



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

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

Meeting Date: 3/18/2026

Prepared by: Tamica Clinton-Bush

Title of Item:

CITY OF STUART VS PACIFIC STAR 5 INC

Address:

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)

Summary Explanation/Background Information:

ATTACHMENTS:

1. MARTIN COUNTY PROPERTY APPRAISER
2. SUNBIZ
3. VIOLATION PHOTO
4. VIOLATION PHOTO
5. VIOLATION PHOTO
6. NOTICE OF VIOLATION NOTICE OF HEARING
7. AMENDED NOTICE OF VIOLATION NOTICE OF HEARING
8. CERTIFIED MAIL RET. RECIEPT/ GREEN CARD

[← BACK TO SEARCH](#)

Basic Info

PIN 09-38-41-004-000-00090-2	AIN 26039	Situs Address 1601 SE FEDERAL HWY STUART FL	Website Updated 3/6/26
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General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners
SAJA INC

Parcel ID
09-38-41-004-000-00090-2

Use Code/Property Class
2600 - 2600 Service Station

Mailing Address
C/O MIKE HUSSEIN
4785 SW HAMMOCK CREEK DR
PALM CITY FL 34990

Account Number
26039

Neighborhood
M3E M3E-EAST STUART

Tax District
STUART

Property Address
1601 SE FEDERAL HWY STUART FL

Legal Acres
0.6718

Legal Description
THAT PORTION OF TRACTS I & J, LYING ELY ...

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	\$ 438,950	\$ 737,740	\$ 1,176,690	\$ 0	\$ 1,176,690	\$ 0	\$ 1,176,690

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
4/1/08

Grantor (Seller)
ISAP OF AMERICA LLC

Doc Num
2075751

Sale Price
\$ 1,050,000

Deed Type
Special Warranty Deed

Book & Page
[2319 0456](#)

Legal Description

THAT PORTION OF TRACTS I & J, LYING ELY OF FEDERAL HWY & NLY OF CONTRACTORS WAY, GLENDALE

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 Profit Corporation
SAJA, INC.

Filing Information

Document Number P02000110276
FEI/EIN Number 30-0122665
Date Filed 10/11/2002
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 10/17/2011

Principal Address

5850 W Cypress St
Supersonic POS STE A
Tampa, FL 33607

Changed: 04/14/2025

Mailing Address

5850 W Cypress St
Supersonic POS STE A
Tampa, FL 33607

Changed: 04/14/2025

Registered Agent Name & Address

HUSSEIN, MOHAMMAD S
4785 SW HAMMOCK CREEK DR
PALM CITY, FL 34990

Name Changed: 10/17/2011

Address Changed: 03/30/2007

Officer/Director Detail

Name & Address

Title P, PVST

HUSSEIN, MOHAMMAD S
4785 SW HAMMOCK CREEK DR
PALM CITY, FL 34990

Annual Reports

Report Year	Filed Date
2024	02/06/2024
2025	04/14/2025
2026	01/20/2026









City of Stuart

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

PACIFIC STAR 5 INC
18909 NE 29TH AVE
AVENTURA FL 33180

Case No. CV-25-24

Certified Receipt No 70153010000003460008

NOTICE OF VIOLATION AND NOTICE OF HEARING

January 12, 2026

PACIFIC STAR 5 INC
2995 SE ASTER LANE A-101
STUART FL 34994
Parcel Control Number 38-38-41-002-010-00000-1

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: MAINTENANCE OF STRUCTURES, EQUIPMENT AND EXTERIOR PROPERTY Pertinent Code Section(s): Sec 10-61 Scope. The provisions of this section shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior of all residential and commercial property. *Responsibility.* The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided in this article. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition, and which do not comply with the requirements of this section. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and control. **Please repair dumpster enclosure and remove all garbage, trash, junk and or debris. Permits may be required for repair/replacement.**

Violation Description/Corrective Action Required: VIOLATIONS AND PENALTIES Pertinent Code Section(s): Sec 10-36 105.1 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 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 dumpster repair/replacement.

Comply By: February 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 February 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 18TH 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



City of Stuart

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

PACIFIC STAR 5 INC
18909 NE 29TH AVE
AVENTURA FL 33180

Case No. CV-25-24

Certified Receipt No 70153010000003464488

AMENDED NOTICE OF VIOLATION AND NOTICE OF HEARING

February 5, 2026

PACIFIC STAR 5 INC
2995 SE ASTER LANE A-101
STUART FL 34994
Parcel Control Number 38-38-41-002-010-00000-1

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: MAINTENANCE OF STRUCTURES, EQUIPMENT AND EXTERIOR PROPERTY Pertinent Code Section(s): Sec 10-61 Scope. The provisions of this section shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior of all residential and commercial property. *Responsibility.* The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided in this article. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition, and which do not comply with the requirements of this section. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and control. **Please repair dumpster enclosure and remove all garbage, trash, junk and or debris. Permits may be required for repair/replacement.**

Violation Description/Corrective Action Required: VIOLATIONS AND PENALTIES Pertinent Code Section(s): Sec 10-36 105.1 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 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 dumpster repair/replacement.

Comply By: March 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 March 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 18TH day of March 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.

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

7015 3010 0000 0346 4488

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

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

OFFICIAL USE

Certified Mail Fee
\$ _____

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

Postage
\$ _____

Total Postage and Fees
\$ _____

Postmark
Here

CV25 25

Sent To
PACIFIC STAR 5 INC
Street and Apt. No., or PO Box No.
18909 NE 29th AVE
City, State, ZIP+4®
AVENTURA FL 33180

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:

Pacific STAR 5 INC
18909 NE 29th AVE
AVENTURA FL 33180



9590 9402 9686 5199 6210 00

2. Article Number (Transfer from service label)

7015 3010 0000 0346 4488

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
Larissa Pisani 7/9/26

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

CV25 25

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	
<input type="checkbox"/> Mail Restricted Delivery	

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

Domestic Return Receipt

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

Meeting Date: 3/18/2026

Prepared by: Tamica Clinton-Bush

Title of Item:

CITY OF STUART VS JAMIE BALLERINI

Address:

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)

Summary Explanation/Background Information:

ATTACHMENTS:

1. ORIGINAL NOTICE OF VIOLATION NOTICE OF HEARING
2. ORIGINAL STIPULATION OF AGREEMENT
3. MARTIN COUNTY PROPERTY APPRISER SHOWING NEW OWNER



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

RINDY CAROL
1136 SE OSCEOLA ST
STUART, FL 34994

Case No. CE24120023

Certified Receipt No. 70223330000097942689

NOTICE OF VIOLATION AND NOTICE OF HEARING

December 27, 2024

1136 SE OSCEOLA ST
STUART, FL 34994
03-38-41-009-009-00080-3

Dear Property Owner/Business Owner/Occupant:

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

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

- 1. Violation Description/Corrective Action Required: THE ZONING DISTRICT DOES NOT PERMIT MULTI-FAMILY DWELLINGS.**
Pertinent Code Section(s): LDC Sec. 2.02.02 – Table 2: Land Uses, the R-1A (Residential, Single-Family Estate) Zoning District does not permit multi-family dwellings (3 or more units) or duplex units (2 units). PLEASE RETURN THIS PROPERTY TO THE ORIGINAL STATE OF SINGLE-FAMILY AS THIS IS THE ONLY PERMITTED USE FOR THIS DISTRICT.
- 2. Violation Description/Corrective Action Required: THERE WAS A CHANGE OF OCCUPANCY WITHOUT A VALID PERMIT.**
Pertinent Code Section(s): Sec. 10-36. - Violations and penalties. Any person, firm, corporation or agent who fails to comply with any provision of the code, or who shall erect, construct, alter, install, demolish or move any structure, electrical, gas, mechanical or plumbing system, or has erected, constructed, altered, repaired, moved or demolished a building, structure, electrical, gas, mechanical or plumbing system, in

violation of a detailed statement or drawing submitted and permitted thereunder, shall be guilty of a municipal ordinance violation. Each such person shall be considered guilty of a separate offense for each and every day or portion thereof during which a violation of any of the provisions of the code is committed or continued. Upon conviction of any such violation such person shall be punished within the limits as provided by law and local ordinance. **PLEASE RETURN THIS PROPERTY TO THE ORIGINAL STATE OF SINGLE-FAMILY AS THIS IS THE ONLY PERMITTED USE FOR THIS DISTRICT.**

Comply By: January 24, 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 January 24, 2025 and contact the City of Stuart Code Enforcement Division (contact information below) to arrange a re-inspection of the property to verify compliance with the ordinance cited herein, notice is hereby given pursuant to Chapter 162, Florida Statutes, and the City of Stuart Code of Ordinances, that a hearing will be held regarding the above case before the City's Special Magistrate on the 19th day of February 2025 at 2:00 pm or as soon thereafter as said matter can be heard in the City of Stuart City Hall Chambers, 121 SW Flagler Avenue Stuart, Florida 34994.

The Special Magistrate will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the Special Magistrate may base its findings and act solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the City of Stuart Code of Ordinances, the Special Magistrate may impose a fine up to \$250.00 per day per violation for each day that the violation(s) continues beyond the compliance date established by the Special Magistrate in the Final Order. In the case of a repeat violation, the Special Magistrate may impose a fine up to \$500.00 per day per violation for each day the violation(s) continues beyond the compliance date established by the Code Enforcement Division. Be advised, the Special Magistrate will impose \$300 Administrative Cost for the hearing called to order.

