



## MAGISTRATE HEARING DOCKET

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

**APRIL 15, 2026 AT 2:00 PM  
COMMISSION CHAMBERS**

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

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

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

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

### PLEDGE OF ALLEGIANCE

### VIOLATION HEARINGS

#### **1. CITY OF STUART VS 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 storage 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 May 31, 2026)

- 2. CITY OF STUART VS CFM&D HOLDINGS LLC** Tamica Clinton-Bush  
CASE NO: CE-26-27  
ADDRESS OF VIOLATION: 2550 Willoughby Blvd.  
CODE SECTION: SEC 38-59 Business Tax Receipt Required  
SEC 18-73 Excessive False Alarm Service Charge  
SEC 18-64 Alarm System Permits and Decals  
SEC 42.236 Grease Trap Interceptor Inspection Fee  
DESCRIPTION OF VIOLATION: Obtain a current Year Business Tax Receipt and pay applicable fees. Pay all applicable fees for excessive false alarm service charges, alarm permit and decals, and grease trap interceptor inspection fee. (Comply by May 31, 2026)
- 3. CITY OF STUART VS ROBERT E GREENE INC** Tamica Clinton-Bush  
CASE NO: CE-26-7  
ADDRESS OF VIOLATION: 1429 S FEDERAL HWY  
CODE SECTION: SEC. 10-36 FBC 105.1 Permits Required  
DESCRIPTION OF VIOLATION: Apply for and obtain a permit for the installation of a grease trap interceptor. (Comply by May 31, 2026)
- 4. CITY OF STUART VS ROBERT E GREENE INC** Tamica Clinton-Bush  
CASE NO: CE-26-9  
ADDRESS OF VIOLATION: 1425 S FEDERAL HWY  
CODE SECTION: SEC 10-36 FBC 105.1 Permits Required  
DESCRIPTION OF VIOLATION: Apply for and obtain a permit for installation of a grease trap interceptor. (Comply by May 31, 2026)
- 5. CITY OF STUART VS DONONAVAN SHARON LEONARD** Tamica Clinton-Bush  
CASE NO: CE-26-28  
ADDRESS OF VIOLATION: 1510 Apache Ave  
CODE SECTION: SEC 10-69 C Motor Vehicle Parking and Storage  
SEC 20-22 Duty to keep land free from trash and solid waste  
DESCRIPTION OF VIOLATION: Remove all inoperable vehicles that are stored on residential property and obstruct access to the utility meter. Remove all garbage, trash, junk or debris stored on the property. (Comply by April 30, 2026)
- 6. CITY OF STUART 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 Required  
SEC 6.11.16 Prohibited Signs  
SEC 10.69 Motor Vehicle Parking and Storing  
SEC 2-22 Duty to keep land 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.
- 7. CITY OF STUART VS 1634 S KANNER HIGHWAY LLC** Tamica Clinton-Bush  
CASE NO: CV-26-5  
ADDRESS OF VIOLATION: 1634 S KANNER HWY  
CODE SECTION: SEC 10-36 FBC 105.1 Permits required  
SEC 38-95 Business Tax Receipt Required

SEC 10-68 Fire Safety Requirements  
SEC 18-73 Service Charge for Excessive False Alarms  
DESCRIPTION OF VIOLATION: Obtain a building permit for installation of a wooden fence, overhang/porch and other erected wooden structure. Apply for a permit for a concrete pad added for a dumpster. A permit is required for a dumpster enclosure. Apply for and obtain a Business Tax Receipt for businesses operating at this location. Complete and pass a Fire Safety Inspection. Remit all outstanding payments for Fire excessive false alarms. (Comply by May 31, 2026)

**8. CITY OF STUART VS STUART PLANTATION LLC Tamica Clinton-Bush  
(RESCHEDULED)**

CASE NO: CE-26-14  
ADDRESS OF VIOLATION: 1580 SE FEDERAL HWY  
CODE SECTION: SEC 38-95 Business Tax Receipt Required  
SEC 6.11.16 Prohibited Signs  
SEC 20-22 Duty to keep land free from trash and other solid waste  
SEC 10-36 FBC 105.1 Permits required  
SEC 10-68 Fire Safety Inspection  
DESCRIPTION OF VIOLATION: All businesses operating at this location must apply for and obtain a City of Stuart Business Tax Receipt. Remove any/all non-permitted or prohibited signs or apply for and obtain a permit. Remove all garbage, trash, junk and debris stored on the property. Apply for and obtain a permit for the charging station located in the garage/storage area of Hertz. Obtain a passing Fire Safety Inspection. (Comply by May 31, 2026)

**9. CITY OF STUART VS 3 ESQ LLC (COMPLIED) Tamica Clinton-Bush**

CASE NO: CE-26-29  
ADDRESS OF VIOLATION: 525 SE CAMDEN AVENUE  
CODE SECTION: SEC 10-36 FBC 105.1 Permits Required  
DESCRIPTION OF VIOLATION: Apply for and obtain a permit for installation of the backflow device.

**10. CITY OF STUART VS LOS CHAMPION LLC (COMPLIED) Tamica Clinton-Bush**

CASE NO: CE-26-22  
ADDRESS OF VIOLATION: 2155 NW FEDERAL HWY  
CODE SECTION: SEC 38-95 Business Tax Receipt Required  
SEC 6.11.16 Prohibited Signs  
SEC 10.68 Fire Safety  
SEC 36-68 Standards for issuance of special events  
DESCRIPTION OF VIOLATION: Business Tax Receipt Required for businesses operating at the property (Food Truck), remove all prohibited signs, unplug and remove all extension cords from the food truck and any accessory structure. Obtain a special events permit.

**ADJOURNMENT**

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

**Meeting Date:** 4/15/2026

**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:**

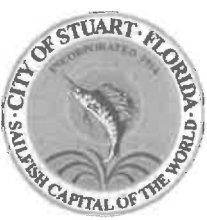
Obtain a City of Stuart Business Tax Receipt for all businesses operating at the location or discontinue operation. Remove prohibited and non-permitted signs or obtain a permit. Please adhere to parking and storage regulations. Remove all garbage, trash, debris or junk stored on the property. The exterior of the structure shall be maintained in good repair. (Comply by May 31, 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
13. PHOTO
14. PHOTO
15. PHOTO
16. PHOTO
17. PHOTO
18. PHOTO
19. PHOTO
20. PHOTO

21. PHOTO
22. PHOTO
23. PHOTO
24. PHOTO
25. AMENDED NOTICE OF VIOLATION NOTICE OF HEARING



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 18<sup>th</sup> 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,



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

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- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postmark  
Here

