaulic		1/4	Air/Water	<input type="checkbox"/>	76540802
Location		Service Date	Static psi	Min. Range	Max. Range	
1st Southwest Stair 4 Dated 2020 on a 3 way BLDG 2		08/07/2025		0	300	

<b>Gauge</b>						
Type	Manufacturer	Model #	Size	Fill Type	OK	ScanID
System Pressure	Victaulic		1/4	Air/Water	<input type="checkbox"/>	76540828
Location		Service Date	Static psi	Min. Range	Max. Range	
1st Southeast Stair 7 BLDG 2		08/07/2025		0	300	

<b>Signage</b>					
Type	Location			OK	ScanID

**DEVICES** (continued)

<b>Signage</b>			
Type	Location	OK	ScanID
Hydraulic Info	1st Southwest Stair 4 BLDG 2	<input checked="" type="checkbox"/>	76540805
General Info	1st Southwest Stair 4 BLDG 2	<input checked="" type="checkbox"/>	76540806

<b>Sprinkler Box</b>							
Qty	Tool Available?	SIN List?	Size	Manufacturer	Location	OK	ScanID
1	Yes		12 unit		Water Room West Exterior Inside Water Room BLDG 2	<input checked="" type="checkbox"/>	76540981

<b>Sprinkler Box Spares</b>					
Qty	Type	Location	Manufacturer	OK	ScanID
3	Horizontal Sidewall	Water Room West Exterior Inside Water Room BLDG 2	Globe	<input checked="" type="checkbox"/>	76540982
Temperature		KFactor	Size	Response Time	Finish
175			1/2	Fast Response	White

<b>Sprinkler Box Spares</b>					
Qty	Type	Location	Manufacturer	OK	ScanID
3	Pendant	Water Room West Exterior Inside Water Room BLDG 2	Victaulic	<input checked="" type="checkbox"/>	76540983
Temperature		KFactor	Size	Response Time	Finish
155		5.6	1/2	Fast Response	White

<b>Sprinkler Box Spares</b>					
Qty	Type	Location	Manufacturer	OK	ScanID
3	Pendant	Water Room West Exterior Inside Water Room BLDG 2	Globe	<input checked="" type="checkbox"/>	76540984
Temperature		KFactor	Size	Response Time	Finish
155			1/2	Fast Response	White

<b>Sprinkler Box Spares</b>					
Qty	Type	Location	Manufacturer	OK	ScanID
3	Pendant	Water Room West Exterior Inside Water Room BLDG 2	Globe	<input checked="" type="checkbox"/>	76540985

**DEVICES** (continued)

**Sprinkler Box Spares**

Temperature	KFactor	Size	Response Time	Finish
175		1/2	Fast Response	White

**Piping**

Type	Location	Size	Braces	OK	ScanID
Steel	All Areas BLDG 2	4"	Normal	<input type="checkbox"/>	76540986
Identified	Fittings	Antifreeze	Hangers	Internal Date	
Tagged		N/A	Normal	03/24/2022	

**Fast Response**

Qty	Type	Size	KFactor	Finish	Temperature	OK	ScanID
						<input checked="" type="checkbox"/>	89064422
Location			Description				
All Areas All visible sprinklers BLDG 2							

**Fast Response**

Qty	Type	Size	KFactor	Finish	Temperature	OK	ScanID
						<input checked="" type="checkbox"/>	89064423
Location			Description				
All Areas all visible sprinklers BLDG 2							

**Fast Response**

Qty	Type	Size	KFactor	Finish	Temperature	OK	ScanID
						<input checked="" type="checkbox"/>	89064424
Location			Description				
All Areas All visible sprinklers BLDG 2							

**Fast Response**

Qty	Type	Size	KFactor	Finish	Temperature	OK	ScanID
						<input checked="" type="checkbox"/>	89064425
Location			Description				
All Areas All visible sprinklers BLDG 2							

**DEVICES** (continued)

**Wrenches**

Qty	Type	Manufacturer	Location	OK	ScanID
1	Sprinkler	Tyco	Water Room West Exterior Inside Water Room BLDG 2	<input checked="" type="checkbox"/>	89064426

**Building:** Axis One Apts - Building 2

**Building-2, Floors-2**

**ALARMS**

**Waterflow Switch**

Type	Manufacturer	Model #	Sec	Size	Zone/Address	OK	ScanID
Vane	Potter	VSR-S	42.59 5	1	1-M49	<input checked="" type="checkbox"/>	76540808
Vane	Potter	VSR-S	50.45 4	1	1-M51	<input checked="" type="checkbox"/>	76540835

**COMPONENTS**

**Inspector's Test**

Location	Manufacturer	Model #	OK	ScanID
2nd Southwest Stair 4 Test & Drain BLDG 2	Victaulic	747M	<input checked="" type="checkbox"/>	76540810
Pressure psi	Valve Trip Time sec	Water Flow Time sec	Size	Orifice Size
65			1.5"	

**Inspector's Test**

Location	Manufacturer	Model #	OK	ScanID
2nd Southeast Stair 7 Test & Drain BLDG 2	Victaulic	747M	<input checked="" type="checkbox"/>	76540832
Pressure psi	Valve Trip Time sec	Water Flow Time sec	Size	Orifice Size
70			1.5"	

**Control Valve**

Type	Location	Manufacturer	Model #	OK	ScanID
Butterfly	2nd Southwest Stair 4 BLDG 2	Victaulic	728	<input checked="" type="checkbox"/>	76540812
Position	Size	Status	Description		

**COMPONENTS** (continued)

**Control Valve**

Position	Size	Status	Description
	1.5"		Isolation

**Control Valve**

Type	Location	Manufacturer	Model #	OK	ScanID
Butterfly	2nd Southeast Stair 7 BLDG 2	Victaulic	728	<input checked="" type="checkbox"/>	76540833

Position	Size	Status	Description
	1.5"		Isolation

**DEVICES**

**Gauge**

Type	Manufacturer	Model #	Size	Fill Type	OK	ScanID
System Pressure	Victaulic		1/4	Air/Water	<input type="checkbox"/>	76540809
Location		Service Date	Static psi	Min. Range	Max. Range	
2nd Southwest Stair 4 BLDG 2		08/07/2025		0	300	

**Gauge**

Type	Manufacturer	Model #	Size	Fill Type	OK	ScanID
System Pressure	Victaulic		1/4	Air/Water	<input type="checkbox"/>	76540834
Location		Service Date	Static psi	Min. Range	Max. Range	
2nd Southeast Stair 7 BLDG 2		08/07/2025		0	300	

**Signage**

Type	Location	OK	ScanID
Hydraulic Info	2nd Southwest Stair 4 BLDG 2	<input checked="" type="checkbox"/>	76540811

**Building:** Axis One Apts - Building 2

**Building-2, Floors-3**

**ALARMS**

**Waterflow Switch**

**ALARMS** (continued)

**Waterflow Switch**

Type	Manufacturer	Model #	Sec	Size	Zone/Address	OK	ScanID
Vane	Potter	VSR-S	47.06 8	1	1-M53	<input checked="" type="checkbox"/>	76540814
Vane	Potter	VSR-S	54.55 3	1	1-M56	<input checked="" type="checkbox"/>	76540838

**COMPONENTS**

**Inspector's Test**

Location		Manufacturer	Model #	OK	ScanID
3rd Southwest Stair 4 Test & Drain BLDG 2		Victaulic	747M	<input checked="" type="checkbox"/>	76540816
Pressure psi	Valve Trip Time sec	Water Flow Time sec	Size	Orifice Size	
70			1.5"		

