



MAGISTRATE HEARING DOCKET

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

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

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

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

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

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

PLEDGE OF ALLEGIANCE

VIOLATION HEARINGS

1. CITY OF STUART VS PACIFIC STAR 5 INC

Tamica Clinton-Bush

CASE NO: CV-25-24

ADDRESS OF VIOLATION: 2995 SE ASTER LANE A-101

CODE SECTION: SEC: 10-61- Maintenance of structures, equipment
and exterior property

SEC: 10-36 (105.1) - Permits Required

DESCRIPTION OF VIOLATION: Remove all garbage, trash, junk and debris from the exterior areas. Permit required for a dumpster enclosure in disrepair that requires maintenance and/or replacement. (Comply by April 30, 2026)

2. CITY OF STUART VS JAMIE BALLERINI

Tamica Clinton-Bush

CASE NO: CE-26-5 (CE24120023)

ADDRESS OF VIOLATION: 1136 SE OSCEOLA STREET

CODE SECTION: SEC: 2.02.02 TABLE 2: LAND USES, THE R-1A Residential, Single Family Estate Zoning District does not permit multifamily dwellings, 3 or more units or duplex units, 2 or more units.

SEC: 10-36 (FBC105.1) PERMITS REQUIRED

DESCRIPTION OF VIOLATION: The property has been converted into a multifamily dwelling without the required permits. Please restore the property to its original condition as a single-family residence, which is the only permitted use within this zoning district. Owners are required to apply for and obtain the necessary permits to return the property to its original single-family configuration. (COMPLY BY MAY 29, 2026)

3. CITY OF STUART VS STUART ARCADE ASSOCIATES LLC

Tamica Clinton-Bush

CASE NO: CV-25-9

ADDRESS OF VIOLATION: 23 SW OSCEOLA STREET

CODE SECTION: Sec. 10-36 (FBC105.1) Permits Required

DESCRIPTION OF VIOLATION: Permits are required for installation of exterior commercial doors. Renew expired permit BP-24-1474 Installation of mini-split (Compliance by April 30, 2026)

4. CITY OF STUART VS FRARODO LLC

Tamica Clinton-Bush

CASE NO: CV-25-33

ADDRESS OF VIOLATION: 503 SE FLAMINGO AVENUE

CODE SECTION: Sec- 10-69 Motor Vehicle Parking and Storing

Sec- 10-36 Permits Required

Sec- 20-22 Duty to keep property free from trash and other solid waste

DESCRIPTION OF VIOLATION: A permit is required for the repair or replacement of the roof and any roof sections, as well as for the repair of the fascia and soffit areas, including the rotted wood located on the porch that is currently in a state of dilapidation. Additionally, please remove the boat and trailer that are being stored on unapproved surfaces along the side and rear of the property. All garbage, trash, and debris stored on the property must also be removed. (Comply by April 30, 2026)

5. CITY OF STUART VS IZQUIERDO'S AT STUART INC

Tamica Clinton-Bush

CASE NO: CV-26-12

ADDRESS OF VIOLATION: 1308 SE FEDERAL HWY

CODE SECTION: Sec. 38-95 Business tax receipt

Sec. 6.11.16 Prohibited signs

Sec. 10-69 Motor vehicle parking and storage

Sec. 20-22 Duty to keep free from trash and other solid waste

DESCRIPTION OF VIOLATION: Obtain a City of Stuart Business Tax Receipt. Remove all prohibited and non-permitted signs. Adhere to applicable parking regulations. Remove all garbage, trash, junk and/or debris stored on the property. (Comply by April 30, 2026)

6. CITY OF STUART VS 5051 LLC

Tamica Clinton-Bush

CASE NO: CV-26-14

ADDRESS OF VIOLATION: 4461 SE FEDERAL HWY

CODE SECTION: Sec. 38-95 Business Tax Receipt Required

Sec. 6.11.16 Prohibited Signs

Sec. 10-69 Motor Vehicle Parking and Storage

Sec. 20-22 Duty to Keep Land Free from Trash and other Solid Waste

Sec. 10-61 Maintenance of Structures, Equipment and Exterior Property

DESCRIPTION OF VIOLATION: Obtain a City of Stuart Business Tax Receipt for all businesses operating at the location or discontinue operation. Remove prohibited and non-permitted signs or obtain a permit. Please adhere to parking and storing regulations. Remove all garbage, trash, debris or junk stored on the property. The exterior of the structure shall be maintained in good repair.

(Comply by April 30, 2026)

7. CITY OF STUART VS SAJA INC

Tamica Clinton-Bush

CASE NO: CE-26-13

ADDRESS OF VIOLATION: 1601 SE FEDERAL HWY

CODE SECTION: Sec. 38-95 Business tax receipt required

Sec. 2.02.02 Land Uses Table 2. Outdoor storage is not permitted in the industrial zoning district.

Sec. 10-68 Fire Safety Requirements

Sec. 20-22 Duty to keep land free from trash and other solid wastes

DESCRIPTION OF VIOLATION: Obtain a business tax receipt for operating a business in the City of Stuart. Outdoor storage is not permitted. Remove all utility trailers stored at the location. Fire safety requirements pass a fire safety inspection for this location. Remove all garbage, trash, junk debris or vegetation stored on the property.

(Comply by April 30, 2026)

ADJOURNMENT