Postage

Total Postage and Fees

CV.26.14

Sent To

605111C  
 4401 SE Federal Hwy  
 Stuart FL 34997

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

7015 3010 0000 0346 2712

**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:

605111C  
 4401 SE Federal Hwy  
 Stuart FL 34997



9590 9402 9638 5199 7297 78

Article Number (Member Service Only)

7015 3010 0000 0346 2712

(over \$500)

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

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

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

Priority Mail Express®

Domestic Return Receipt

[< BACK TO SEARCH](#)

## Basic Info

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

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

<b>Property Owners</b> 5051 LLC	<b>Parcel ID</b> 52-38-41-000-000-00620-5	<b>Use Code/Property Class</b> 1100 - 1100 STORES 1 STORY
<b>Mailing Address</b> 4461 SE FEDERAL HWY STUART FL 34997	<b>Account Number</b> 41585	<b>Neighborhood</b> M3E M3E-EAST STUART
<b>Tax District</b> STUART	<b>Property Address</b> 4461 SE FEDERAL HWY STUART FL	<b>Legal Acres</b> 2.5826
	<b>Legal Description</b> HANSON GRANT S/D OF LOTS 18 19 20 BEG AT...	<b>Ag Use Size (Acre\Sq Ft)</b> N/A

## Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 1,125,000	\$ 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

<b>Sale Date</b> 2/5/07	<b>Grantor (Seller)</b> S Y CENTER LC	<b>Doc Num</b> 1990618
<b>Sale Price</b> \$ 2,300,000	<b>Deed Type</b> Special Warranty Deed	<b>Book &amp; Page</b> <a href="#">2219 2565</a>

## 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

<b>Document Number</b>	L02000018166
<b>FEI/EIN Number</b>	20-8361333
<b>Date Filed</b>	07/18/2002
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	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

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

### Document Images

<a href="#">03/06/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/22/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/24/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/14/2022 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/06/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/18/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/21/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/19/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/01/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/17/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/24/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/06/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/05/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/04/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/21/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/18/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/19/2010 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/16/2008 -- LC Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">08/07/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/17/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/01/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/08/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/12/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/18/2002 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



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

Case: CV-26-14  
March 30, 2026

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

## Amended 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 1NWLY 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.**

*Hearing Rescheduled to April 15, 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 April 14, 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 15<sup>th</sup> day of April 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,



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

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

**Meeting Date:** 4/15/2026

**Prepared by:** Tamica Clinton-Bush

**Title of Item:**

CITY OF STUART VS CFM&D HOLDINGS LLC

**Address:**

2550 Willoughby Blvd.

**Code Section:**

SEC 38-59 Business Tax Receipt Required  
SEC 18-73 Excessive False Alarm Service Charge  
SEC 18-64 Alarm System Permits and Decals  
SEC 42.236 Grease Trap Interceptor Inspection Fee

**Description of Violation:**

Obtain a current Year Business Tax Receipt and pay applicable fees. Pay all applicable fees for excessive false alarm service charges, alarm permit and decals, and grease trap interceptor inspection fee. (Comply by May 31, 2026)

**Summary Explanation/Background Information:**

**ATTACHMENTS:**

1. NOTICE OF VIOLATION NOTICE OF HEARING
2. MARTIN COUNTY PROPERTY APPRAISER
3. SUNBIZ
4. GREEN CARD RETURN RECEIPT



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

Case: CE-26-27  
March 30, 2026

To: CFM&D HOLDING COMPANY LLC  
2550 SE WILLOUGHBY BLVD  
STUART FL 34994

## **Notice of Violation and Notice of Hearing**

Address of Violation: 2550 SE WILLOUGHBY BLVD STUART FL  
Parcel Control No.: 16-38-41-012-000-00080-0  
Legal Description: LOT 8 WILLOUGHBY BUSINESS PARK (PB 14 PG 80)

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 38-59 DELINQUENCIES AND PENALTIES Violation**  
**Description/Corrective Action Required:** – (a) Any local business tax receipts not renewed when due and payable shall be considered delinquent and subject to a delinquency penalty of ten percent for the month of October, plus an additional five percent penalty for each month of delinquency thereafter until paid; provided that the total delinquency shall not exceed 25 percent of the tax for the delinquent establishment. (b) Any person engaging in or managing any business, occupation or profession without first obtaining a local business tax receipt, if required hereunder, shall be subject to a penalty of 25 percent of the tax determined to be due, in addition to any other penalty provided by law or ordinance. (c) Any person who engages in any business, occupation, or profession covered by this article who does not pay the required local business tax within 150 days after the initial notice of tax due, and who does not obtain the required receipt is subject to civil actions and penalties, including court costs, reasonable attorneys' fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to \$250.00. (d) Payment of the local business tax shall be deemed to have occurred on the date of mailing, if mailed, or on the date payment is tendered to the department of administrative services, if delivered.(e) Any person who engages in any business, occupation, or profession covered by this article who does not obtain a local business tax receipt as required by this article shall be guilty of a municipal code violation and subject to the sanctions imposed by the code enforcement board. **Please remit payment of the applicable Business Tax Receipt fees in the amount of \$234.39 for BTR #13413.**
- 2. Pertinent–Code Section(s): Sec 18-73 EXCESSIVE FALSE ALARM SERVICE CHARGE**  
**Violation Description/Corrective Action Required:** – (a) It is hereby found and determined that three false alarms within any fiscal year of the city is excessive and thereby constitutes a public nuisance. Unregistered alarm users shall be subject to the service charges as set forth in appendix A to this Code. The registered alarm user of any alarm system which activates more than two false alarms in any fiscal year of the city shall be charged a service charge in accordance with the schedule as currently established or as hereafter adopted by resolution of the city commission from time to

time in appendix A to this Code. (b) Written notice of such service charge will be issued by the city finance department to the alarm user. A second written notice will be issued if there is no response within 30 days of the first notice. (c) Failure to pay a service charge for excessive false alarms, as provided in this article, shall be deemed a violation of this Code enforceable through proceedings before the city code enforcement board. **Please remit payment of the applicable False Alarm Fees of \$50.00 for FA-25-122**