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



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

CITY OF STUART, FLORIDA
CODE ENFORCEMENT MAGISTRATE

Case No. CE24120023

CITY OF STUART, FLORIDA,

Petitioner,

v.

RINDY CAROL
1136 SE OSCEOLA ST
STUART, FL 34994

Respondent(s),

PCN# 03-38-41-009-009-00080-3

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 is the owner of the property located at 1136 SE Osceola Street Stuart, FL 34994, which is more fully described in the Martin County Property Appraiser's Report attached as **Exhibit 1** ("Subject Property").
2. 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**.
3. The Respondent(s) is granted an extension until February 19th, 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, or Florida Building Code, as applicable.
4. 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).**
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 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(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.

7. 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.
8. The Respondent bears the burden of contacting the City's Code Enforcement Division at 772-278-0925 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):

By: 

By: 

Date: 2/6/25

Date: 2-6-25

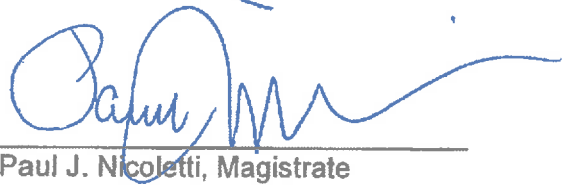
Agreed Order on next page

AGREED ORDER

THIS MATTER came before the Magistrate on FEBRUARY 19, 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 the Respondent(s), CAROL RINDY at 1136 SE OSCEOLA ST. on the 19th day of FEB., 2025.



Robert Perez, Property Inspector

Perez, Robert

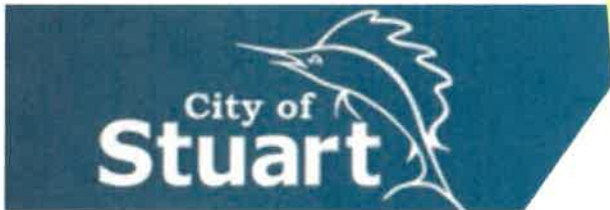
From: Perez, Robert
Sent: Wednesday, February 19, 2025 4:02 PM
To: crdolfan@yahoo.com
Cc: Donald Glancy; Hatten, Louis; Nentwick, Jodi; Shiner, Scott
Subject: Stipulation and Agreed Order - Case No. CE24120023 (1136 SE Osceola Street)
Attachments: 1136 SE Osceola Street - Stipulation Agreement.pdf

Good Afternoon Ms. Rindy,

The Stipulation Order has been attached, and the agreement was read into the record at today's Special Magistrate hearing. Per the agreement, we will be warranting compliance on or before February 19th, 2026. Be advised, we have also mailed a certified copy of this agreement to the site address. Please feel free to contact me directly for any questions regarding this affidavit.

Thank you,

Robert Perez
Code Enforcement Officer
City of Stuart
121 SW Flagler Ave,
Stuart, fl 34994
772-278-0925



crdolfan@yahoo.com
(Email us. copy)
(Scan copy)

[← BACK TO SEARCH](#)

Basic Info

PIN 03-38-41-009-009-00080-3	AIN 20258	Situs Address 1136 SE OSCEOLA ST STUART FL	Website Updated 3/7/26
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General Information

CHANGE MAILING ADDRESS SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners BALLERINI JAMIE	Parcel ID 03-38-41-009-009-00080-3	Use Code/Property Class 0100 - 0100 Single Family
Mailing Address 5500 SW WILBUR AVE PALM CITY FL 34990	Account Number 20258	Neighborhood 333820 Hildabrad Pk St Lucie Est
Tax District STUART	Property Address 1136 SE OSCEOLA ST STUART FL	Legal Acres 0.1561
	Legal Description ST LUCIE ESTATES SEC 1 LOT 8 (LESS ELY P...	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	\$ 275,400	\$ 461,700	\$ 737,100	\$ 362,307	\$ 374,793	\$ 25,000	\$ 349,793

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 12/15/25	Grantor (Seller) RINDY CAROL	Doc Num 3162356
Sale Price \$ 475,000	Deed Type Warranty Deed	Book & Page 3540 591

Legal Description

ST LUCIE ESTATES SEC 1 LOT 8 (LESS ELY PART AS IN DB 50 PG 67) & LOT 9 BLK 9 BEG AT NE COR LOT 8 BLK 9 SEC 1 ST LUCIE EST W 34.04' TO POB; W 65.95' TO NW COR LOT 9, S 103' TO SW COR LOT 9, E 78.65' N 31.3' DEF L 21 DEG 49' 26.63', DEF R 11 DEG 02' 16.25', DEF R 11 DEG 24' 30.95' TO POB. OR 405-1419

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, FLORIDA
AGENDA ITEM REQUEST
MAGISTRATE**

Meeting Date: 3/18/2026

Prepared by: Tamica Clinton-
Bush

Title of Item:

CITY OF STUART VS STUART ARCADE ASSOCIATES LLC

Address:

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)

Summary Explanation/Background Information:

ATTACHMENTS:

1. MARTIN COUNTY PROPERTY APPRAISER
2. SUNBIZ
3. COURTESY NOTICE
4. NOTICE OF VIOLATION NOTICE OF HEARING
5. PHOTO

[← BACK TO SEARCH](#)

Basic Info

PIN 05-38-41-023-000-00040-8	AIN 22597	Situs Address 23 SW OSCEOLA ST STUART FL	Website Updated 3/9/26
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General Information

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

STUART ARCADE ASSOCIATES LLC

Parcel ID

05-38-41-023-000-00040-8

Use Code/Property Class

1204 - 1204 Mixed Use condo

Mailing Address

 PO BOX 28 GEDNEY STATION
 WHITE PLAINS NY 10605

Account Number

22597

Neighborhood

M2 M2-DOWNTOWN STUART

Tax District

STUART

Property Address

23 SW OSCEOLA ST STUART FL

Legal Acres

0

Legal Description

POST OFFICE ARCADE CONDOMINIUM, UNIT D

Ag Use Size (Acre\Sq Ft)

N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 0	\$ 562,440	\$ 562,440	\$ 45,380	\$ 517,060	\$ 0	\$ 517,060

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 7/1/04	Grantor (Seller) DAVIS, JAMES R	Doc Num 1762977
Sale Price \$ 3,250,000	Deed Type Special Warranty Deed	Book & Page 1915 1435

Legal Description

POST OFFICE ARCADE CONDOMINIUM, UNIT D

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
STUART ARCADE ASSOCIATES LLC

Filing Information

Document Number L04000041781
FEI/EIN Number 20-1253831
Date Filed 06/03/2004
State FL
Status ACTIVE

Principal Address

550 MANNARONEC AVENUE
 WUITE 501
 HARRISON, NY 10528

Changed: 06/03/2025

Mailing Address

550 MANNARONEC AVENUE
 WUITE 501
 HARRISON, NY 10528

Changed: 06/03/2025

Registered Agent Name & Address

HANDELSMAN, BETHANY
 2329 LAFAYETTE AVENUE
 WINTER PARK, FL 32789

Name Changed: 06/03/2025

Address Changed: 06/03/2025

Authorized Person(s) Detail

Name & Address

Title Manager, VP

STOCKER, MARSHA
 P.O. Box 28
 Gedney Station
 White Plains, NY 10605

Title VP

HANDELSMAN, STEVEN
P.O. Box 28
Gedney Station
White Plains, NY 10605

Title VP

HEASLIP, SANDY
P.O. Box 28
Gedney Station
White Plains, NY 10605

Annual Reports

Report Year	Filed Date
2023	03/29/2023
2024	02/07/2024
2025	03/22/2025

Document Images

06/03/2025 -- Reg. Agent Change	View image in PDF format
03/22/2025 -- ANNUAL REPORT	View image in PDF format
02/07/2024 -- ANNUAL REPORT	View image in PDF format
03/29/2023 -- ANNUAL REPORT	View image in PDF format
03/10/2022 -- ANNUAL REPORT	View image in PDF format
10/08/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
04/15/2021 -- ANNUAL REPORT	View image in PDF format
01/24/2020 -- ANNUAL REPORT	View image in PDF format
06/13/2019 -- ANNUAL REPORT	View image in PDF format
05/14/2018 -- ANNUAL REPORT	View image in PDF format
03/17/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
03/17/2015 -- ANNUAL REPORT	View image in PDF format
03/20/2014 -- ANNUAL REPORT	View image in PDF format
04/09/2013 -- ANNUAL REPORT	View image in PDF format
08/17/2012 -- ANNUAL REPORT	View image in PDF format
04/12/2012 -- ANNUAL REPORT	View image in PDF format
04/06/2011 -- ANNUAL REPORT	View image in PDF format
03/10/2010 -- ANNUAL REPORT	View image in PDF format
04/16/2009 -- ANNUAL REPORT	View image in PDF format
03/28/2008 -- ANNUAL REPORT	View image in PDF format
04/03/2007 -- ANNUAL REPORT	View image in PDF format
04/04/2006 -- ANNUAL REPORT	View image in PDF format
04/06/2005 -- ANNUAL REPORT	View image in PDF format
06/03/2004 -- Florida Limited Liabilities	View image in PDF format



City of Stuart
Code Enforcement
121 SW Flagler Ave.
Stuart Fl. 34994

Violation Courtesy Notice

STUART ARCADE ASSOCIATES LLC
P.O. BOX 28 GEDNEY STATION
WHITE PLAINS NY 10605

Re: Code Violation(s)
23 SW OSCEOLA ST , STUART

To Whom This May Concern:

Please be advised we have received a complaint about the above referenced property. You are in violation of City of Stuart Code of Ordinances, specifically, .