**Inspector's Test**

Location		Manufacturer	Model #	OK	ScanID
3rd Southeast Stair 7 Test & Drain BLDG 2		Victaulic	747M	<input checked="" type="checkbox"/>	76540839
Pressure psi	Valve Trip Time sec	Water Flow Time sec	Size	Orifice Size	
70			1.5"		

**Control Valve**

Type	Location	Manufacturer	Model #	OK	ScanID
Butterfly	3rd Southwest Stair 4 BLDG 2	Victaulic	728	<input checked="" type="checkbox"/>	76540818
Position	Size	Status	Description		
	1.5"		Isolation		

**Control Valve**

Type	Location	Manufacturer	Model #	OK	ScanID
Butterfly	3rd Southeast Stair 7 BLDG 2	Victaulic	728	<input checked="" type="checkbox"/>	76540840
Position	Size	Status	Description		
	1.5"		Isolation		

## DEVICES

Gauge						
Type	Manufacturer	Model #	Size	Fill Type	OK	ScanID
System Pressure	Victaulic		1/4	Air/Water	<input type="checkbox"/>	76540815
Location		Service Date	Static psi	Min. Range	Max. Range	
3rd Southwest Stair 4 BLDG 2		08/07/2025		0	300	

Gauge						
Type	Manufacturer	Model #	Size	Fill Type	OK	ScanID
System Pressure	Victaulic		1/4	Air/Water	<input type="checkbox"/>	76540837
Location		Service Date	Static psi	Min. Range	Max. Range	
3rd Southeast Stair 7 BLDG 2		08/07/2025		0	300	

Signage				
Type	Location		OK	ScanID
Hydraulic Info	3rd Southwest Stair 4 BLDG 2		<input checked="" type="checkbox"/>	76540817

**Building:** Axis One Apts - Building 2

**Building-2, Floors-4**

## ALARMS

Waterflow Switch							
Type	Manufacturer	Model #	Sec	Size	Zone/Address	OK	ScanID
Vane	Potter	VSR-S	41.99 6	1"	1-M57	<input checked="" type="checkbox"/>	76540820
Vane	Potter	VSR-S	33.67 7	1"	1-M76	<input checked="" type="checkbox"/>	76540844

## COMPONENTS

Inspector's Test					
Location		Manufacturer	Model #	OK	ScanID
4th Southwest Stair 4 Test & Drain BLDG 2		Victaulic	747M	<input checked="" type="checkbox"/>	76540822
Pressure psi	Valve Trip Time sec	Water Flow Time sec	Size	Orifice Size	
60			1.5"		

**COMPONENTS** (continued)

**Inspector's Test**

**Inspector's Test**

Location		Manufacturer	Model #	OK	ScanID
4th Southeast Stair 7 Test & Drain BLDG 2		Victaulic	747M	<input checked="" type="checkbox"/>	76540842
Pressure psi	Valve Trip Time sec	Water Flow Time sec	Size	Orifice Size	
70			1.5"		

**Control Valve**

Type	Location	Manufacturer	Model #	OK	ScanID
Butterfly	4th Southwest Stair 4 BLDG 2	Victaulic	728	<input checked="" type="checkbox"/>	76540824
Position	Size	Status	Description		
	1.5"		Isolation		

**Control Valve**

Type	Location	Manufacturer	Model #	OK	ScanID
Butterfly	4th Southeast Stair 7 BLDG 2	Victaulic	728	<input checked="" type="checkbox"/>	76540845
Position	Size	Status	Description		
	1.5"		Main Control		

**DEVICES**

**Gauge**

Type	Manufacturer	Model #	Size	Fill Type	OK	ScanID
System Pressure	Victaulic		1/4	Air/Water	<input type="checkbox"/>	76540821
Location		Service Date	Static psi	Min. Range	Max. Range	
4th Southwest Stair 4 BLDG 2		08/07/2025		0	300	

**Gauge**

Type	Manufacturer	Model #	Size	Fill Type	OK	ScanID
System Pressure	Victaulic		1/4	Air/Water	<input type="checkbox"/>	76540843
Location		Service Date	Static psi	Min. Range	Max. Range	

**DEVICES** (continued)

**Gauge**

<b>Location</b>	<b>Service Date</b>	<b>Static psi</b>	<b>Min. Range</b>	<b>Max. Range</b>
4th Southeast Stair 7 Dated 2021 on a 3 Way	08/07/2025		0	300

**Signage**

<b>Type</b>	<b>Location</b>	<b>OK</b>	<b>ScanID</b>
Hydraulic Info	4th Southwest Stair 4 BLDG 2	<input checked="" type="checkbox"/>	76540823

# STANDPIPE SYSTEMS

Generated by: BuildingReports.com

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 tested and passed; however, if the OK checkbox is unchecked, refer to the Inspection & Testing section for test status.

**Building:** Axis One Apts - Building 2

**Building-2, Floors-1**

## COMPONENTS

Check Valve							
Type	Location	Manufacturer	Model #	Internal Date	Size	OK	ScanID
Grooved	Water Room West Exterior FDC BLDG 2	victaulic	717	01/23/2026	4"	<input checked="" type="checkbox"/>	89064421

## DEVICES

Hose Connection					
Location	Size	Manufacturer	Model #	OK	ScanID
1st Southwest Stair 4 BLDG 2	Class I - 2.5"	Trimfit	EX4904	<input checked="" type="checkbox"/>	76540799
1st Southeast Stair 7 BLDG 2	Class I - 2.5"	Trimfit	EX4904	<input checked="" type="checkbox"/>	76540825
1st East Stair 6 BLDG 2	Class I - 2.5"	Trimfit	EX4904	<input checked="" type="checkbox"/>	76540849
1st West Stair 5 BLDG 2	Class I - 2.5"	Trimfit	EX4904	<input checked="" type="checkbox"/>	76540851

Fire Dep't Connection								
Location	Type	Size	Qty	BallDrip	Rotating Swivels	5-Year Hydro	OK	ScanID
Parking West Exterior BLDG 2	Wall	4"	2	Yes	Yes	04/07/2020	<input checked="" type="checkbox"/>	76540968

Signage					
Type	Location			OK	ScanID
FDC	Parking West Exterior BLDG 2			<input checked="" type="checkbox"/>	82187578

**Building:** Axis One Apts - Building 2

**Building-2, Floors-2**

## DEVICES

### Hose Connection

Location	Size	Manufacturer	Model #	OK	ScanID
2nd Southwest Stair 4 BLDG 2	Class I - 2.5"	Trimfit	EX4904	<input checked="" type="checkbox"/>	76540807
2nd Southeast Stair 7 BLDG 2	Class I - 2.5"	Trimfit	EX4904	<input checked="" type="checkbox"/>	76540831
2nd West Stair 5 BLDG 2	Class I - 2.5"	Trimfit	EX4904	<input checked="" type="checkbox"/>	76540905
2nd East Stair 6 BLDG 2	Class I - 2.5"	Trimfit	EX4904	<input checked="" type="checkbox"/>	89064416