- 3. Pertinent Code Section(s): Sec 18-64 Violation Description/Corrective Action Required: Alarm System Permits and Decals.** (a) It shall be unlawful for an alarm business or other person to install or use an alarm system without first applying for and receiving an alarm system permit therefore issued by the city. A decal shall be issued by the city for the alarm system and shall be displayed by the alarm user on or near the front door of the premises to be easily visible from the exterior of the premises. (b) The application for an alarm permit shall be made to the city development department prior to installation of the system, or within ten days after notification to do so is issued by the city in the event no permit has previously been issued, and shall be accompanied by a fee as currently established or as hereafter adopted by resolution of the city commission from time to time in appendix A to this Code. The application shall include the name of the alarm business installing the alarm system, the name of the company responsible for the maintenance thereof, and the names, home addresses, and home telephone numbers of the three representatives of the alarm user who will respond to an emergency call out by the city emergency personnel and other such information deemed appropriate. Annual renewals thereafter shall be on forms provided by the city and accompanied by a fee as currently established or as hereafter adopted by resolution of the city commission from time to time in appendix A to this Code to cover the costs of computer data updates and annual decal issuance. **Please remit payment of Alarm Registration fees in the amount of \$10.00 for AU-1932**
- 4. Violation Description/Corrective Action Required: City of Stuart Code Section: 42-236 FEES APPLICATION AND INSPECTION.** (a) *Application fee.* A one-time nonrefundable application fee as set in the public works fee schedule shall be paid at the time of application for the grease trap certificate. The fee for reinstatement of a revoked certificate shall also be paid in accordance with the public works fee schedule. (b) *Inspection fee.* An inspection fee shall be paid for each inspection required to ensure compliance with the city's rules and regulations governing the installation, operation and maintenance of grease traps. The inspection fee shall be paid in accordance with the public works fee schedule. **Please remit payment of the applicable Grease Discharge Certificate Review/Grease interceptor inspection fee GDC-21 \$600.00**

***Comply By: April 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 April 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 15<sup>th</sup> day of April 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,

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

< **BACK TO SEARCH**

## Basic Info

<b>PIN</b> 16-38-41-012-000-00080-0	<b>AIN</b> 138520	<b>Situs Address</b> 2550 SE WILLOUGHBY BLVD STUART FL	<b>Website Updated</b> 3/30/26
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## General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

**Property Owners**

CFM&D HOLDING COMPANY LLC

**Parcel ID**

16-38-41-012-000-00080-0

**Use Code/Property Class**

4800 - 4800 Warehse distribution term

**Mailing Address**

2550 SE WILLOUGHBY BLVD  
STUART FL 34994

**Account Number**

138520

**Neighborhood**

31400 Monterey Rd

**Tax District**

STUART

**Property Address**

2550 SE WILLOUGHBY BLVD STUART FL

**Legal Acres**

0.986

**Legal Description**

LOT 8 WILLOUGHBY BUSINESS PARK (PB 14 PG...

**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	\$ 343,580	\$ 1,219,380	\$ 1,562,960	\$ 0	\$ 1,562,960	\$ 0	\$ 1,562,960

*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**

7/9/13

**Grantor (Seller)**

KARACHALIAS, EKATERINA

**Doc Num**

2404836

**Sale Price**

\$ 1,000,000

**Deed Type**

Wd Full Covenant and Warranty Deed

**Book & Page**

2662 2941

## Legal Description

LOT 8 WILLOUGHBY BUSINESS PARK (PB 14 PG 80)

*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  
CFM&D HOLDING COMPANY LLC

### Filing Information

<b>Document Number</b>	L13000077287
<b>FEI/EIN Number</b>	46-2854255
<b>Date Filed</b>	05/28/2013
<b>Effective Date</b>	05/28/2013
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	10/09/2025

### Principal Address

2550 SE WILLOUGHBY BLVD.  
STUART, FL 34994

### Mailing Address

2550 SE Willoughby Blvd  
Stuart, FL 34994

Changed: 03/13/2014

### Registered Agent Name & Address

Caine, Patrick T.  
2550 SE WILLOUGHBY BLVD.  
STUART, FL 34994

Name Changed: 10/10/2019

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

MYSTIC VALLEY MANAGEMENT INC  
2642 SE WILLOUGHBY BLVD  
STUART, FL 34994

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2021	09/29/2021

9589 0710 5270 3735 9983 28

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

26-27

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

OFFICIAL USE

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

Postmark  
Here

Postage	\$
Total Postage and Fees	\$

Sent To **CFMAD Holding Company LLC**  
 Street and Apt. No., or PO Box No. **2550 SE Wiloughby Blvd**  
 City, State, ZIP+4® **STUART FL 34994**

PS Form 3800, January 2023 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:  
**CFMAD Holding Company LLC**  
**2550 SE Wiloughby Blvd.**  
**STUART FL 34994**



9590 9402 9638 5199 7296 31

2. Article Number (Transfer from service label)

9589 0710 5270 3735 9983 28

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
 Agent  
 Addressee

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

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

26-27

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"/> Insured Mail                            |   |

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:** 4/15/2026

**Prepared by:** Tamica Clinton-  
Bush

**Title of Item:**

CITY OF STUART VS ROBERT E GREENE INC

**Address:**

1429 S FEDERAL HWY

**Code Section:**

SEC. 10-36 FBC 105.1 Permits Required

**Description of Violation:**

Apply for and obtain a permit for the installation of a grease trap interceptor. (Comply by May 31, 2026)

**Summary Explanation/Background Information:**

**ATTACHMENTS:**

1. MARTIN COUNTY PROPERTY APPRAISER
2. NOTICE OF VIOLATION NOTICE OF HEARING
3. SUNBIZ
4. CERTIFIED MAIL RET. RECIEPT

[← BACK TO SEARCH](#)

## Basic Info

<b>PIN</b> 09-38-41-004-000-00053-7	<b>AIN</b> 26035	<b>Situs Address</b> 1429 SE FEDERAL HWY STUART FL	<b>Website Updated</b> 4/2/26
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## General Information

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

<b>Property Owners</b> ROBERT E GREENE INC	<b>Parcel ID</b> 09-38-41-004-000-00053-7	<b>Use Code/Property Class</b> 2100 - 2100 Restaurant/cafeterias
<b>Mailing Address</b> 51 SW FLAGLER AVE #205 STUART FL 34994	<b>Account Number</b> 26035	<b>Neighborhood</b> M3E M3E-EAST STUART
<b>Tax District</b> STUART	<b>Property Address</b> 1429 SE FEDERAL HWY STUART FL	<b>Legal Acres</b> 0.8988
	<b>Legal Description</b> GLENDALE, PART OF TR'S D & E; E OF HWY, ...	<b>Ag Use Size (Acre\Sq Ft)</b> N/A

## Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 626,450	\$ 405,180	\$ 1,031,630	\$ 23,289	\$ 1,008,341	\$ 0	\$ 1,008,341

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

## Current Sale

<b>Sale Date</b> 4/20/79	<b>Grantor (Seller)</b> GREENE, ROBERT E & EMILY R	<b>Doc Num</b> N/A
<b>Sale Price</b> \$ 100	<b>Deed Type</b> 01	<b>Book &amp; Page</b> <a href="#">0468 2375</a>