This violation is related to:

- 1. Dumpster Area Maintenance:** The dumpster enclosures are not being properly maintained. Trash and debris were observed scattered throughout the property, contributing to an unsightly and unsanitary environment.
- 2. Improper Cleaning Practices:** Mop buckets and floor mats are being washed in the rear of the property, resulting in nuisance conditions and potential illicit discharge. This practice must cease immediately, and proper cleaning procedures must be followed in compliance with local codes.
- 3. Gutter/Downspout Discharge:** Downspouts are discharging water directly into the right-of-way. All stormwater must be contained on-site. Installation of splash guards or other containment measures may be required to redirect water flow appropriately.
- 4. Air Conditioning Drainage:** The A/C condensate drain is discharging onto the right-of-way. This must be redirected to discharge within the property boundaries in compliance with applicable drainage standards.
- 5. Building Exterior Condition:** Portions of the building exhibit discoloration and signs of surface deterioration. These areas must be pressure-washed and/or repainted to maintain the property's appearance and structural integrity.

This letter is a friendly reminder that this violation must be corrected within 10 days and this office notified of the date of compliance. If you choose not to comply by that date, a Notice of Violation and Summons to the City Magistrate will be issued on your behalf.

We thank you for your cooperation. If you have any questions or concerns please feel free to contact me at (772) 288-5325.

Sincerely,

Tamica Bush
Neighborhood Services

Code Enforcement Case Number:



CITY OF STUART
CODE ENFORCEMENT DIVISION
121 SW FLAGLER AVENUE
STUART, FL 34994
(772) 288-5325

Case: CV-25-9
January 28, 2026

To: STUART ARCADE ASSOCIATES LLC
PO BOX 28 GEDNEY STATION
WHITE PLAINS NY 10605

Notice of Violation and Notice of Hearing

Address of Violation: 23 SW OSCEOLA ST STUART FL
Parcel Control No.: 053841023000000408
Legal Description: POST OFFICE ARCADE CONDOMINIUM, UNIT D

YOU ARE HEREBY NOTIFIED, pursuant to Section 8.06.00, Enforcement of Code Provisions, that 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. the following violation(s) exist(s) on the listed property:

- 1. Pertinent–Code Section(s): Sec 10-36 (FBC 105.1) VIOLATIONS AND PENALTIES**
Violation Description/Corrective Action Required: – 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 all/any commercial doors installed. Renew expired permit BP-24-1474 Installation of 2-ton mini split.**

Comply By: March 11, 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 March 11, 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 18th day of March 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 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.

PLEASE GOVERN YOURSELF ACCORDINGLY,



Tamica Bush
Code Enforcement Officer
(772) 288-5325
tbush@stuartfl.gov

November 25, 2025
FL, Stuart



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

Meeting Date: 3/18/2026

Prepared by: Tamica Clinton-Bush

Title of Item:

CITY OF STUART VS FRARODO LLC

Address:

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)

Summary Explanation/Background Information:

ATTACHMENTS:

1. MARTIN COUNTY PROPERTY APPRAISER
2. SUNBIZ
3. COURTESY NOTICE
4. NOTICE OF VIOLATION NOTICE OF HEARING
5. CERTIFIED MAIL RET. RECIEPT/ USPS TRACKING
6. IMG_2157_Tue_Nov_25_2025_at_10-26-57
7. TC_01776_1_Mon_Nov_24_2025_13-07-02
8. TC_01778_Mon_Nov_24_2025_13-07-02
9. TC_01772_1_Mon_Nov_24_2025_13-07-02
10. TC_01775_1_Mon_Nov_24_2025_13-07-02

[← BACK TO SEARCH](#)

Basic Info

PIN 03-38-41-023-030-00071-2	AIN 20737	Situs Address 503 SE FLAMINGO AVE STUART FL	Website Updated 2/23/26
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General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners
FRARODO LLC

Parcel ID
03-38-41-023-030-00071-2

Use Code/Property Class
0800 - 0800 Duplex

Mailing Address
1900 N BAYSHORE DR #2719
MIAMI FL 33132

Account Number
20737

Neighborhood
333830 Kreuger Est Broad St Lucie Est

Tax District
STUART

Property Address
503 SE FLAMINGO AVE STUART FL

Legal Acres
0.204

Legal Description
BROADWAY, ST LUCIE ESTATES, W 86' OF LOT...

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	\$ 153,000	\$ 179,640	\$ 332,640	\$ 32,500	\$ 300,140	\$ 0	\$ 300,140

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

Current Sale

Sale Date 6/2/21	Grantor (Seller) BROCKWAY RICHARD A	Doc Num 2893901
Sale Price \$ 245,500	Deed Type Warranty Deed	Book & Page 3231 0292

Legal Description

BROADWAY, ST LUCIE ESTATES, W 86' OF LOT 7 & W 86' OF LOT 8 BLK 30

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
FRARODO LLC

Filing Information

Document Number L21000224021
FEI/EIN Number 87-3196859
Date Filed 05/13/2021
State FL
Status ACTIVE

Principal Address

501 SE Flamingo Ave
Stuart, FL 34996

Changed: 02/14/2022

Mailing Address

501 SE Flamingo Ave
Stuart, FL 34996

Changed: 02/14/2022

Registered Agent Name & Address

ROSSI, FRANCO
503 SE Flamingo Ave
Stuart, FL 34996

Name Changed: 02/14/2022

Address Changed: 02/14/2022

Authorized Person(s) Detail

Name & Address

Title AMBR

ENVIROWATER CONSULTORIAS LLC
30 N GOULD ST, STE R
SHERIDAN, WY 82801

Annual Reports

Report Year	Filed Date
2023	02/25/2023
2024	03/05/2024
2025	02/07/2025

Document Images

02/07/2025 – ANNUAL REPORT	View image in PDF format
03/05/2024 – ANNUAL REPORT	View image in PDF format
02/25/2023 – ANNUAL REPORT	View image in PDF format

[02/14/2022 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[05/13/2021 -- Florida Limited Liability](#)

[View image in PDF format](#)



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

November 24, 2025

COURTESY NOTICE

Mailing Address:
 FRARODO LLC
 1900 N BAYSHORE DR #2719
 MIAMI, FL 33132

Location of Violation:
 Tax ID: 033841023030000712
 503 SE FLAMINGO AVE
 STUART, FL 34996

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
8	2	LIVESTOCK PROHIBITED	Livestock prohibited. Please do not let loose fowl in the City of Stuart. Please remove from property not relocating in the City.	Unresolved	5
10	61	MAINTENANCE OF STRUCTURE AND EXTERIOR PROPERTY	Repair all rotted wood in fascia and porch areas. Permits required.	Unresolved	30
10	69	MOTOR VEHICLE PARKING AND STORING	Remove motor vehicle (boat/Trailer) stored in rear side yard on unapproved surfaces.	Unresolved	30

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-25-33**, we are here to help.



CITY OF STUART
CODE ENFORCEMENT DIVISION
121 SW FLAGLER AVENUE
STUART, FL 34994
(772) 288-5325

Case: CV-25-33
February 20, 2026

To: FRARODO LLC
1900 N BAYSHORE DR #2719
MIAMI FL 33132

Notice of Violation and Notice of Hearing

Address of Violation: 503 SE FLAMINGO AVE
Parcel Control No.: 033841023030000712
Legal Description: BROADWAY, ST LUCIE ESTATES, W 86' OF LOT 7& W 86' OF LOT 8 BLK 30

YOU ARE HEREBY NOTIFIED, pursuant to Section 8.06.00, Enforcement of Code Provisions, that 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. the following violation(s) exist(s) on the listed property:

- 1. Pertinent–Code Section(s): Sec 10-36 (FBC 105.1) VIOLATIONS AND PENALTIES**
Violation Description/Corrective Action Required: – 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 roof/roof sections repair of fascia and soffit areas to include the rotted wood in the porch that appears to be in state of dilapidation.**
- 2. Pertinent Code Section(s): Sec 10-69 Violation Description/Corrective Action Required:**
MOTOR VEHICLE PARKING AND STORAGE– (B) Parking and storing generally. (1) This section shall apply broadly to the parking or storage of aircraft, vehicles and vessels in all zoning districts, and on any real property in the city specified herein, and shall apply to owners, occupants, and visitors to the property. (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 **Remove boat or boat/trailer combination stored on unapproved surfaces in the side/rear of property.**
- 3. Pertinent Code Section(s): Sec 20-22 Violation Description/Corrective Action Required:**
DUTY TO KEEP LAND FREE FROM TRASH AND OTHER SOLID WASTE.