**Building:** Axis One Apts - Building 2

**Building-2, Floors-3**

## DEVICES

### Hose Connection

Location	Size	Manufacturer	Model #	OK	ScanID
3rd Southwest Stair 4 BLDG 2	Class I - 2.5"	Trimfit	EX4904	<input checked="" type="checkbox"/>	76540813
3rd East Stair 7 BLDG 2	Class I - 2.5"	Trimfit	EX4904	<input checked="" type="checkbox"/>	76540836
3rd East Stair 6 BLDG 2	Class I - 2.5"	Trimfit	EX4904	<input checked="" type="checkbox"/>	76540847
3rd West Stair 5 BLDG 2	Class I - 2.5"	Trimfit	EX4904	<input checked="" type="checkbox"/>	76540904

**Building:** Axis One Apts - Building 2

**Building-2, Floors-4**

## COMPONENTS

### Check Valve

Type	Location	Manufacturer	Model #	Internal Date	Size	OK	ScanID
Threaded	4th East Stair 7 BLDG 2	Trimfit	EX4904	01/23/2026	1.5"	<input checked="" type="checkbox"/>	89064417

## DEVICES

### Hose Connection

Location	Size	Manufacturer	Model #	OK	ScanID
----------	------	--------------	---------	----	--------

**DEVICES** (continued)

**Hose Connection**

<b>Location</b>	<b>Size</b>	<b>Manufacturer</b>	<b>Model #</b>	<b>OK</b>	<b>ScanID</b>
4th Southwest Stair 4 BLDG 2	Class I - 2.5"	Trimfit	EX4904	<input checked="" type="checkbox"/>	76540819
4th East Stair 7 BLDG 2	Class I - 2.5"	Trimfit	EX4904	<input checked="" type="checkbox"/>	76540841
4th East Stair 6 BLDG 2	Class I - 2.5"	Trimfit	EX4904	<input checked="" type="checkbox"/>	76540846
4th West Stair 5 BLDG 2	Class I - 2.5"	Trimfit	EX4904	<input checked="" type="checkbox"/>	76540863

# SIGNAGE REPORT

Generated by: BuildingReports.com

This section documents a list of signage applicable to the system(s) in this building.

**Building:** Axis One Apts - Building 2

Type	Location	OK	ScanID
<b>SIGNAGE</b>			
Hydraulic Info	1st Southwest Stair 4 BLDG 2	<input checked="" type="checkbox"/>	76540805
General Info	1st Southwest Stair 4 BLDG 2	<input checked="" type="checkbox"/>	76540806
Hydraulic Info	2nd Southwest Stair 4 BLDG 2	<input checked="" type="checkbox"/>	76540811
Hydraulic Info	3rd Southwest Stair 4 BLDG 2	<input checked="" type="checkbox"/>	76540817
Hydraulic Info	4th Southwest Stair 4 BLDG 2	<input checked="" type="checkbox"/>	76540823
FDC	Parking West Exterior BLDG 2	<input checked="" type="checkbox"/>	82187578

# INVENTORY & WARRANTY REPORT

Generated by: BuildingReports.com

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.

## Building: Axis One Apts - Building 2

Device or Type	Category	% of Inventory	Quantity
Check Valve	Valve	11.39%	9
Control Valve	Valve	15.19%	12
Fast Response	Sprinkler	5.06%	4
Fire Dep't Connection	Hose	1.27%	1
Gauge	Device	10.13%	8
Hose Connection	Hose	20.25%	16
Inspector's Test	Valve	10.13%	8
Piping	Sprinkler	1.27%	1
Signage	Sprinkler	7.59%	6
Sprinkler Box	Sprinkler	1.27%	1
Sprinkler Box Spares	Sprinkler	5.06%	4
Waterflow Switch	Alarm	10.13%	8
Wrenches	Sprinkler	1.27%	1

Device Type	Qty	Model #	Description	Install Date
<b>IN SERVICE - 3 YEARS TO 5 YEARS</b>				
<b>Building-2 Wet Pipe, Floors-1</b>				
Fast Response	1	V2708		08/07/2021
Sprinkler Box Spares	1	V2708	Pendant	08/07/2021
<b>IN SERVICE - 5 YEARS TO 10 YEARS</b>				
<b>Building-2 Standpipe, Floors-1</b>				

Device Type	Qty	Model #	Description	Install Date
<b>IN SERVICE - 5 YEARS TO 10 YEARS</b> (continued)				
<b>Building-2 Standpipe, Floors-1</b> (continued)				
Fire Dep't Connection	1	1L06	Wall	08/07/2020
Signage	1	1L06	FDC	08/07/2020
Hose Connection	4	EX4904		08/07/2020
Check Valve	1	717	Grooved	08/07/2020
<b>Building-2 Standpipe, Floors-2</b>				
Hose Connection	4	EX4904		08/07/2020
<b>Building-2 Standpipe, Floors-3</b>				
Hose Connection	4	EX4904		08/07/2020
<b>Building-2 Standpipe, Floors-4</b>				
Check Valve	1	EX4904	Threaded	08/07/2020
Hose Connection	4	EX4904		08/07/2020
<b>Building-2 Wet Pipe, Floors-1</b>				
Piping	1		Steel	08/07/2020
Sprinkler Box	1			08/07/2020
Signage	1		General Info	08/07/2020
Signage	1		Hydraulic Info	08/07/2020
Check Valve	7		Threaded	08/07/2020
Fast Response	1	GL4910		08/07/2020
Fast Response	1	GL5601		08/07/2020
Sprinkler Box Spares	1	GL4910	Pendant	08/07/2020
Sprinkler Box Spares	1	GL5601	Pendant	08/07/2020
Waterflow Switch	2	VSR-S	Vane	08/07/2020
Wrenches	1	w type 6	Sprinkler	08/07/2020
Control Valve	1	728		08/07/2020
Control Valve	5	728	Butterfly	08/07/2020
Gauge	2		System Pressure	08/07/2020

Device Type	Qty	Model #	Description	Install Date
<b>IN SERVICE - 5 YEARS TO 10 YEARS</b> (continued)				
<b>Building-2 Wet Pipe, Floors-1</b> (continued)				
Inspector's Test	2	747M		08/07/2020
<b>Building-2 Wet Pipe, Floors-2</b>				
Signage	1		Hydraulic Info	08/07/2020
Waterflow Switch	2	VSR-S	Vane	08/07/2020
Control Valve	2	728	Butterfly	08/07/2020
Gauge	2		System Pressure	08/07/2020
Inspector's Test	2	747M		08/07/2020
<b>Building-2 Wet Pipe, Floors-3</b>				
Signage	1		Hydraulic Info	08/07/2020
Waterflow Switch	2	VSR-S	Vane	08/07/2020
Control Valve	2	728	Butterfly	08/07/2020
Gauge	2		System Pressure	08/07/2020
Inspector's Test	2	747M		08/07/2020
<b>Building-2 Wet Pipe, Floors-4</b>				
Signage	1		Hydraulic Info	08/07/2020
Waterflow Switch	2	VSR-S	Vane	08/07/2020
Control Valve	1	728	Butterfly	08/07/2020
Control Valve	1	728	Butterfly	08/07/2020
Gauge	2		System Pressure	08/07/2020
Inspector's Test	2	747M		08/07/2020
<b>Building-2 Wet Pipe, Floors-1</b>				
Fast Response	1	GL5626		08/07/2019
Sprinkler Box Spares	1	GL5626	Horizontal Sidewall	08/07/2019

# ZONE ADDRESS REPORT

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

The Zone Address Report lists all of the devices and items that have an individual address, or are grouped together under a common zone. The device type, location, and description are included for your reference.