## Legal Description

GLENDALE, PART OF TR'S D & E; E OF HWY, START SE COR TR E NW 117' FOR POB.. CONTINUE NW 117', W 389.16' TO ELY R/W US #1, SE 145.61', E 336.71' TO POB (TR 2)

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



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

Case: CE-26-7  
April 2, 2026

To: ROBERT E GREENE INC  
51 SW FLAGLER AVE #205  
STUART FL 34994

### Notice of Violation and Notice of Hearing

Address of Violation: 1429 SE FEDERAL HWY STUART FL  
Parcel Control No.: 09-38-41-004-000-00053-7  
Legal Description: GLENDALE, PART OF TR'S D & E OF HWY, START SE COR TR E NW 117' FOR POB. CONTINUE NW 117', W 389.16' TO ELY R/W US #1, SE 145.61', E 336.71' TO POB (TR2)

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. **APPY FOR AND OBTAIN A BUILDING PERMIT FOR INSTALLATION OF GREASE INERCEPTOR. A FINAL INSPECTION MAY BE REQUIRED.**

*Comply By: APRIL 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 April 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 15<sup>th</sup> day of April 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.

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PLEASE GOVERN YOURSELF ACCORDINGLY,



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



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

## Detail by Entity Name

Florida Profit Corporation

ROBERT E. GREENE, INC.

### Filing Information

<b>Document Number</b>	567717
<b>FEI/EIN Number</b>	59-1810935
<b>Date Filed</b>	03/28/1978
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	12/30/1987

### Principal Address

51 W. FLAGLER AVE.  
SUITE 205  
STUART, FL 34994

Changed: 04/02/2010

### Mailing Address

51 W. FLAGLER AVE.  
SUITE 205  
STUART, FL 34994

Changed: 04/02/2010

### Registered Agent Name & Address

GREENE, GARY L  
51 W FLAGLER AVE  
SUITE 205  
STUART, FL 33494

Name Changed: 04/28/1994

Address Changed: 04/04/1996

### Officer/Director Detail

#### **Name & Address**

Title DP

GREENE, GARY L.  
51 W. FLAGLER AVE.  
STUART, FL

Title D

ALLEN, DEBRA  
51 W FLAGLER AVE  
STUART, FL

Title D

Greene, JANET L  
51 W FLAGLER AVE  
STUART, FL

Title secretary

greene, jared J, Sr.  
51 sw flagler ave  
stuart, FL 34994

Annual Reports

Report Year	Filed Date
2023	04/27/2023
2024	04/18/2024
2025	03/06/2025

Document Images

<a href="#">03/06/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/18/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/27/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/21/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/27/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/08/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/10/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/12/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/25/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/20/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/04/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/06/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/18/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/02/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/24/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/14/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/23/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

<a href="#">02/23/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/14/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/14/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/03/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/25/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/18/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/24/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/17/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/21/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/29/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/04/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/02/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postmark  
Here

Postage

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Total Postage and Fees

\$

26.7

Sent to Robert E Greene, INC

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

51 SW Flagler Ave #205

City, State, ZIP+4®

STUART FL 34994

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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

**Meeting Date:** 4/15/2026

**Prepared by:** Tamica Clinton-  
Bush

**Title of Item:**

CITY OF STUART VS ROBERT E GREENE INC

**Address:**

1425 S FEDERAL HWY

**Code Section:**

SEC 10-36 FBC 105.1 Permits Required

**Description of Violation:**

Apply for and obtain a permit for installation of a grease trap interceptor. (Comply by May 31, 2026)

**Summary Explanation/Background Information:**

**ATTACHMENTS:**

1. MARTIN COUNTY PROPERTY APPRAISER
2. NOTICE OF VIOLATION NOTICE OF HEARING



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

Case: CE-26-9  
April 2, 2026

To: ROBERT E GREENE INC  
C/O SUNRISE RESTAURANT LLC  
13650 NW 8<sup>TH</sup> STREET SUITE 103  
SUNRISE FL 33325

### Notice of Violation and Notice of Hearing

Address of Violation: 1425 SE FEDERAL HWY STUART FL  
Parcel Control No.: 09-38-41-004-000-00041-2  
Legal Description: GLENDALE- N 81.61' OF S 99.04' OF LOT D, E OF HWY (LESS E 71.48')

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. **APPY FOR AND OBTAIN A BUILDING PERMIT FOR INSTALLATION OF GREASE INERCEPTOR. A FINAL INSPECTION MAY BE REQUIRED.**

*Comply By: APRIL 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 April 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 15<sup>th</sup> day of April 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



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

Case: CE-26-9  
April 2, 2026

To: ROBERT E GREENE INC  
C/O SUNRISE RESTAURANT LLC  
13650 NW 8<sup>TH</sup> STREET SUITE 103  
SUNRISE FL 33325

### Notice of Violation and Notice of Hearing

Address of Violation: 1425 SE FEDERAL HWY STUART FL  
Parcel Control No.: 09-38-41-004-000-00041-2  
Legal Description: GLENDALE- N 81.61' OF S 99.04' OF LOT D, E OF HWY (LESS E 71.48')

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- 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. **APPY FOR AND OBTAIN A BUILDING PERMIT FOR INSTALLATION OF GREASE INERCEPTOR. A FINAL INSPECTION MAY BE REQUIRED.**

*Comply By: APRIL 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 April 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 15<sup>th</sup> day of April 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

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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

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

**Meeting Date:** 4/15/2026

**Prepared by:** Tamica Clinton-  
Bush

**Title of Item:**

CITY OF STUART VS DONONAVAN SHARON LEONARD

**Address:**

1510 Apache Ave

**Code Section:**

SEC 10-69 C Motor Vehicle Parking and Storage  
SEC 20-22 Duty to keep land free from trash and solid waste

**Description of Violation:**

Remove all inoperable vehicles that are stored on residential property and obstruct access to the utility meter. Remove all garbage, trash, junk or debris stored on the property. (Comply by April 30, 2026)

**Summary Explanation/Background Information:**

**ATTACHMENTS:**

1. Notice of Violation Notice of Hearing
2. Martin County Property Appraiser
3. Photos
4. Photo
5. Photo
6. Photo
7. Photo
8. Photo
9. CERTIFIED MAIL RETURN RECEIPT



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

Case: CE-26-28  
April 1, 2026

To: DONONAVAN SHARON LENARD  
1510 APACHE AVE  
STUART FL 34994

### Notice of Violation and Notice of Hearing

Address of Violation: 1510 APACHE AVE STUART FL 34994  
Parcel Control No.: 09-38-41-002-002-0010-7  
Legal Description: DIXIE VIEW LOT 1 & E 16.76' OF LOT 2 BLK 2