(a) All lands in the city shall be kept free from any kind of trash and other solid waste, including specifically, but without limitation, any broken tree limbs, leaves or branches, and uncontained garbage or refuse or any other type of material which might conceal pools of water, create breeding grounds for mosquitoes, or which might be otherwise detrimental to the health or safety of the inhabitants of the city. The existence of any such trash or filth is declared to be public nuisance. (b) The owners, custodians, agents, lessees or occupants of real property within the city shall not permit the accumulation of dead and dying trees and limbs; overgrown grass and other flora; rubbish, trash and other refuse, including discarded appliances, furniture, tools, machinery, equipment, metal goods or other solid waste. **Please remove all garbage, trash, junk and debris stored on the property.**

Comply By: March 11, 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 March 11, 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 18th day of March 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 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.

PLEASE GOVERN YOURSELF ACCORDINGLY,



Tamica Bush
Code Enforcement Officer
(772) 288-5325
tbush@stuartfl.gov

Track Packages
Anytime, Anywhere

Get the free Informed Delivery® feature to receive automated notifications on your packages

Learn More

<https://reg.usps.com/xsell?app=UspsTools&ref=homepageBanner&appURL=https%3A%2F%2Finformeddelivery.usps.com/box/pages/intro/start.action>

Tracking Number:

70153010000003462736

Remove X

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 10:31 am on March 2, 2026 in SHERIDAN, WY 82801.

Delivered

Delivered, Left with Individual
SHERIDAN, WY 82801
March 2, 2026, 10:31 am

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Product Information



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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
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CV 25-33

Sent To: **Frarodo LLC/ Envirowater Consultants**
Street and Apt. No., or PO Box No.: **30 N. Gould St. STE 2**
City, State, ZIP+4®: **Sheridan WY 82801**

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

Feedback

503











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

Meeting Date: 3/18/2026

Prepared by: Tamica Clinton-Bush

Title of Item:

CITY OF STUART VS IZQUIERDO'S AT STUART INC

Address:

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.

Summary Explanation/Background Information:

ATTACHMENTS:

1. MARTIN COUNTY PROPERTY APPRAISER
2. SUNBIZ
3. CERTIFIED MAIL RET. RECIEPT/ USPS TRACKING
4. NOTICE OF VIOLATION NOTICE OF HEARING
5. IMG_2620_Mon_Feb_2_2026_at_17-06-55
6. IMG_2619_Mon_Feb_2_2026_at_17-06-55
7. IMG_2613_Mon_Feb_2_2026_at_17-06-55
8. IMG_2614_Mon_Feb_2_2026_at_17-06-55
9. IMG_2615_Mon_Feb_2_2026_at_17-06-55

[< BACK TO SEARCH](#)

Basic Info

PIN 09-38-41-000-000-00102-2	AIN 25806	Situs Address 1308 SE FEDERAL HWY STUART FL	Website Updated 3/10/26
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General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners IZQUIERDO'S AT STUART INC	Parcel ID 09-38-41-000-000-00102-2	Use Code/Property Class 2600 - 2600 Service Station
Mailing Address 1308 SE FEDERAL HWY STUART FL 34994	Account Number 25806	Neighborhood M3E M3E-EAST STUART
Tax District STUART	Property Address 1308 SE FEDERAL HWY STUART FL	Legal Acres 0.7789
	Legal Description BEG S/LN OF NE 1/4 OF NW 1/4 & W R/W US ...	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	\$ 475,010	\$ 266,020	\$ 741,030	\$ 0	\$ 741,030	\$ 0	\$ 741,030

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 4/23/25	Grantor (Seller) MACMILLAN REAL ESTATE LLC	Doc Num 3127461
Sale Price \$ 950,000	Deed Type Warranty Deed	Book & Page 3498 219

Legal Description

BEG S/LN OF NE 1/4 OF NW 1/4 & W R/W US 1, NWLY ALG R/W 78.88' FOR POB, S 48 DEG 16'32" W 216.56', S 53.90' TO N R/W TRESSLER DR, W 80.87', N 142.5', N 48 DEG 16'32" E 216.56' TO HWY & SELY 120' TO POB (METES & PART OF LOTS 1 & 2 TWIN LAKES)

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 Profit Corporation

THE IZQUIERDO'S AT STUART, INC.

Filing Information

Document Number	P21000029441
FEI/EIN Number	86-2834474
Date Filed	03/25/2021
Effective Date	03/24/2021
State	FL
Status	ACTIVE

Principal Address

1308 S.E. FEDERAL HIGHWAY
STUART, FL 34994

Mailing Address

3248 W HILLSBORO BLVD
DEERFIELD BEACH, FL 33442

Changed: 04/30/2025

Registered Agent Name & Address

IZQUIERDO, HENRY
1308 S.E. FEDERAL HIGHWAY
STUART, FL 34994

Name Changed: 04/29/2024

Address Changed: 04/29/2024

Officer/Director Detail

Name & Address

Title P/D

IZQUIERDO, HENRY D
3248 W HILLSBORO BLVD
DEERFIELD BEACH, FL 33442

Title Secretary

Izquierdo , Michelle A
3248 W HILLSBORO BLVD
DEERFIELD BEACH, FL 33442

Annual Reports

Report Year	Filed Date
2023	03/27/2023
2024	04/29/2024
2025	04/30/2025

Document Images

04/30/2025 -- ANNUAL REPORT	View image in PDF format
04/29/2024 -- ANNUAL REPORT	View image in PDF format
03/27/2023 -- ANNUAL REPORT	View image in PDF format
04/14/2022 -- ANNUAL REPORT	View image in PDF format
03/25/2021 -- Domestic Profit	View image in PDF format

AMERICA'S COURT REPORTERS & VIDEO, INC. - DEERFIELD BEACH, FL

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Latest Update

Your item was delivered to the front desk, reception area, or mail room at 1:36 pm on March 5, 2026 in STUART, FL 34994.

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Delivered, Front Desk/Reception/Mail Room

STUART, FL 34994

March 5, 2026, 1:36 pm

See All Tracking History

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<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	\$	

Sent To: **Izquierdos at STUART Inc**
 Street and Apt. No., or PO Box No.
1300 SE FEDERAL HWY
 City, State, ZIP+4®
STUART FL 33455

CV 26 12

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

Feedback



CITY OF STUART
CODE ENFORCEMENT DIVISION
121 SW FLAGLER AVENUE
STUART, FL 34994
(772) 288-5325

Case: CV-26-12
January 28, 2026

To: IZQUIERDO'S AT STUART INC
1308 SE FEDERAL HWY
STUART, FL 33455

Notice of Violation and Notice of Hearing

Address of Violation: 1308 SE FEDERAL HWY, STUART, FL 34994
Parcel Control No.: 093841000000001022
Legal Description: BEG S/LN OF NE ¼ OF NW ¼ & W R/W US 1, NWLY ALG R/W 78.88' FOR
POB, S 48 DEG 16'32" E 216.56' TO HWY & SELY 120' TO POB NETES & PART OF LOTS 1 & 2
TWIN LAKES

YOU ARE HEREBY NOTIFIED, pursuant to Section 8.06.00, Enforcement of Code Provisions, that 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. the following violation(s) exist(s) on the listed property:

- 1. Pertinent–Code Section(s): Sec 38-95 BUSINESS TAX RECEIPT REQUIRED Violation**
Description/Corrective Action Required: – No person shall engage in any trade, business, profession or occupation within the city without a local business tax receipt. Applications for a receipt shall be made on forms provided by the city. A complete application shall include the number of full-time and part-time employees who will work at the premises licensed at the time the application is filed with the city development department. **Apply for and obtain a City of Stuart business tax receipt for all businesses operating at this location. To include but not limited to Retail, Fuel sales, U-Haul rental/leasing.**
- 2. Pertinent Code Section(s): Sec 6.11.16 Violation Description/Corrective Action Required: PROHIBITED SIGNS** 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 sign features: Wind signs, Roof signs, Snipe signs, Banners and flags, not otherwise permitted herein, signs confusing to vehicular drivers, Vehicular signs, except graphics applied or painted upon a vehicle, Waterborne signs, Private signs in public rights of way, pole signs, intermittent lightings, animation, moving or rotating signs, not including governmental traffic signals and devices, Ballons, Noise producing signs, Off-Premise signs, except for banners as provided herein, Obscene signs as follows: a sign not exhibit thereon any lewd, lascivious, or obscene character or illustration, as the same may be defined by community standards and by law., Sidewalk signs and sandwich board sidewalk signs. Effective December 31, 2013. Electronic message units, not otherwise permitted herein. Billboards, not otherwise permitted herein. This provision shall not apply to the three billboards that are the subject of the settlement agreement entered into by the city in 2009. Any sign not provided for or expressly permitted by this code is prohibited. **Remove all unpermitted signs or obtain a permit. Remove all prohibited signs.**

3. **Pertinent Code Section(s): Sec 10-69 Violation Description/Corrective Action Required: MOTOR VEHICLE PARKING AND STORAGE**– (B) Parking and storing generally. (1) This section shall apply broadly to the parking or storage of aircraft, vehicles and vessels in all zoning districts, and on any real property in the city specified herein, and shall apply to owners, occupants, and visitors to the property. **Please adhere to all applicable parking regulations. Once you have applied for a Business Tax Receipt, contact the Zoning and Development Department to confirm compliance with parking and vehicle storage requirements.**

4. **Pertinent Code Section(s): Sec 20-22 Violation Description/Corrective Action Required: DUTY TO KEEP LAND FREE FROM TRASH AND OTHER SOLID WASTE.** (a) All lands in the city shall be kept free from any kind of trash and other solid waste, including specifically, but without limitation, any broken tree limbs, leaves or branches, and uncontained garbage or refuse or any other type of material which might conceal pools of water, create breeding grounds for mosquitoes, or which might be otherwise detrimental to the health or safety of the inhabitants of the city. The existence of any such trash or filth is declared to be public nuisance. (b) The owners, custodians, agents, lessees or occupants of real property within the city shall not permit the accumulation of dead and dying trees and limbs; overgrown grass and other flora; rubbish, trash and other refuse, including discarded appliances, furniture, tools, machinery, equipment, metal goods or other solid waste. **Please remove all garbage, trash, junk and debris stored on the property.**

Comply By: March 11, 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 March 11, 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 18th day of March 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 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.