**Building:** Axis One Apts - Building 2

**Control Panel:** 1

Address	Device Type	Location	Type	ScanID
<b>ZONE/CIRCUIT:</b>				
M40	Check Valve	1st Southwest Stair 4 BLDG 2	Threaded	89064412
M40	Waterflow Switch	1st Southwest Stair 4 BLDG 2	Vane	76540800
M40	Check Valve	1st Southwest Stair 7 BLDG 2	Threaded	89064420
M40	Check Valve	2nd Southwest Stair 4 BLDG 2	Threaded	89064413
M40	Check Valve	2nd Southwest Stair 7 BLDG 2	Threaded	89064419
M40	Check Valve	3rd Southwest Stair 4 BLDG 2	Threaded	89064414
M40	Check Valve	3rd Southwest Stair 7 BLDG 2	Threaded	89064418
M40	Check Valve	4th Southwest Stair 4 BLDG 2	Threaded	89064415
M41	Control Valve	1st Southwest Stair 4 BLDG 2	Butterfly	76540804
M47	Waterflow Switch	1st Southeast Stair 7 BLDG 2	Vane	76540826
M48	Control Valve	1st Southeast Stair 7 BLDG 2	Butterfly	76540830
M49	Waterflow Switch	2nd Southwest Stair 4 BLDG 2	Vane	76540808
M50	Control Valve	2nd Southwest Stair 4 BLDG 2	Butterfly	76540812
M51	Waterflow Switch	2nd Southeast Stair 7 BLDG 2	Vane	76540835
M52	Control Valve	2nd Southeast Stair 7 BLDG 2	Butterfly	76540833
M53	Waterflow Switch	3rd Southwest Stair 4 BLDG 2	Vane	76540814
M54	Control Valve	3rd Southwest Stair 4 BLDG 2	Butterfly	76540818
M56	Control Valve	3rd Southeast Stair 7 BLDG 2	Butterfly	76540840
M56	Waterflow Switch	3rd Southeast Stair 7 BLDG 2	Vane	76540838

Address	Device Type	Location	Type	ScanID
<b>ZONE/CIRCUIT:</b> (continued)				
M57	Waterflow Switch	4th Southwest Stair 4 BLDG 2	Vane	76540820
M58	Control Valve	4th Southwest Stair 4 BLDG 2	Butterfly	76540824
M76	Waterflow Switch	4th Southeast Stair 7 BLDG 2	Vane	76540844
M77	Control Valve	4th Southeast Stair 7 BLDG 2	Butterfly	76540845

7015 3010 0000 0346 4341

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OFFICIAL USE

Certified Mail Fee	\$
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<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	\$
<b>Total Postage and Fees</b>	\$

Postmark  
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Send To  
 Street and Apt. No., or PO Box No.  
 City, State, ZIP+4®

PROP. PL STUART Heritage Bay 11C  
 10455 Riverside DR #200  
 Palm Beach Gardens FL 33410

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

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:

PROP. PL STUART Heritage Bay 11C  
 10455 Riverside DR #200  
 Palm Beach Gardens FL 33410



9590 9402 9686 5199 6212 15

2. Article Number (Transfer from service label)

7015 3010 0000 0346 4341

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  
 Addressee

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

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

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	

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

Tracking Number:

70223330000098224289

Copy Add to Informed Delivery

Latest Update

Your item was delivered to the front desk, reception area, or mail room at 12:14 pm on February 6, 2026 in PALM BEACH GARDENS, FL 33410.

Get More Out of USPS Tracking:

USPS Tracking Plus

Delivered
Delivered, Front (
PALM BEACH GAI
February 6, 2026,

See All Tracking His

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Text & Email Updates

USPS Tracking Plus

Product Information

See Less

Track Another Package

Enter tracking or barcode numbers

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Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
Sent To: Kathryn Swencki, 1055 Riverside Dr # 200, Palm Beach Gardens FL 33410

February 6, 2026  
FL, Stuart

910



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

**Meeting Date:** 2/18/2026

**Prepared by:** Tamica Clinton-  
Bush

**Title of Item:**

CITY OF STUART VS MCNAMARA 1991 FEDERAL LLC (**STIPULATION OF AGREEMENT**)

**Address:**

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.

**Summary Explanation/Background Information:**

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

**ATTACHMENTS:**

1. Violation Packet
2. Original Stipulation of Agreement 2025 to be signed.



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](#)

**Property Owners**

MCNAMARA 1991 FEDERAL LLC

**Parcel ID**

09-38-41-000-000-00300-2

**Use Code/Property Class**

1100 - 1100 STORES 1 STORY

**Mailing Address**

522 CAROLINE ST  
KEY WEST FL 33040

**Account Number**

25835

**Neighborhood**

M3E M3E-EAST STUART

**Tax District**

STUART

**Property Address**

1991 SE FEDERAL HWY STUART FL

**Legal Acres**

0.7702

**Legal Description**

PARCEL LYING IN SE 1/4 OF SEC 9-38-41; B...

**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	\$ 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

**Sale Date**

12/21/17

**Grantor (Seller)**

ELOUISE MCNAMARA FAMILY TRUST

**Doc Num**

2670833

**Sale Price**

\$ 100

**Deed Type**

Wd Full Covenant and Warranty Deed

**Book & Page**

2966 2208



[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>
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<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  
otherwise provided in documents.