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 10-69 (C) MOTOR VEHICLE PARKING AND STORAGE**  
**Violation Description/Corrective Action Required:** – (a) Residential vehicle parking and storage. Parking only. Only fully operable: automobiles, recreational vehicles, light trucks, motorcycles, vessels on trailers, and light utility trailers shall be parked on residential properties wherever located in the city, subject to the following: 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. (2) No vehicle, trailer, vessel or aircraft shall be hooked up to water or sewer or used for habitation while parked or stored on any property, other than at a bonafide trailer park or area approved for the same by the city. Any vehicle, vessel on a trailer, or trailer which is stored on a residential lot shall be completely covered with reasonably fitted cover composed of opaque fabric. (4) No part of a vehicle, vessel or trailer shall be higher than the highest part of the building on the subject property. (5) Electrical power supply to vehicles, vessels or trailers may be provided for operation of air conditioning, dehumidifying, or refrigerating equipment for environmental purposes only, as provided in subsection 10-67 (d)(4) a, City Code. **Please remove all inoperable recreational vehicles stored on residential property and obstruct access to the utilities meter.**
- (2) 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. This includes all outdoor storage viewed from the roadway.**

*Comply By: April 12, 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 April 12, 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 15<sup>th</sup> day of April 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

< **BACK TO SEARCH**

## Basic Info

<b>PIN</b> 09-38-41-002-002-00010-7	<b>AIN</b> 25952	<b>Situs Address</b> 1510 SE APACHE AVE STUART FL	<b>Website Updated</b> 4/1/26
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## General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

**Property Owners**

DONONAVAN SHARON LEONARD

**Parcel ID**

09-38-41-002-002-00010-7

**Use Code/Property Class**

0100 - 0100 Single Family

**Mailing Address**

1510 SE APACHE AVE  
STUART FL 34994

**Account Number**

25952

**Neighborhood**

309380 Lawler Hts, Eldorado Hts, Dixie

**Tax District**

STUART

**Property Address**

1510 SE APACHE AVE STUART FL

**Legal Acres**

0.151

**Legal Description**

DIXIE VIEW LOT 1 & E 16.76' OF LOT 2 BLK...

**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	\$ 135,000	\$ 39,370	\$ 174,370	\$ 139,298	\$ 35,072	\$ 25,000	\$ 10,072

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

## Current Sale

<b>Sale Date</b> 10/4/05	<b>Grantor (Seller)</b> DONONAVAN, SHARON & LEONARD, ARTHUR	<b>Doc Num</b> 1877988
<b>Sale Price</b> \$ 0	<b>Deed Type</b> Qu	<b>Book &amp; Page</b> <u>2067 2918</u>

## Legal Description

DIXIE VIEW LOT 1 & E 16.76' OF LOT 2 BLK 2

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



24 HOUR VIDEO SURVEILLANCE

1510



NO  
TRESPASSING

BEWARE  
OF  
DOG









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Postmark  
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Total Postage and Fees

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26.28

Sent To

Dononawan Sharon Lenard

1510 Apache Ave

Stuart FL 34994

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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

**Meeting Date:** 4/15/2026

**Prepared by:** Tamica Clinton-Bush

**Title of Item:**

CITY OF STUART IZQUIERDO'S AT STUART INC

**Address:**

1308 SE FEDERAL HWY

**Code Section:**

SEC 38-95 Business Tax Required  
SEC 6.11.16 Prohibited Signs  
SEC 10.69 Motor Vehicle Parking and Storing  
SEC 2-22 Duty to keep land 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. NOTICE OF VIOLATION NOTICE OF HEARING (2)
2. CERTIFIED MAIL RET. RECIEPT USPS TRACKING
3. MARTIN COUNTY PROPERTY APPRAISER (1)
4. SUNBIZ (1)
5. IMG\_2615\_Mon\_Feb\_2\_2026\_at\_17-06-55
6. IMG\_2614\_Mon\_Feb\_2\_2026\_at\_17-06-55
7. IMG\_2613\_Mon\_Feb\_2\_2026\_at\_17-06-55
8. IMG\_2619\_Mon\_Feb\_2\_2026\_at\_17-06-55
9. IMG\_2620\_Mon\_Feb\_2\_2026\_at\_17-06-55
10. AMENDED NOTICE OF VIOLATION NOTICE OF HEARING



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 18<sup>th</sup> 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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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.

**Delivered**

Delivered, Front Desk/Reception/Mail Room  
STUART, FL 34994  
March 5, 2026, 1:36 pm

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Feedback

[< BACK TO SEARCH](#)

## Basic Info

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

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

<b>Property Owners</b> IZQUIERDO'S AT STUART INC	<b>Parcel ID</b> 09-38-41-000-000-00102-2	<b>Use Code/Property Class</b> 2600 - 2600 Service Station
<b>Mailing Address</b> 1308 SE FEDERAL HWY STUART FL 34994	<b>Account Number</b> 25806	<b>Neighborhood</b> M3E M3E-EAST STUART
<b>Tax District</b> STUART	<b>Property Address</b> 1308 SE FEDERAL HWY STUART FL	<b>Legal Acres</b> 0.7789
	<b>Legal Description</b> BEG S/LN OF NE 1/4 OF NW 1/4 & W R/W US ...	<b>Ag Use Size (Acre\Sq Ft)</b> N/A

## Current Value

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

<b>Sale Date</b> 4/23/25	<b>Grantor (Seller)</b> MACMILLAN REAL ESTATE LLC	<b>Doc Num</b> 3127461
<b>Sale Price</b> \$ 950,000	<b>Deed Type</b> Warranty Deed	<b>Book &amp; Page</b> <a href="#">3498 219</a>

## 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

<b>Document Number</b>	P21000029441
<b>FEI/EIN Number</b>	86-2834474
<b>Date Filed</b>	03/25/2021
<b>Effective Date</b>	03/24/2021
<b>State</b>	FL
<b>Status</b>	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**

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

**Document Images**

<a href="#">04/30/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/27/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/14/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/25/2021 -- Domestic Profit</a>	<a href="#">View image in PDF format</a>

AMERICA'S COURT REPORTERS & VIDEO, INC. - COMMERCIAL









1308 S. Federal Hwy  
Stuart, FL 34994



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

Case: CE-26-29  
April 1, 2026

To: 3 ESQ LLC  
PO BOX 809  
STUART FL 34995

### Notice of Violation and Notice of Hearing

Address of Violation: 525 SW CAMDEN AVE STUART FL34995  
Parcel Control No.: 05-38-41-005-021-00090-5  
Legal Description: FRAZIER ADDN LOTS 9 10 & 11 (LESS W 4') BLK 21

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) PERMITS REQUIRED 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 the backflow device.**