PLEASE GOVERN YOURSELF ACCORDINGLY,



Tamica Bush
Code Enforcement Officer
(772) 288-5325
tbush@stuartfl.gov

1308 S. Federal Hwy
Stuart, FL 34994









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

Meeting Date: 3/18/2026

Prepared by: Tamica Clinton-Bush

Title of Item:

CITY OF STUART VS 5051 LLC

Address:

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)

Summary Explanation/Background Information:

ATTACHMENTS:

1. NOTICE OF VIOLATION NOTICE OF HEARING
2. CERTIFIED MAIL RET. RECIEPT/ GREEN CARD
3. MARTIN COUNTY PROPERTY APPRAISER
4. SUNBIZ
5. PHOTO
6. PHOTO
7. PHOTO
8. PHOTO
9. PHOTO
10. PHOTO
11. PHOTO
12. PHOTO
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CITY OF STUART
CODE ENFORCEMENT DIVISION
121 SW FLAGLER AVENUE
STUART, FL 34994
(772) 288-5325

Case: CV-26-14
January 28, 2026

To: 5051 LLC
4461 SE FEDERAL HWY
STUART, FL 334997

Notice of Violation and Notice of Hearing

Address of Violation: 4461 SE FEDERAL HWY, STUART, FL 34994
Parcel Control No.: 523841000000006205
Legal Description: HANSON GRANT S/D OF LOTS 18 19 20 BEG AT S/LN OF N 6/15 & ELY R/W US INWLY ALG R/W 400' FOR POB CONTINU WLY 225' N 66 DEG 45' 48" E 500' SELY WITH HWY 225' & S 66 DEG 45' 48" W 500' TO POB

YOU ARE HEREBY NOTIFIED, pursuant to Section 8.06.00, Enforcement of Code Provisions, that 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. the following violation(s) exist(s) on the listed property:

- 1. Pertinent-Code Section(s): Sec 38-95 BUSINESS TAX RECEIPT REQUIRED Violation**
Description/Corrective Action Required: – No person shall engage in any trade, business, profession or occupation within the city without a local business tax receipt. Applications for a receipt shall be made on forms provided by the city. A complete application shall include the number of full-time and part-time employees who will work at the premises licensed at the time the application is filed with the city development department. **Apply for and obtain a City of Stuart Business Tax Receipt for all businesses operating at this location. Immediately discontinue any business activity that has not obtained the required license, including but not limited to, U-Haul leasing, auctions, and sales.**
- 2. Pertinent Code Section(s): Sec 6.11.16 Violation Description/Corrective Action Required:**
PROHIBITED SIGNS 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 sign features: Wind signs, Roof signs, Snipe signs, Banners and flags, not otherwise permitted herein, signs confusing to vehicular drivers, Vehicular signs, except graphics applied or painted upon a vehicle, Waterborne signs, Private signs in public rights of way, pole signs, intermittent lightings, animation, moving or rotating signs, not including governmental traffic signals and devices, Ballons, Noise producing signs, Off-Premise signs, except for banners as provided herein. Obscene signs as follows: a sign not exhibit thereon any lewd, lascivious, or obscene character or illustration, as the same may be defined by community standards and by law., Sidewalk signs and sandwich board sidewalk signs. Effective December 31, 2013. Electronic message units, not otherwise permitted herein. Billboards, not otherwise permitted herein. This provision shall not apply to the three billboards that are the subject of the settlement agreement entered into by the city in 2009. Any sign not provided for or expressly permitted by this code is prohibited. **Remove all unpermitted signs or obtain a permit. Remove all prohibited signs.**

3. **Pertinent Code Section(s): Sec 10-69 Violation Description/Corrective Action Required: MOTOR VEHICLE PARKING AND STORAGE**– (B) Parking and storing generally. (1) This section shall apply broadly to the parking or storage of aircraft, vehicles and vessels in all zoning districts, and on any real property in the city specified herein, and shall apply to owners, occupants, and visitors to the property. **Please adhere to all applicable parking regulations. Once you have applied for a Business Tax Receipt, contact the Zoning and Development Department to confirm compliance with parking and vehicle storage requirements.**
4. **Pertinent Code Section(s): Sec 20-22 Violation Description/Corrective Action Required: DUTY TO KEEP LAND FREE FROM TRASH AND OTHER SOLID WASTE.** (a) All lands in the city shall be kept free from any kind of trash and other solid waste, including specifically, but without limitation, any broken tree limbs, leaves or branches, and uncontained garbage or refuse or any other type of material which might conceal pools of water, create breeding grounds for mosquitoes, or which might be otherwise detrimental to the health or safety of the inhabitants of the city. The existence of any such trash or filth is declared to be public nuisance. (b) The owners, custodians, agents, lessees or occupants of real property within the city shall not permit the accumulation of dead and dying trees and limbs; overgrown grass and other flora; rubbish, trash and other refuse, including discarded appliances, furniture, tools, machinery, equipment, metal goods or other solid waste. **Please remove all garbage, trash, junk and debris stored on the property.**
5. **Pertinent Code Section(s): Sec 10-61 Violation Description/Corrective Action Required: MAINTENANCE OF STRUCTURES, EQUIPMENT AND EXTERIOR PROPERTY:** (m) Exterior Structure (1) *Generally*. The exterior structure shall be maintained in good repair, structurally sound, and sanitary so as not to pose a threat to public health, safety or welfare. (2) *Protective treatment*. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition and free from mold and mildew. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and watertight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. (3) *Structural members*. All structures members shall be maintained free from deterioration and shall be capable of safely supporting the imposed dead and live loads. (4) *Foundation walls*. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests. (5) *Exterior walls*. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration and must be free from loose materials subject to becoming projectiles under high wind conditions. (6) *Roofs and drainage*. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. Roofs must be free from loose materials subject to becoming projectiles under high wind conditions.

The exterior of a structure shall be maintained in good repair, structurally sound, and sanitary so as not to pose a threat to public health, safety or welfare. Protective treatment

Exterior walls, Parking Spaces, and similar areas shall be kept in a proper state of repair and maintained.

Comply By: March 11, 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 March 11, 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 18th day of March 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 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.

PLEASE GOVERN YOURSELF ACCORDINGLY,



Tamica Bush
Code Enforcement Officer
(772) 288-5325
tbush@stuartfl.gov

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 - Adult Signature Restricted Delivery \$

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

4401 SE Federal Hwy

City, State, ZIP+4®

STUART FL 33497

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

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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:

705111C
4401 SE Federal Hwy
STUART FL 33497



9590 9402 9638 5199 7297 78

Article Number (Member Service Only)

7015 3010 0000 0346 2712

(over \$500)
all Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Agent
 Addressee

B. Received by (Printed Name)

Robert M. Davis

C. Date of Delivery

Nov 26

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

If YES, enter delivery address below:

CV.26.14

3. Service Type

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

[< BACK TO SEARCH](#)

Basic Info

PIN 52-38-41-000-000-00620-5	AIN 41585	Situs Address 4461 SE FEDERAL HWY STUART FL	Website Updated 2/23/26
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General Information

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

Property Owners 5051 LLC	Parcel ID 52-38-41-000-000-00620-5	Use Code/Property Class 1100 - 1100 STORES 1 STORY
Mailing Address 4461 SE FEDERAL HWY STUART FL 34997	Account Number 41585	Neighborhood M3E M3E-EAST STUART
Tax District STUART	Property Address 4461 SE FEDERAL HWY STUART FL	Legal Acres 2.5826
	Legal Description HANSON GRANT S/D OF LOTS 18 19 20 BEG AT...	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	\$ 1,125,000	\$ 982,170	\$ 2,107,170	\$ 114,434	\$ 1,992,736	\$ 0	\$ 1,992,736

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 2/5/07	Grantor (Seller) S Y CENTER LC	Doc Num 1990618
Sale Price \$ 2,300,000	Deed Type Special Warranty Deed	Book & Page 2219 2565

Legal Description

HANSON GRANT S/D OF LOTS 18 19 20 BEG AT S/LN OF N 6/15 & ELY R/W US 1 NWLY ALG R/W 400' FOR POB CONTINU WLY 225' N 66 DEG 45' 48" E 500' SELY WITH HWY 225' & S 66 DEG 45' 48" W 500' 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.