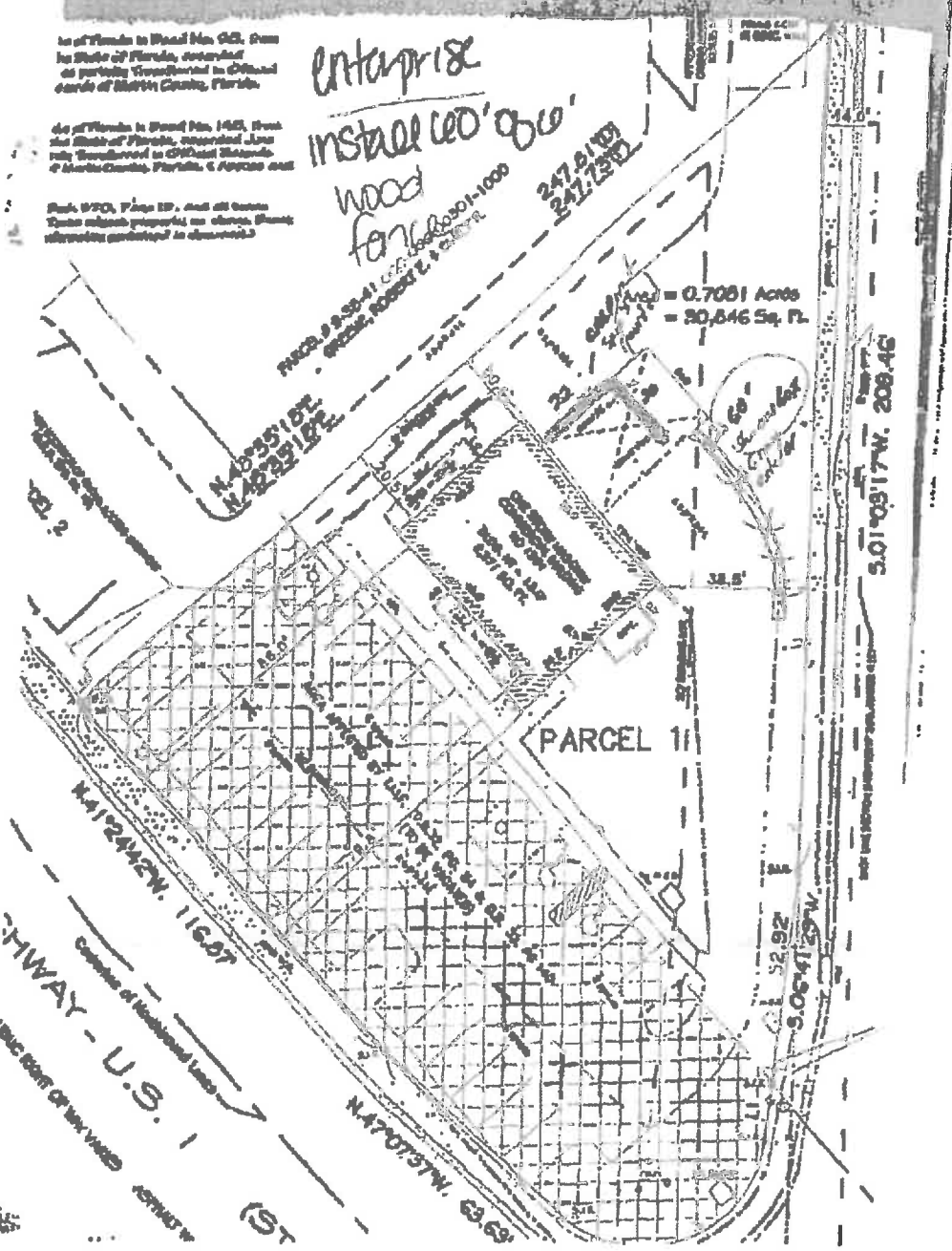
Enterprise

install 100' x 100'  
wood  
fence

Parcel 1 33-41 100' x 100'  
OWNER, ROBERT L. ...

247.6109  
247.7200

0.7081 Acres  
= 30,846 Sq. Ft.



Highway - U.S. 1  
SECTION OF THE ROAD



**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.

  
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.

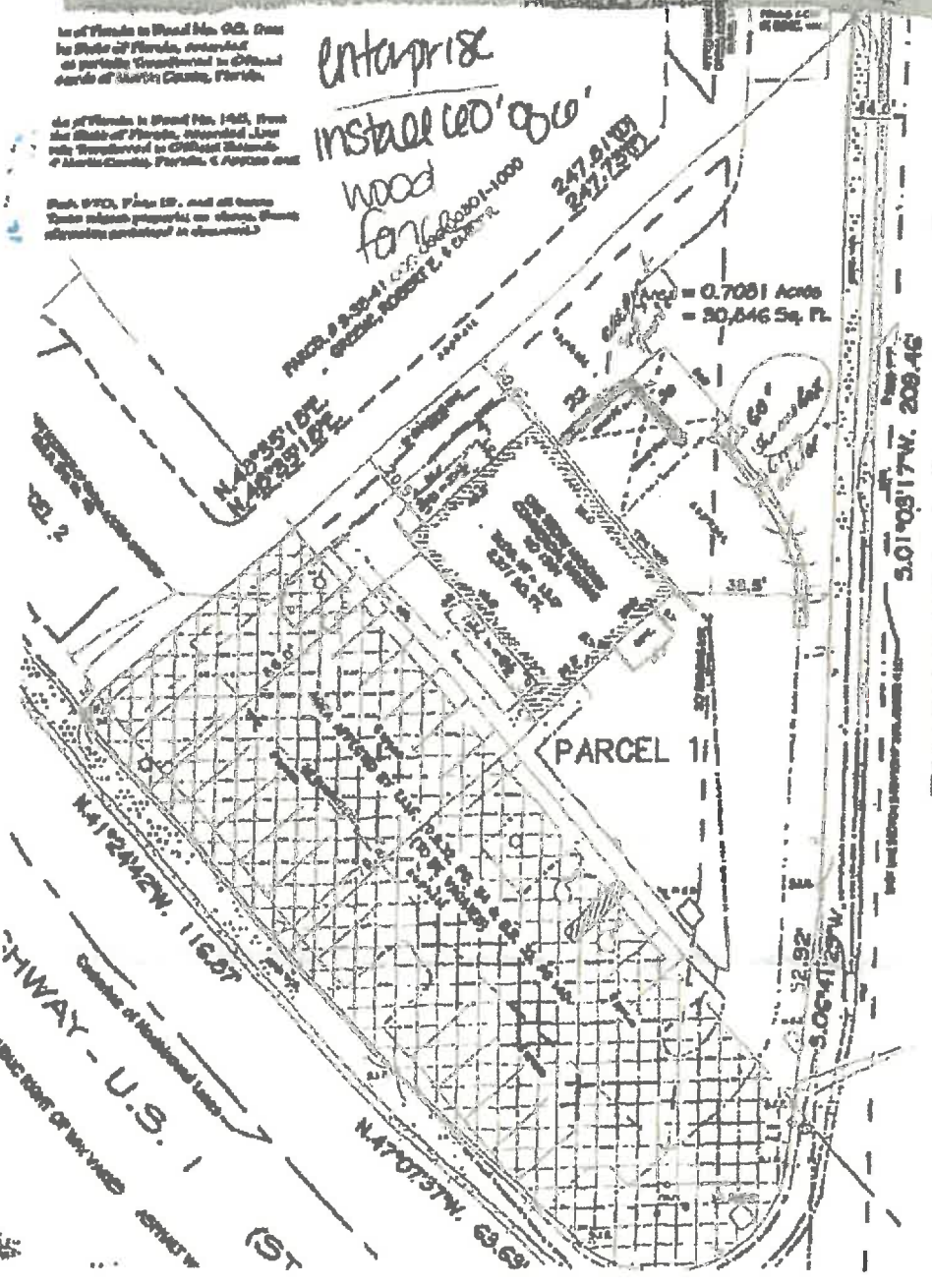
in of Florida in Book No. 145, from  
to State of Florida, recorded July  
19th transferred in Official Books  
of Martin County, Florida, & Appraisement

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

Enterprise  
Install 100' x 100'  
wood  
fence

Parcel 9 930-A) 100' x 100'  
Parcel 1000-1-1000  
247.9119  
247.7312

Area = 0.7081 Acres  
= 30,846 Sq. Ft.



~~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

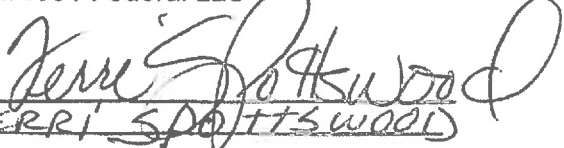
RESPONDENT(S)