*Comply By: April 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 April 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 15<sup>th</sup> day of April 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,



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

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

**Meeting Date:** 4/15/2026

**Prepared by:** Tamica Clinton-  
Bush

**Title of Item:**

CITY OF STUART VS 1634 S KANNER HIGHWAY LLC

**Address:**

1634 S KANNER HWY

**Code Section:**

SEC 10-36 FBC 105.1 Permits required  
SEC 38-95 Business Tax Receipt Required  
SEC 10-68 Fire Safety Requirements  
SEC 18-73 Service Charge for Excessive False Alarms

**Description of Violation:**

Obtain a building permit for installation of a wooden fence, overhang/porch and other erected wooden structure. Apply for a permit for a concrete pad added for a dumpster. A permit is required for a dumpster enclosure. Apply for and obtain a Business Tax Receipt for businesses operating at this location. Complete and pass a Fire Safety Inspection. Remit all outstanding payments for Fire excessive false alarms. (Comply by May 31, 2026)

**Summary Explanation/Background Information:**

**ATTACHMENTS:**

1. NOTICE OF VIOLATION NOTICE OF HEARING
2. MARTIN COUNTY PROPERTY APPRAISER
3. CERTIFIED MAIL RET. RECEIPT



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

Case: CV-26-5  
April 3, 2026

To: 1634 S KANNER HIGHWAY LLC  
360 S ROSEMARY AVE  
WEST PALM BEACH FL 33401

### Notice of Violation and Notice of Hearing

Address of Violation: 1634 S KANNER HWY  
Parcel Control No.: 08-38-41-034-000-00010-5  
Legal Description: B K PLAT, LOT 1

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 a building permit for installation of wooden fence, overhang/porch and other erected wooden structure. Apply for and obtain a permit for the concrete pad added for the dumpster. A permit is required for required dumpster enclosure.**

**2. 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 businesses operating at this location.**

**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 18-73 SERVICE CHARGE FOR EXCESSIVE FALSE ALARM Violation Description/Corrective Action Required:** – (a) It is hereby found and determined that three false alarms within any fiscal year of the city is excessive and thereby constitutes a public nuisance. Unregistered alarm users shall be subject to the service charges as set forth in appendix A to this Code. The registered alarm user of any alarm system which activates more than two false alarms in any fiscal year of the city shall be charged a service charge in accordance with the schedule as currently established or as hereafter adopted by resolution of the city commission from time to time in appendix A to this Code. (b) Written notice of such service charge will be issued by the city finance department to the alarm user. A second written notice will be issued if there is no response within 30 days of the first notice. (C) Failure to pay a service charge for excessive false alarms, as provided in this article, shall be deemed a violation of this Code enforceable through proceedings before the city code enforcement board. **Remit all outstanding payments for Fire excessive false alarms.**

*Comply By: APRIL 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 April 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 15<sup>th</sup> day of April 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

< BACK TO SEARCH

## Basic Info

<b>PIN</b> 08-38-41-034-000-00010-5	<b>AIN</b> 25791	<b>Situs Address</b> 1634 S KANNER HWY STUART FL	<b>Website Updated</b> 4/9/26
--	---------------------	---	----------------------------------

## General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

**Property Owners**

1634 S KANNER HIGHWAY LLC

**Parcel ID**

08-38-41-034-000-00010-5

**Use Code/Property Class**

7400 - 7400 Homes for the aged

**Mailing Address**

360 S ROSEMARY AVE #800  
WEST PALM BEACH FL 33401

**Account Number**

25791

**Neighborhood**

M3W M3W-WEST STUART

**Tax District**

STUART

**Property Address**

1634 S KANNER HWY STUART FL

**Legal Acres**

0.6493

**Legal Description**

B K PLAT, LOT 1

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

N/A

## Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 238,610	\$ 1,484,290	\$ 1,722,900	\$ 0	\$ 1,722,900	\$ 0	\$ 1,722,900

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

## Current Sale

<b>Sale Date</b> 12/18/23	<b>Grantor (Seller)</b> GROWTH CAPITAL INVESTMENTS LLC	<b>Doc Num</b> 3050257
<b>Sale Price</b> \$ 3,200,000	<b>Deed Type</b> Special Warranty Deed	<b>Book &amp; Page</b> <u>3412 621</u>

## Legal Description

B K PLAT, LOT 1

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

9589 0710 5270 3735 9983 42

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CV 26'S

Sent To

1634 S. Kanner Hwy LLC

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

3100 S Rosemary Ave

City, State, ZIP+4®

West Palm Beach FL 33401

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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

**Meeting Date:** 4/15/2026

**Prepared by:** Tamica Clinton-Bush

**Title of Item:**  
CITY OF STUART VS STUART PLANTATION LLC (**RESCHEDULED**)

**Address:**  
1580 SE FEDERAL HWY

**Code Section:**  
SEC 38-95 Business Tax Receipt Required  
SEC 6.11.16 Prohibited Signs  
SEC 20-22 Duty to keep land free from trash and other solid waste  
SEC 10-36 FBC 105.1 Permits required  
SEC 10-68 Fire Safety Inspection

**Description of Violation:**  
All businesses operating at this location must apply for and obtain a City of Stuart Business Tax Receipt. Remove any/all non-permitted or prohibited signs or apply for and obtain a permit. Remove all garbage, trash, junk and debris stored on the property. Apply for and obtain a permit for the charging station located in the garage/storage area of Hertz. Obtain a passing Fire Safety Inspection. (Comply by May 31, 2026)

**Summary Explanation/Background Information:**

**ATTACHMENTS:**

- 1. Notice of Violation Notice of Hearing
- 2. MARTIN COUNTY PROPERTY APPRAISER
- 3. SUNBIZ
- 4. Legal\_Packet\_25405
- 5. Legal\_Packet\_25404
- 6. The List of Deficiencies
- 7. Photo 02.25.26
- 8. Photo 02.25.26
- 9. Photo 02.25.26
- 10. Photo 02.25.26
- 11. Photo 02.25.26
- 12. Photo 02.25.26
- 13. Photo 02.25.26
- 14. Photo 02.25.26
- 15. Photo 02.25.26



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

Case: CE-26-14  
March 16, 2026

To: STUART PLANTATION LLC  
241 E PROSPECT RD  
FORT LAUDERDALE FL 33334

### Notice of Violation and Notice of Hearing

Address of Violation: 1580 SE FEDERAL HWY STUART FL 34994  
Parcel Control No.: 09-38-41-022-000-00010-0  
Legal Description: LOT 1 PLANTATION PLAZA (PB 14 PG 70) PLANTATION PLAZA