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

Detail by Entity Name

Florida Limited Liability Company
5051, LLC

Filing Information

Document Number	L02000018166
FEI/EIN Number	20-8361333
Date Filed	07/18/2002
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/19/2010

Principal Address

8343 S. Elizabeth Avenue
Palm Beach Gardens, FL 33418

Changed: 12/14/2022

Mailing Address

8343 S. Elizabeth Avenue
Palm Beach Gardens, FL 33418

Changed: 12/14/2022

Registered Agent Name & Address

MAIONE, ROBERT V
8343 S. Elizabeth Avenue
Palm Beach Gardens, FL 33418

Name Changed: 12/14/2022

Address Changed: 12/14/2022

Authorized Person(s) Detail

Name & Address

Title MGR

MAIONE, ROBERT V

8343 S. Elizabeth Avenue
Palm Beach Gardens, FL 33418

Annual Reports

Report Year	Filed Date
2023	01/24/2023
2024	01/22/2024
2025	03/06/2025

Document Images

03/06/2025 -- ANNUAL REPORT	View image in PDF format
01/22/2024 -- ANNUAL REPORT	View image in PDF format
01/24/2023 -- ANNUAL REPORT	View image in PDF format
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04/06/2022 -- ANNUAL REPORT	View image in PDF format
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04/28/2003 -- ANNUAL REPORT	View image in PDF format
07/18/2002 -- Florida Limited Liability	View image in PDF format



**STUART
MOTORSPORTS**

PH. 772.288.3107 SINCE 1988

JET SKIS ATV UTV SCOOTERS
Motorcycles Sheds Motors
2ND FLOOR GREENWORKS Addition







**STUART
MOTORSPORTS**

PH 772-288-7437 Since 2000

JET SKIS ATV UTV SCOOTERS
Motorcycles Sheds Mowers
ZERO - KYMCO - GREENWORKS Authorized Dealer





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U-HAUL
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TAKE A TEST RIDE
TODAY!
FOR MOST AVAILABLE MODELS

RENT TO OWN
NO
CREDIT CHECK

Closed
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and
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January 21, 2026
FL, Stuart



January 21, 2026
FL, Stuart







January 21, 2026
FL, Stuart



**STUART
MOTORSPORTS**

PH 772-288-2477 Since 2000

JET SKIS ATV UTV SCOOTERS
Motorcycles Sheds Mowers

ZIRO - KYMCO - GREENWORKS - Authorized Dealer





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

Meeting Date: 3/18/2026

Prepared by: Tamica Clinton-Bush

Title of Item:

CITY OF STUART VS SAJA INC

Address:

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)

Summary Explanation/Background Information:

ATTACHMENTS:

1. MARTIN COUNTY PROPERTY APPRAISER
2. SUNBIZ
3. NOTICE OF VIOLATION NOTICE OF HEARING
4. AFFIDAVIT OF POSTING
5. PHOTOS
6. FIRE INSPECTION REPORT 04/29/2025
7. FIRE INSPECTION REPORT 02/12/2026
8. FIRE INSPECTION REPORT02/05/2026

[← BACK TO SEARCH](#)

Basic Info

PIN 04-38-41-026-000-00001-0	AIN 118118	Situs Address 900 SE OCEAN BLVD STUART FL	Website Updated 3/2/26
--	----------------------	---	----------------------------------

General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners

STUART PROFESSIONAL CENTER CONDOMINIUM ASSOCIATION INC

Parcel ID

04-38-41-026-000-00001-0

Use Code/Property Class

9499 - 9499 ComAssnNoVal ROW Comm

Mailing Address

900 SE OCEAN BLVD #C-120
STUART FL 34994

Account Number

118118

Neighborhood

M2 M2-DOWNTOWN STUART

Tax District

STUART

Property Address

900 SE OCEAN BLVD STUART FL

Legal Acres

1.91

Legal Description

COMMON ELEMENTS & CONDOMINIUM STUART PRO...

Ag Use Size (Acre\Sq Ft)

N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

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

Current Sale

Sale Date

N/A

Grantor (Seller)

N/A

Doc Num

N/A

Sale Price

N/A

Deed Type

N/A

Book & Page

N/A

Legal Description

COMMON ELEMENTS & CONDOMINIUM STUART PROFESSIONAL CENTER A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 537 PAGE 1850 PUBLIC RECORDS MARTIN COUNTY FLORIDA AND ALL AMENDMENTS THERETO

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



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

Detail by Entity Name

Florida Profit Corporation
SAJA, INC.

Filing Information

Document Number P02000110276
FEI/EIN Number 30-0122665
Date Filed 10/11/2002
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 10/17/2011

Principal Address

5850 W Cypress St
Supersonic POS STE A
Tampa, FL 33607

Changed: 04/14/2025

Mailing Address

5850 W Cypress St
Supersonic POS STE A
Tampa, FL 33607

Changed: 04/14/2025

Registered Agent Name & Address

HUSSEIN, MOHAMMAD S
4785 SW HAMMOCK CREEK DR
PALM CITY, FL 34990

Name Changed: 10/17/2011

Address Changed: 03/30/2007

Officer/Director Detail

Name & Address

Title P, PVST

HUSSEIN, MOHAMMAD S
4785 SW HAMMOCK CREEK DR
PALM CITY, FL 34990

Annual Reports

Report Year	Filed Date
2024	02/06/2024
2025	04/14/2025
2026	01/20/2026



CITY OF STUART
 CODE ENFORCEMENT DIVISION
 121 SW FLAGLER AVENUE
 STUART, FL 34994
 (772) 288-5325

Case: CE-26-13
 March 6, 2026

To: Saja Inc
 c/o Mike Hussein
 4785 SW Hammock Creek Dr
 Palm City Fl 34990

Notice of Violation and Notice of Hearing

Address of Violation: 1601 SE FEDERAL HWY STUART FL
 Parcel Control No.: 093841004000000902
 Legal Description: THAT PORTION OF TRACTS 1 & J, LYING ELY OF FEDERAL HWY & NLY OF CONTRACTORS WAY, GLENDALE

YOU ARE HEREBY NOTIFIED, pursuant to Section 8.06.00, Enforcement of Code Provisions, that 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. the following violation(s) exist(s) on the listed property:

- Pertinent-Code Section(s): Sec 38-95 BUSINESS TAX RECEIPT REQUIRED Violation**
Description/Corrective Action Required: – No person shall engage in any trade, business, profession or occupation within the city without a local business tax receipt. Applications for a receipt shall be made on forms provided by the city. A complete application shall include the number of full-time and part-time employees who will work at the licensed premises at the time the application is filed with the city development department. **You must apply for and obtain a City of Stuart Business Tax Receipt (BTR) for all businesses operating at this location.**
- Pertinent Code Section(s): Sec 2.02.02 LAND USES TABLE 2: Violation**
Description/Corrective Action Required: OUTDOOR STORAGE IS NOT PERMITTED USE IN THE INDUSTRIAL ZONING DISTRICT In accordance with Section 2.02.02. Table 2: Land Uses in the City’s Land Development Code, an Outdoor Storage is not permitted use in the Industrial zoning district. **Remove outdoor storage of trailers on commercial property.**

Land Use	Zoning Districts															
	Residential				Nonresidential				PUD							
	R-1A	R-1	R-2	R-3	B-1	B-2	B-3	B-4	P	I	H	RPUD	CPUD	MXPUD	PSPUD	IPUD
Outdoor storage (refer to standards in section 2.02.02)	-	-	-	-	P	P	-	P	-	-	-	-	A	A	-	-

3. **Pertinent Code Section(s): Sec 10-68 Violation Description/Corrective Action Required:**
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 with the requirements of this chapter. **Complete and Pass a Fire Safety Inspection.**
4. **Pertinent Code Section(s): Sec 20-22 DUTY TO KEEP LAND FREE FROM TRASH AND OTHER SOLID WASTE Violation Description/Corrective Action Required** All lands in the city shall be kept free from any kind of trash and other solid waste, including specifically, but without limitation, any broken tree limbs, leaves or branches, and uncontained garbage or refuse or any other type of material which might conceal pools of water, create breeding grounds for mosquitoes, or which might be otherwise detrimental to the health or safety of the inhabitants of the city. The existence of any such trash or filth is declared to be public nuisance. (b) The owners, custodians, agents, lessees or occupants of real property within the city shall not permit the accumulation of dead and dying trees and limbs; overgrown grass and other flora; rubbish, trash and other refuse, including discarded appliances, furniture, tools, machinery, equipment, metal goods or other solid waste. **Please remove all garbage, trash, junk and debris stored on the property.**

Comply By: March 13, 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 March 13, 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 18th day of March 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 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.

PLEASE GOVERN YOURSELF ACCORDINGLY,



Tamica Bush
Code Enforcement Officer
(772) 288-5325
tbush@stuartfl.gov



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and get special offers. Download it now!