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	\$

Postmark  
Here

Postage	\$
Total Postage and Fees	\$

CV25-40  
ROT. Post 10/16

Sent To	McNamara 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



Disneyland  
RESORT

Walt Disney World

**Mon** m - 6:00pm  
**Sat** m - 2:00pm  
**Sun** m - 2:00pm  
**rent-a-car**

**COPY**

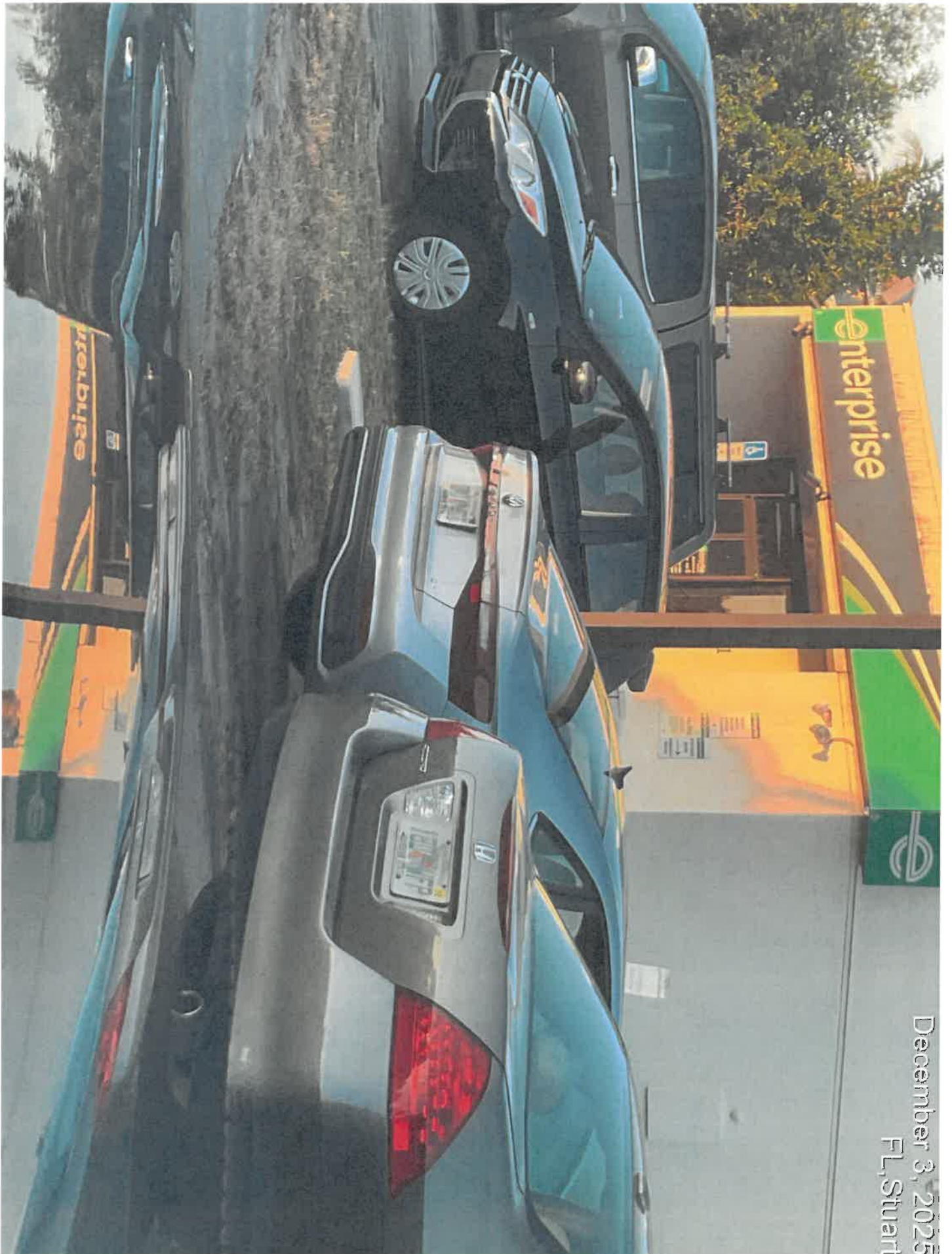
Stuart  
1000 W. ...  
1175 N. ...  
33494 ...  
(888) 555-7827  
www.stuart.com

**PLEASE RETURN TO THE ABOVE ADDRESS OR BRANCH**

**PLEASE RETURN TO THE ABOVE ADDRESS OR BRANCH**

**PLEASE RETURN TO THE ABOVE ADDRESS OR BRANCH**

**PLEASE RETURN TO THE ABOVE ADDRESS OR BRANCH**

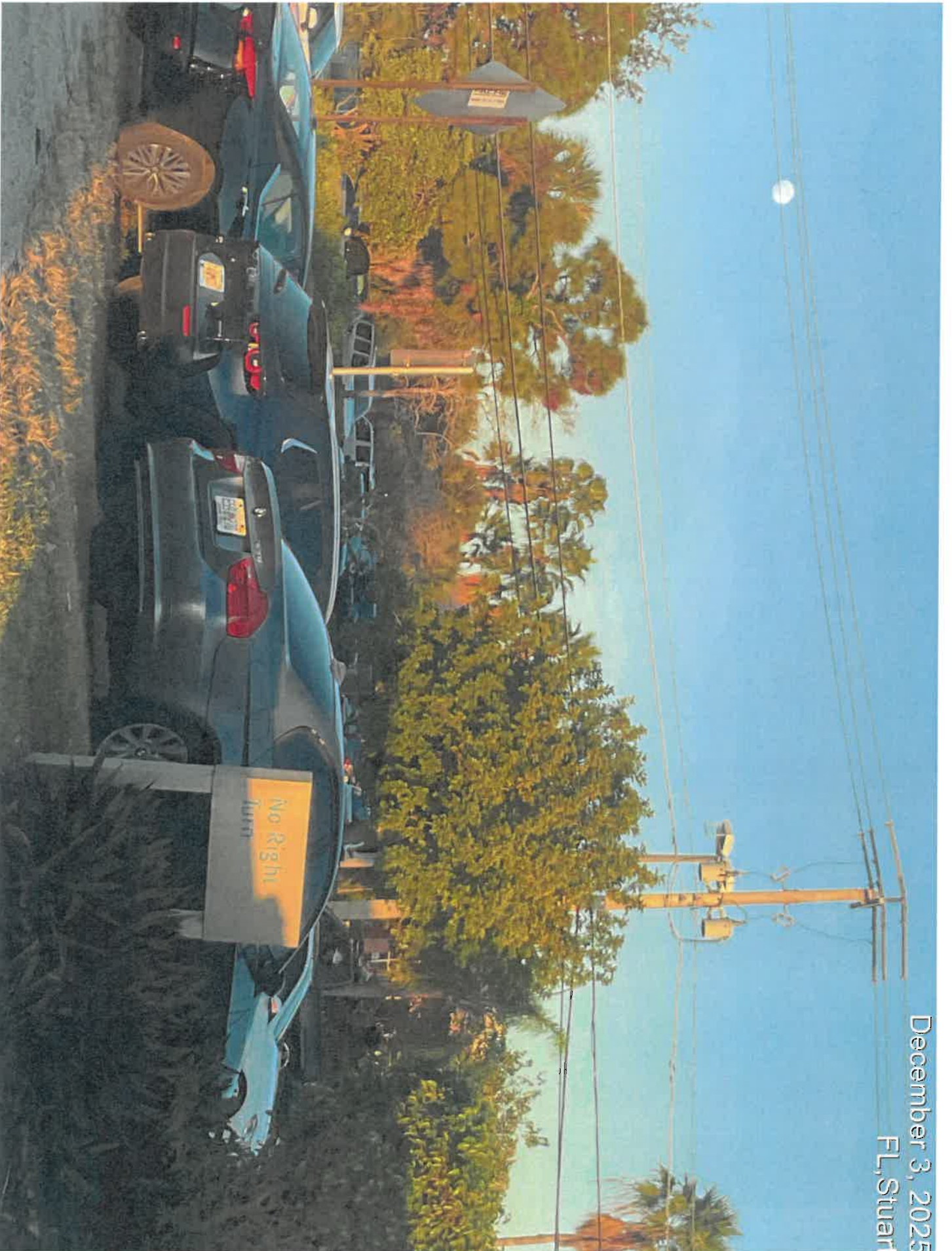


December 3, 2025  
FL, Stuart



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  
CODE ENFORCEMENT MAGISTRATE

**Case No. CV-25-40**

CITY OF STUART, FLORIDA,

Petitioner,

v.