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. **All Businesses that occupy an address unit must apply for and obtain a City of Stuart business tax receipt for all businesses operating at this location. To include but not limited to Stix Billard’s, Dollar General, Stuart Fish and Grill, Nail Salon, Tattoo Artists Individual, and the Smoke shop.**
- 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 un- Permitted signs. All Business Signs must be permitted.**

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. Front and rear areas. This includes all outdoor storage near the dumpsters including the brewery areas.**
4. **Violation Description/Corrective Action Required: City of Stuart Code Section: 10-36 FBC 105.1 Violations and penalties.** Any person, firm, corporation or agent who fails to comply with any provision of the code, or who shall erect, construct, alter, install, demolish or move any structure, electrical, gas, mechanical or plumbing system, or has erected, constructed, altered, repaired, moved or demolished a building, structure, electrical, gas, mechanical or plumbing system, in violation of a detailed statement or drawing submitted and permitted thereunder, shall be guilty of a municipal ordinance violation. Each such person shall be considered guilty of a separate offense for each and every day or portion thereof during which a violation of any of the provisions of the code is committed or continued. Upon conviction of any such violation such person shall be punished within the limits as provided by law and local ordinance. **Apply for and obtain an issued permit for installation of any new fencing, business signs, and electric (EV System/Charging Station) a passing final inspection may be required.**
5. **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.**

*Comply By: April 6, 2026*

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

**Unless you correct the violation(s) described above on or before the compliance date of April 6, 2026, and contact the City of Stuart Code Enforcement Division (contact information below) to arrange a re-inspection of the property to verify compliance with the ordinance cited herein.**

**Notice is hereby given pursuant to Chapter 162, Florida Statutes, and the City of Stuart Code of Ordinances, that a hearing will be held regarding the above case before the City's Special Magistrate on the 15<sup>th</sup> day of April 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,



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

< **BACK TO SEARCH**

## Basic Info

<b>PIN</b> 16-38-41-012-000-00080-0	<b>AIN</b> 138520	<b>Situs Address</b> 2550 SE WILLOUGHBY BLVD STUART FL	<b>Website Updated</b> 4/8/26
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## General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

**Property Owners**

CFM&D HOLDING COMPANY LLC

**Parcel ID**

16-38-41-012-000-00080-0

**Use Code/Property Class**

4800 - 4800 Warehse distribution term

**Mailing Address**

2550 SE WILLOUGHBY BLVD  
STUART FL 34994

**Account Number**

138520

**Neighborhood**

31400 Monterey Rd

**Tax District**

STUART

**Property Address**

2550 SE WILLOUGHBY BLVD STUART FL

**Legal Acres**

0.986

**Legal Description**

LOT 8 WILLOUGHBY BUSINESS PARK (PB 14 PG...

**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	\$ 343,580	\$ 1,219,380	\$ 1,562,960	\$ 0	\$ 1,562,960	\$ 0	\$ 1,562,960

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**

7/9/13

**Grantor (Seller)**

KARACHALIAS, EKATERINA

**Doc Num**

2404836

**Sale Price**

\$ 1,000,000

**Deed Type**

Wd Full Covenant and Warranty Deed

**Book & Page**

2662 2941

## Legal Description

LOT 8 WILLOUGHBY BUSINESS PARK (PB 14 PG 80)

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 PLANTATION LLC

### Filing Information

<b>Document Number</b>	L08000062820
<b>FEI/EIN Number</b>	36-4636131
<b>Date Filed</b>	06/26/2008
<b>Effective Date</b>	06/25/2008
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC AMENDMENT
<b>Event Date Filed</b>	06/26/2023
<b>Event Effective Date</b>	NONE

### Principal Address

241 EAST PROSPECT ROAD  
FORT LAUDERDALE, FL 33334

Changed: 10/24/2012

### Mailing Address

241 EAST PROSPECT ROAD  
FORT LAUDERDALE, FL 33334

Changed: 10/24/2012

### Registered Agent Name & Address

RECHTER, MICHAEL R  
241 EAST PROSPECT ROAD  
FORT LAUDERDALE, FL 33334

Name Changed: 10/24/2012

Address Changed: 10/24/2012

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

RECHTER, MICHAEL  
241 EAST PROSPECT ROAD  
FORT LAUDERDALE, FL 33334

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2024	01/31/2024
2025	01/28/2025
2026	02/18/2026

**Document Images**

<a href="#">02/18/2026 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/28/2025 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/31/2024 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/26/2023 -- LC Amendment</a>	View image in PDF format
<a href="#">01/13/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/27/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/10/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/24/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/12/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/12/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/09/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/28/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/06/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/09/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/08/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">10/24/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/25/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/22/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/08/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/29/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/26/2008 -- Florida Limited Liability</a>	View image in PDF format



April 07 2026

(F): PLANTATION PLAZA STUART BOWL  
1638 SE FEDERAL HWY  
STUART, FL 34994-3910

### Premises Information

**Construction Type**  
**Occupancy Type**  
**Occupancy Type Secondary**  
**Premises Classification** Strip Mall

### Premises Characteristics

### Premises Profiles

Report Type	Renewal Date	Status	Associated Report(s)
5 Year Sprinkler	07/14/2028	Compliant	
Fire Alarm	07/24/2025	Deficient/Past Due	5972779 6772028
Private Fire Hydrants	03/05/2027	Compliant	
Sprinkler System	07/08/2025	Deficient/Past Due	6772032 5972829 6336694 5267499 5515642 6851282 5972785 6336662

### Inventory

Report Type	Inventory Key	Renewal Date	Status	Associated Report(s)
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610 1ST ST VERO BEACH, FL 32962-3601 (772) 794-2220 dbgallant@summitfiresecurity.com	5267499
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<b>Sprinkler System</b>
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<b>Service Date:</b> January 3, 2024 <b>AHJ:</b> STUART FIRE RESCUE 800 SE MARTIN LUTHER KING JR BLVD STUART, FL 34994-2408 <b>Phone:</b> (772) 288-5360 <b>Reviewed By AHJ:</b> January 12, 2024	<b>Report Number:</b> 5267499 <b>Status:</b> Deficient <b>Report Type:</b> Florida S - (Semi-Annual) Fire Sprinkler <b>Code Reference:</b> NFPA 25
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<b>Inspection &amp; Testing Agency Information</b>
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<b>Name:</b> 1ST FIRE & SECURITY 610 1ST ST VERO BEACH, FL 32962-3601	<b>Phone:</b> (772) 794-2220 <b>Emergency Phone:</b> (772) 794-2220 <b>Email:</b> info@1stfire.com
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<b>Inspector/Tester Information</b>
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<b>Name:</b> JOSH GONZALES	<b>Phone:</b> (772) 794-2220
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<b>Occupancy Information</b>
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<b>Name:</b> DOLLAR GENERAL #7008 1580 SE FEDERAL HWY STUART, FL 34994-3908  <b>Phone:</b> (772) 210-7615 <b>Central Station Monitoring:</b> <input type="checkbox"/> <b>Monitoring Required:</b> <input type="checkbox"/>	<b>Contact:</b> Responsible Person MICHAEL RECHTER DOLLAR GENERAL 1558 S FEDERAL HWY STUART, FL 34994  <b>Phone:</b> (772) 463-1848 <b>Monitoring Company Name:</b> <b>Monitoring Company Phone:</b>
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<b>Problems Found</b>
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Question #	Code Ref(s)	Question	Answer	Impairments	Corrected
1.		Noncritical Deficiencies Found:	PIV does not close all the way.	No	No
2.		Noncritical Deficiencies Found:	Gauge filled with water	No	No