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OFFICIAL BEER SPONSOR OF UFC
Planet Ozone
Now Selling Beer!
DUSTIN POIRIER
LFC LIGHTWAVE
BUD LIGHT
EASY TO DRINK
EASY TO ENJOY **\$1099**

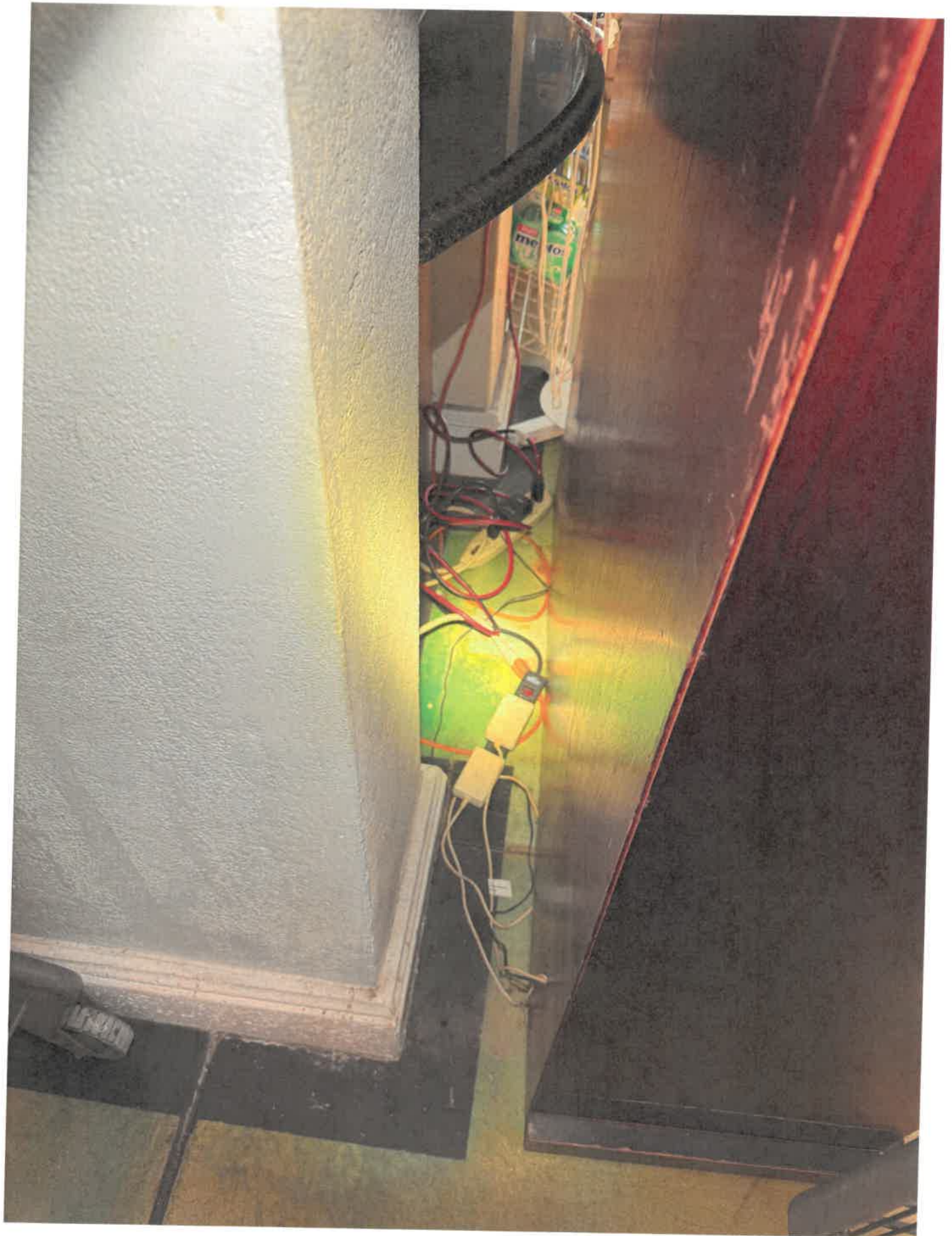




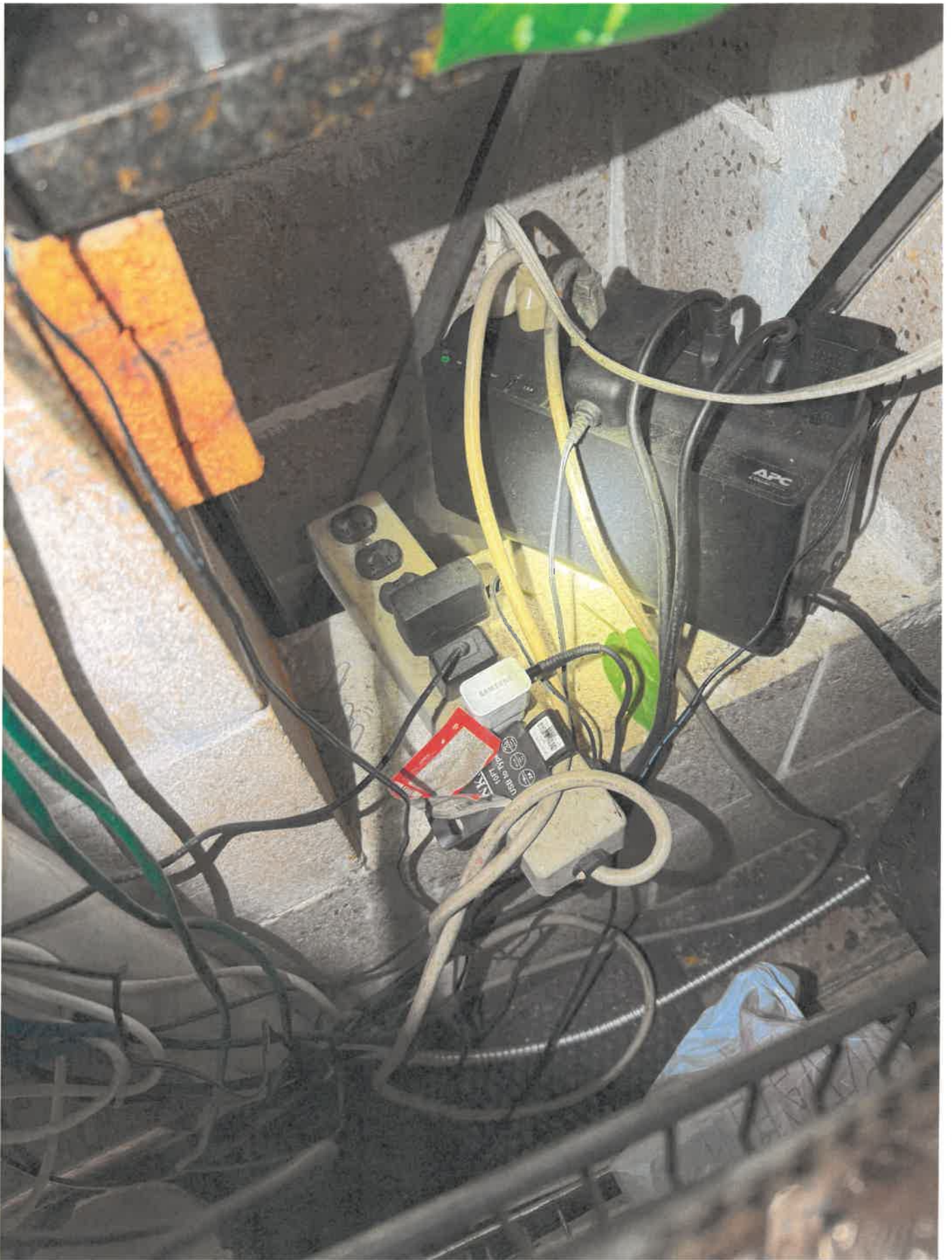












DO NOT REMOVE

SERIAL NUMBER OF EXTINGUISHER SYSTEMS

SERIALIZED BY NICK WYSMULEK

PERMIT NUMBER EP22-000668
EP22-000667

EXPIRES IN
 6 MONTHS
 12 MONTHS
FROM THE DATE PUNCHED



1501 SE DECKER AVE STE 522
STUART, FL 34994

(772) 288-0615

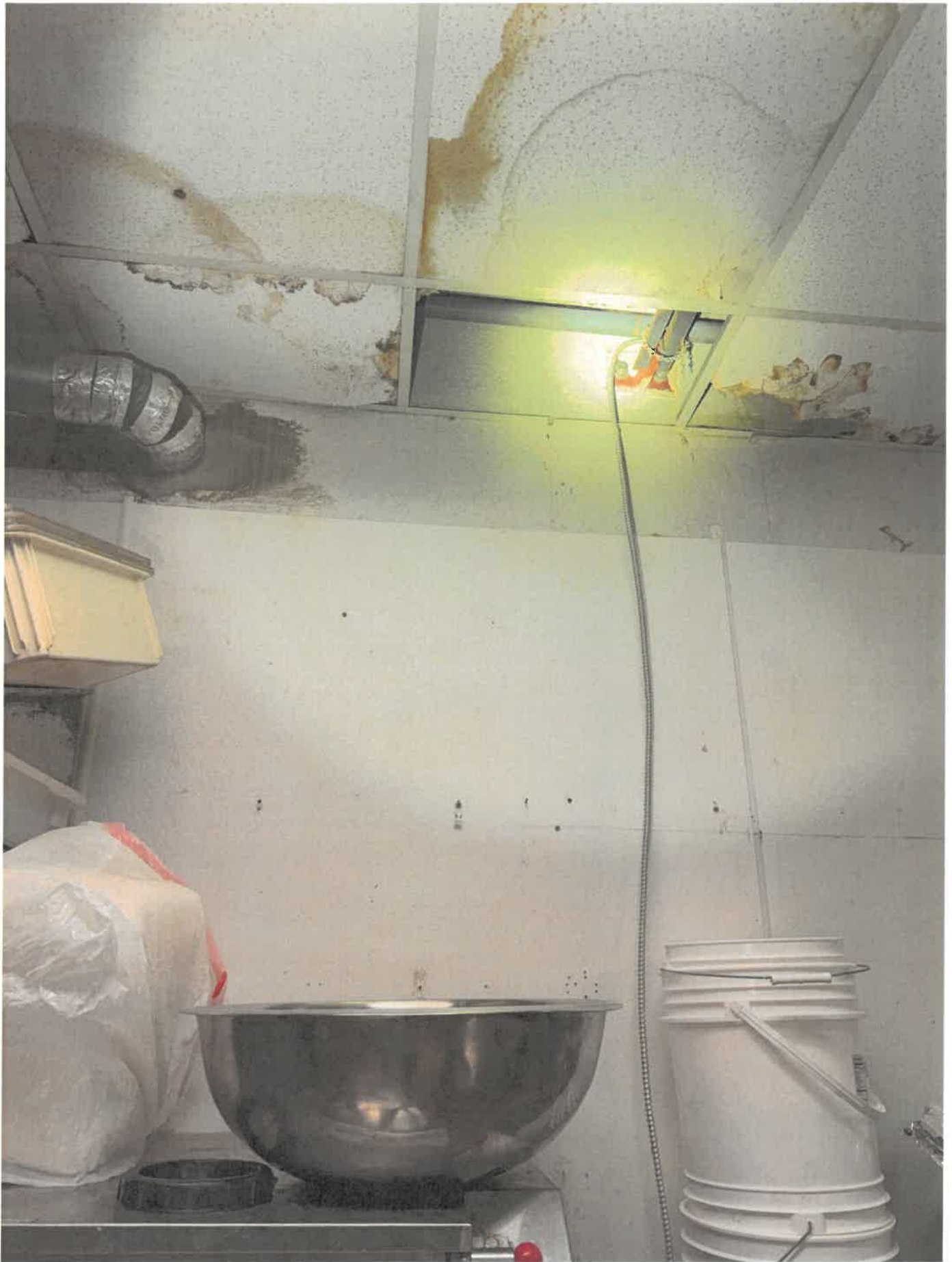
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ABC	ANTIFREEZE	CANTON	CO2	DRY CHEMICAL	FOAM
CLASS B	CLASS C	CLASS D	CLASS E	CLASS F	CLASS G
CLASS I	CLASS J	CLASS K	CLASS L	CLASS M	CLASS N
CLASS O	CLASS P	CLASS Q	CLASS R	CLASS S	CLASS T
CLASS U	CLASS V	CLASS W	CLASS X	CLASS Y	CLASS Z
CLASS AA	CLASS AB	CLASS AC	CLASS AD	CLASS AE	CLASS AF
CLASS AG	CLASS AH	CLASS AI	CLASS AJ	CLASS AK	CLASS AL
CLASS AM	CLASS AN	CLASS AO	CLASS AP	CLASS AQ	CLASS AR
CLASS AS	CLASS AT	CLASS AU	CLASS AV	CLASS AW	CLASS AX
CLASS AY	CLASS AZ	CLASS BA	CLASS BB	CLASS BC	CLASS BD
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CLASS UC	CLASS UD	CLASS UE	CLASS UF	CLASS UG	CLASS UH
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CLASS ZT	CLASS ZU	CLASS ZV	CLASS ZW	CLASS ZX	CLASS ZY
CLASS ZZ					

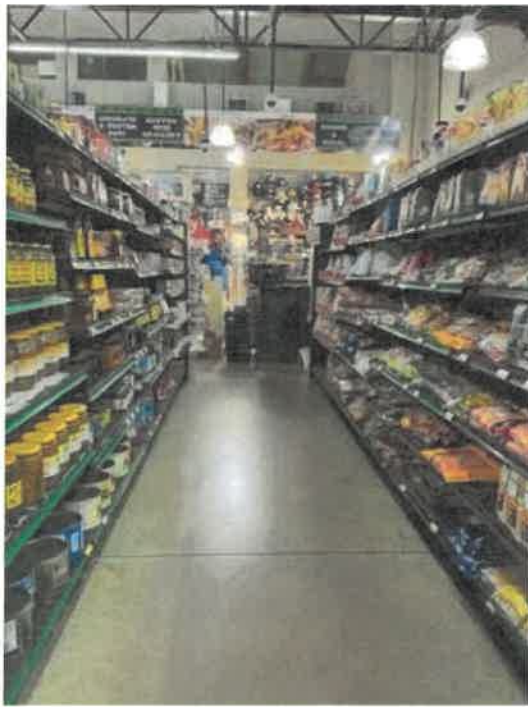
PULL HANDLE HARD

WARNING
IN CASE OF APPLIANCE EXTINGUISHER ONLY SUPPRESSION SYSTEM HAS BEEN ACTIVATED
ADVERTENCIA
EN CASO DE INCENDIO DE ALGUN APAREJO SÓLO SE DEBE USAR EL SUPRESOR DE INCENDIO. EL SISTEMA DE SUPRESION AUTOMATICA HA SIDO ACTIVADO.

2024 Summit Fire & Security









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

Inspection Report

Inspection: Fire Inspection

Inspector: Capri Sellitti

Inspection Date: Apr 29, 2025

Record: Stuart Fire Safety Inspection #FS-25-188

Location: 1601 SE FEDERAL HWY, STUART, FL 34994

Applicant: Russell Mir

Fire - BTR/Fire Safety Inspection

Overall Result: Fail

Overall Remarks:

Will be back in two weeks for reinspection.

Checklist:

NFPA 10

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

Result: Fail

Remarks:

Have vendor come out for annual inspection, inspection tags are due.

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: Not Observed

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:

Remove all extension cords and provide surge protectors to be directly plugged into designated outlets. Have open wires enclosed in conduit.



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: Not Observed

NFPA 80

Fire door and window assemblies tested annually by a qualified person

Result: Not Observed

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: Fail

Remarks:

Hood suppression system is past due from 11/21/2024. Hood has excessive grease build up and needs to be cleaned every three months.



NFPA 101

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

Result: Fail

Remarks:

Battery replacement required in lights.



NFPA 101

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

Result: Fail

Remarks:

Replace ceiling tiles to ensure no voided space.



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

Inspection Report

Inspection: Fire Inspection

Inspector: Capri Sellitti

Inspection Date: Feb 12, 2026

Record: Stuart Fire Safety Inspection #FS-26-39

Location: 1601 SE FEDERAL HWY, STUART, FL 34994

Applicant:

Fire - BTR/Fire Safety Inspection

Overall Result: Fail

Overall Remarks:

Please contact 772-288-5353 once the repairs have been completed for the property. The department is currently working with code enforcement to ensure that the property reaches compliance.

Checklist:

There will be no additional charge for a second fire inspection if all fire code violations have been corrected. For a third and subsequent re-inspection due to noncompliance, a fee of double the above fee shall be assessed for each such inspection. All fire prevention fees are due within 30 days of the date of the inspection. Any delinquent accounts will be charged a late fee of \$25.00. Any delinquent accounts past 60 days will be charged double the original fire inspection fee.

Result: Fail

NFPA 10

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

Result: Fail

Remarks:

Fire extinguishers have not been inspected since 2024. This inspection needs to be completed annually by a licensed vendor.



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: Not Observed

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:

All electrical outlets near the sink need to be GFCI protected. All surge protectors need to be directly plugged into an outlet. Surge protectors cannot be plugged into another surge protector. Extension cords cannot be used as permanent fixtures. All exposed wiring needs to be enclosed and protected.



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: Not Observed

NFPA 80

Fire door and window assemblies tested annually by a qualified person

Result: Not Observed

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: Fail

Remarks:

Hood suppression is past due for inspection, this system needs be inspected semi-annually, this system has not been inspected since 2024. Hood has excessive grease build up in filters and hood. "Gas shut off" signage is needed for the valve.



NFPA 101

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

Result: Fail

Remarks:

All void ceiling spaces need to be ceiled with appropriate ceiling tiles. Not cardboard.



NFPA 101

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

Result: Fail

Remarks:

Egress pathway is blocked by additional counter. 36 inches of clearance needs to be provided for aisle.



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

Inspection Report

Inspection: Fire Inspection

Inspector: Capri Sellitti

Inspection Date: Feb 5, 2026

Record: Stuart Fire Safety Inspection #FS-26-39

Location: 1601 SE FEDERAL HWY, STUART, FL 34994

Applicant:

Fire - BTR/Fire Safety Inspection

Overall Result: Fail

Overall Remarks:

Please contact 772-288-5353 once deficiencies have been cleared. Will result in a follow up inspection on 02/13/2026.

Checklist:

NFPA 10

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

Result: Fail

Remarks:

Fire extinguishers are past due for inspection



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: Not Observed

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:

All kitchen appliances such as microwaves and coolers need to be directly plugged into a circuit. All wiring needs to be secured and enclosed. All extensions cords need to be removed and replaced with surge protectors. Surge protectors need to be directly plugged into a circuit.



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: Not Observed

NFPA 80

Fire door and window assemblies tested annually by a qualified person

Result: Not Observed

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: Fail

Remarks:

Hood has excessive amount of grease build up. Hood is past due for hood cleaning. Fire suppression system is past due. Gas inspection is past due. All systems need to be inspected, the reports need to be uploaded into the compliance engine.



NFPA 101

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

Result: Fail

Remarks:

All ceiling tiles need to be secured and in place. No void spaces in the ceiling.



NFPA 101

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

Result: Pass