MCNAMARA 1991 FEDERAL, LLC  
1991 SE FEDERAL HWY  
STUART, FL 34994

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

Respondent

**STIPULATION AND AGREED ORDER**

COME NOW, the Petitioner, CITY OF STUART, FLORIDA and the Respondent, MCNAMARA 1991 FEDERAL, LLC, hereby jointly stipulate and agree to the following facts and entry of order to be signed by the Special Magistrate:

1. The Respondent is the owner of the Subject Property located at 1991 SE Federal Hwy Stuart, Florida 34994. The legal description of the Subject Property is as follows:

*A PARCEL OF LAND BEING IN SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA BEGIN MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF A LINE 33 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES, TO THE CENTERLINE OF THE NORTH BOUND LAND OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5), AND A LINE LYING 14 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE EASTERLY LINE OF SAID SECTION 9, SAID LINE BEING THE WESTERLY RIGHT OF WAY LINE OF MONTEREY ROAD (FORMERLY PALM BEACH ROAD); THENCE RUN NORTH 41 DEGREES 24'42" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 A DISTANCE OF 270.78 FEET; THENCE RUN NORTH 48 DEGREES 35'18" EAST, ON A LINE PERPENDICULAR TO SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO 1, A DISTANCE 247.81 FEET TO THE SAID WESTERLY RIGHT OF WAY LINE OF MONTEREY ROAD, A DISTANCE OF 367.06 FEET TO THE POINT OF BEING; ALL LYING AND BEING IN SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.*

See also **Exhibit 1**, which is incorporated herein.

2. A copy of Respondent's corporate filing with the Florida Department of State, Division of Corporations, showing that its principal operating address as being the Subject Property is attached as **Exhibit 2**. The corporate filing also shows the person(s) signing this Stipulation has the authority to execute the Stipulation and bind the Respondent to the terms contained herein.
3. The violation(s) at issue is more fully described in the Notice of Violation/Notice of Hearing filed in this case exists on the Subject Property and is attached hereto as **Exhibit 3**. In addition, an affidavit of compliance with related fines is attached hereto as **Exhibit 4**.

Case No: CV-25-40  
Stipulation and Agreed Order  
Page 3 of 3

**AGREED ORDER**

THIS MATTER came before the Magistrate on December 17, 2025, 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.

---

Paul J. Nicoletti, Magistrate

**CERTIFICATE OF SERVICE**

I hereby certify that a copy hereof has been furnished by email to MCNAMARA 1991 FEDERAL LLC at Adam.E.Gearhart@em.com on the 17<sup>th</sup> day of December 2025. And Certified Mail 70153010000003459927



---

Tamica Bush Code Compliance Officer



[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>



# City of Stuart

## Code Enforcement

**Case Number: CV-25-40**  
**Property Owner: MCNAMARA 1991 FEDERAL LLC**  
**Violation Address: 1991 SE FEDERAL HWY STUART FL 34994**  
**Parcel ID Number:09-38-41-000-000-00300-2**

### REPEAT VIOLATION AFFIDAVIT OF COMPLIANCE WITH FINES

I, Tamica Clinton Bush a Code Enforcement Officer for the City of Stuart, observation of Violation started on December 1, 2025 and an inspection of the property was conducted on December 4, 2025 and found said property **In Compliance** a Fine in the amount of \$250.00 per day to be assessed and the administrative fees of \$300 with fines accrued of \$1,050.00 and has been paid.

Tamica Clinton-Bush  
Code Compliance Officer

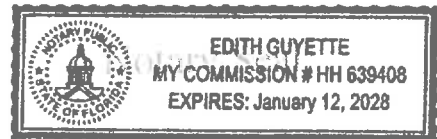
STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 17<sup>TH</sup> day of December 2025 by Tamica Clinton-Bush

Personally known or  Produced Identification

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

Notary Public, State of Florida, At Large





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

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

**Meeting Date:** 2/18/2026

**Prepared by:** Tamica Clinton-  
Bush

**Title of Item:**

CITY OF STUART VS GARFIELD HUMPHREYS (STIPULATION OF AGREEMENT)

**Address:**

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

**Summary Explanation/Background Information:**

Permits are required for installation of a fence and an EV station (electric charging station).

**ATTACHMENTS:**

1. MARTIN COUNTY PROPERTY APPRAISER
2. NOTICE OF VIOLATION NOTICE OF HEARING 01.29.2025
3. PHOTO
4. PHOTO
5. PHOTO
6. PHOTO
7. PHOTO
8. PROPERTY POSTING PHOTO

< [BACK TO SEARCH](#)

## Basic Info

<b>PIN</b> 03-38-41-024-049-00060-4	<b>AIN</b> 20902	<b>Situs Address</b> 910 SE OCEAN AVE STUART FL	<b>Website Updated</b> 1/30/26
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## General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

**Property Owners**  
HUMPHREYS GARFIELD

**Parcel ID**  
03-38-41-024-049-00060-4

**Use Code/Property Class**  
0100 - 0100 Single Family

**Mailing Address**  
910 SE OCEAN AVE  
STUART FL 34994

**Account Number**  
20902

**Neighborhood**  
333830 Kreuger Est Broad St Lucie Est

**Tax District**  
STUART

**Property Address**  
910 SE OCEAN AVE STUART FL

**Legal Acres**  
0.232

**Legal Description**  
BROADWAY REVISED LOT 6 BLK 49 OR 353/269...

**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	\$ 170,000	\$ 260,330	\$ 430,330	\$ 0	\$ 430,330	\$ 0	\$ 430,330

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> 9/6/18	<b>Grantor (Seller)</b> HOOKS JOAN	<b>Doc Num</b> 2715284
<b>Sale Price</b> \$ 285,000	<b>Deed Type</b> Wd Full Covenant and Warranty Deed	<b>Book &amp; Page</b> <u>3015 1982</u>

## Legal Description

BROADWAY REVISED LOT 6 BLK 49 OR 353/2694

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



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

GARFIELD HUMPHREYS  
910 SE OCEAN AVE  
STUART FL 34994

Case No. CV-25-37

Certified Receipt No 70153010000003464310

**NOTICE OF VIOLATION AND NOTICE OF HEARING**

January 29, 2026

GARFIELD HUMPHREYS  
910 SE OCEAN AVE  
STUART FL 34994

**Parcel Control Number 03-38-41-024-049-00060-4**

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: City of Stuart Code Section: 10-36 FBC 105.1 Violations and penalties.** Any person, firm, corporation or agent who fails to comply with any provision of the code, or who shall erect, construct, alter, install, demolish or move any structure, electrical, gas, mechanical or plumbing system, or has erected, constructed, altered, repaired, moved or demolished a building, structure, electrical, gas, mechanical or plumbing system, in violation of a detailed statement or drawing submitted and permitted thereunder, shall be guilty of a municipal ordinance violation. Each such person shall be considered guilty of a separate offense for each and every day or portion thereof during which a violation of any of the provisions of the code is committed or continued. Upon conviction of any such violation such person shall be punished within the limits as provided by law and local ordinance. **Apply for and obtain an issued permit for installation of fence and electric (EV System/Charging Station) a passing final inspection may be required.**
- 2. Violation Description/Corrective Action Required: Code Section: 10-69 Motor Vehicle Parking and Storage.** (c) Residential vehicle parking and storage (1) Parking only. Only fully operable: automobiles, recreational vehicles, light trucks, motorcycles, vessels on trailers, and light utility trailers shall be parked on residential property wherever located in the city, subject to the following: a. in a permitted garage or carport; or b. on an approved surface; or c. When issued a revocable permit, or d. In compliance with "motor vehicle parking or storage" as set forth in Figure 10-69. **Recreational vehicles must be stored on approved surface. Any newly installed surface will require a permit.**

*Comply By: February 6, 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 February 6, 2026 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 18<sup>TH</sup> day of February 2026 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**





November 25, 2025  
FL, Stuart







February 6, 2026  
FL, Stuart

910



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

**Meeting Date:** 2/18/2026

**Prepared by:** Tamica Clinton-Bush

**Title of Item:**

CITY OF STUART VS ROYAL PALMS MOTEL VENTURES LLC (STIPULATION OF AGREEMENT)

**Address:**

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

**Summary Explanation/Background Information:**

PROPERTY MUST MEET ALL NON-CONFORMING USES BEFORE A PERMIT CAN BE ISSUED. THE PROPERTY MAY BE DEMOED AT OWNERS' EXPENSE. A PERMIT WILL BE APPROVED ONLY TO DEMO ENTIRE MOTEL.

**ATTACHMENTS:**

1. nov-noh 627 federal hwy
2. 627 FEDERAL RETURN RECEIPT
3. unclaimed cert mail
4. signed stip agreement.



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

Case No. CE24080009

WFH ACQUISITIONS RP HOTEL LLC  
1201 BROADWAY 7<sup>TH</sup> FLOOR  
NEW YORK, NY 10001

Cert Mail RRR# 70223330000098224548

**NOTICE OF VIOLATION AND NOTICE OF HEARING**

March 3, 2025

627 SW Federal Hwy  
Stuart, FL 34994  
Parcel Control Number: 05-38-41-006-003-00010-9

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: WORK WITHOUT A PERMIT**  
**Pertinent Code Section(s): Sec. 10-36 105.1 FBC** - Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. **OBTAIN PERMIT FOR BATHROOM REMODEL UNIT # 23**

***Comply By: April 3, 2025***

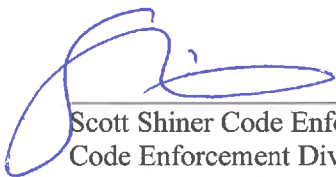
Please correct the above noted items so that no further action needs to be taken. We thank you in advance for your understanding and cooperation.

**Unless you correct the violation(s) described above on or before the compliance date of April 3, 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 21<sup>st</sup> day of May 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.



Scott Shiner Code Enforcement Officer  
Code Enforcement Division  
sshiner@stuartfl.gov  
772-529-9194

7022 3330 0000 9822 4548

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*3-3-25*

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City, State, ZIP+4®	NEW YORK NY 1001

# City of Stuart

121 S.W. Flagler Avenue • Stuart, FL 34994-2

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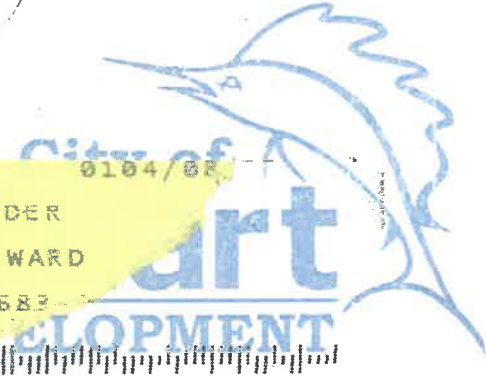
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WFH ACQUIS  
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CITY OF STUART, FLORIDA  
CODE ENFORCEMENT MAGISTRATE

**Case No. CE24080009**  
CITY OF STUART, FLORIDA,

Petitioner,

v.

WFH ACQUISITIONS RP HOTEL LLC  
627 SW FEDERAL HWY  
STUART, FL 34994

PCN# 05-38-41-006-003-00010-9

Respondent(s).

**STIPULATION AND AGREED ORDER**

COME NOW the City of Stuart, Florida and the Respondent, hereby stipulate and agree to the following facts and entry of order to be signed by the Special Magistrate:

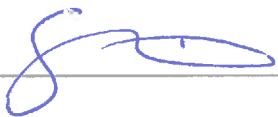
1. The Respondent WFH Acquisitions RP Hotel LLC is the owner of the property located at 627 SW Federal, Stuart, Florida 34994, which is more fully described in the Martin County Property Appraiser's Report attached as **Exhibit 1** (627 SW Federal Hwy. Stuart, FL 34994).
2. A copy of Respondent's corporate filing with the Florida Department of State, Division of Corporations showing that its principal operating address as being the Subject Property is attached as **Exhibit 2**. The corporate filing also shows the person(s) signing this Stipulation has the authority to execute the Stipulation and bind the Respondent to the terms contained herein.
3. The violation(s) at issue is more fully described in the Notice of Violation/Notice of Hearing filed in this case exists on the Subject Property and is attached as **Exhibit 3**.
4. The Respondent(s) is granted an extension until **May 1, 2026** to take the necessary corrective action to bring the Subject Property into compliance with the cited sections of the City of Stuart Code of Ordinances, Sec 8.03.01(A)(2) - If a lawful use of a nonconforming use is discontinued for a continuous period of 365 days or more, every future use of the real property upon which such structure of use existed shall be in conformity with the provisions of this chapter. If a lawful use of a nonconforming use is discontinued for a continuous period of 180 days, safety inspections to determine compliance with applicable Florida building and fire codes are required for any future lawful use. Or the owner / owners may demolish the entire property at their choice.

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Stipulation and Agreed Order  
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- 5. If the Respondent(s) does not correct the violations(s) and bring the Subject Property into compliance as set forth above, 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(s).**
- 6. 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 be sent. Additional costs may be assessed for the later prosecution of this case, if the Respondent fails to comply with this Stipulation.
- 7. The Respondent(s) acknowledges that the City of Stuart Code Enforcement Magistrate may enter an Order which requires the Respondent to correct the violations and bring the Subject Property into compliance, as stated in this Stipulation and Agreed Order.
- 8. Should the Respondent(s) come into compliance in accordance with this Stipulation and Agreed order, and subsequently violate the same code sections, such reoccurrences shall subject the Respondent(s) to an administrative fine of up to **\$500.00 per day for each** violation, beginning on such day as the violation is found.
- 9. **The Respondent bears the burden of contacting the City's Code Enforcement Division at 772-529-9194 to arrange for a re-inspection of the Subject 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 Code of Ordinances or Florida Building Code.

CITY OF STUART, FLORIDA  
CODE ENFORCEMENT DIVISION

RESPONDENT(S):  
WFH ACQUISITIONS RP HOTEL LLC

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

Date: 4-8-25

DocuSigned by:  
  
C82CB603EC29474...  
By: \_\_\_\_\_  
Keith Lee

Date: 4/7/2025

Agreed Order on next page

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Stipulation and Agreed Order  
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**AGREED ORDER**

THIS MATTER came before the Magistrate on \_\_\_\_\_, 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.

\_\_\_\_\_  
Paul J. Nicoletti, Magistrate

**CERTIFICATE OF SERVICE**

I hereby certify that a copy hereof has been furnished by email to the Respondent(s), WFH CQUISITIONS RP HOTEL LLC at brett@mpldconsulting.com on the 7<sup>th</sup> day of April, 2025.

 4-8-25  
Scott Shiner Code Compliance Officer