Tag Color	Red
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Enter One Noncritical Deficiency Per Row:	Noncritical Deficiencies Found:
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1.	PIV does not close all the way.
----	---------------------------------

2.	Gauge filled with water
----	-------------------------

Enter One Critical Deficiency Per Row:	Critical Deficiencies Found:
--	------------------------------

1.	
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2.	
----	--

Enter One Impairment Per Row:	Impairments Found:
-------------------------------	--------------------

1.	
----	--

DOLLAR GENERAL #7008 1580 SE FEDERAL HWY STUART, FL 34994-3908	Report Number: 5267499
2.	
Enter One Comment Per Row:	Enter One Comment Per Row:
1.	
Attach Proof of Inspection	

**CUSTOMER NAME:** Integra  
**BUILDING NAME:** Integra - Stuart Plantation - Dollar General  
**BUILDING ADDRESS:** 1558 South US Hwy #1 Stuart Florida 34994  
**INSPECTION TYPE:** Sprinkler  
**FREQUENCY:** Semi-Annual  
**WORK ORDER:** N/A  
**INSPECTION START DATE:** 01/03/2024  
**INSPECTION END DATE:** 01/03/2024

**INSPECTOR:** Josh Gonzalez  
**INSPECTOR LICENSE:** Fpi22000219/Fep22000683  
**ACCOUNT NAME:** 1st Fire & Security  
**OFFICE ADDRESS:** 610 1st Street Vero Beach, FL 32962  
**OFFICE PHONE:** 772-794-2220  
**OFFICE LICENSE:** EF0001187  
**TIMEZONE:** EST

## SPRINKLER INSPECTION REPORT

### GENERAL DEFICIENCIES

DESCRIPTION	IMAGES
Red tagged per previous 5 year PIV does not close all the way. Gauge filled with water	<a href="#">GENERAL DEFICIENCY IMAGES APPENDIX 1</a>

### DEVICE DEFICIENCIES

LOCATION	DESCRIPTION	ADDRESS	DEVICE	MAKE	MODEL	BARCODE	DATE OF TEST	TYPE	IMAGES
—	Front of building	—	PIV	—	—	—	01/03/2024	FUNCTIONAL FAILURE	—
<i>FAILURE REASON: Does not close all the way</i>									

## General

### To be Answered with the Owner

1.	Have there been any changes or repairs to the fire protection systems since the last inspection?	No
2.	Have you had an internal pipe inspection performed in the last 5 years?	Yes
3.	Date the internal pipe inspection was performed?	07/14/2023
4.	Are Special Ladders or Lifts Required to perform the 5 Year Internal Pipe Inspection? If So, please list Size and Type. (12 Foot Stepladder, 20 Foot Scissor Lift Etc...)	No

### To be Answered by the Inspector

1.	Have the sprinkler systems been extended to all areas of the building?	Yes
2.	Are all exterior openings protected against the entrance of cold air?	Yes
3.	Are the building areas protected by a wet system heated, including its blind attics and perimeter areas?	Yes
4.	Number Of Water Gauges	1
5.	Are all Tanks, Fire Pumps, and Fire Department Connections Inspected and Tested Per NFPA 25?	Yes
6.	All Systems Restored To Normal	Yes

### Water Supplies

1.	Type	City
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### Control Valve Questions

1.	Are all sprinkler system main control valves and all other valves in the appropriate open or closed position?	Yes
2.	Are all control valves sealed, locked, or supervised, in the appropriate open or closed position?	Yes

### Alarms

1.	Did the electric alarms operate during testing?	Yes
2.	Did the supervisory alarms operate during testing?	Yes


### Sprinklers - Piping

1.	Were All Sprinklers Made After 1920	Yes
2.	Do sprinklers generally appear to be free of corrosion, paint, or loading and visible obstructions?	Yes
3.	Is the buildings sprinklers inventory list located within the sprinkler spare head cabinet?	Yes
4.	Are appropriate number of extra sprinklers and sprinkler wrenches available on the premises?	Yes
5.	Does there appear to be proper clearance between the top of all storage and the sprinkler deflector?	Yes
6.	Does the exposed exterior condition of piping, drain valves, check valves, hangers, pressure gauges, open sprinklers and strainers appear to be satisfactory?	Yes
7.	Does the hand hose on the sprinkler system appear to be in satisfactory condition?	Yes

## Devices

INSPECTION RESULTS SUMMARY				
DEVICE TYPE	INVENTORY COUNT	PASSED	FAILED	CANNOT INSPECT
PIV	1	0	1	0

POST INDICATOR VALVES							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Front of building	PIV	—	Joshua Gonzalez	01/03/2024	<b>Failed</b>
Manufacturer and Model							The Kennedy 541
Type of PIV (Wall or Post)							Post
Is PIV Easily Accessible?							Yes
Is PIV Free From Visual Damage?							Yes
Is PIV Free from External Leaks?							Yes
Is PIV Open?							Yes
Is PIV Sealed, Locked, and/or Supervised?							Locked
Correct Wrench Provided?							Yes
<b>Reason for failure:</b> <i>(Functional Failure)</i> Does not close all the way							

<b>Inspector Signature</b> _____ <div style="text-align: center; margin-top: -20px;">  </div>	<b>Inspector Name</b> _____ <div style="text-align: center; margin-top: -20px;">Josh Gonzalez</div>	<b>Date</b> _____ <div style="text-align: center; margin-top: -20px;">01/03/2024</div>
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**GENERAL DEFICIENCY IMAGES APPENDIX**

Red tagged per previous 5 year  
PIV does not close all the way.  
Gauge filled with water

**GENERAL DEFICIENCY IMAGES  
APPENDIX 1**



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**DEVICE NOTE IMAGE APPENDICES**

610 1ST ST VERO BEACH, FL 32962-3601 (772) 794-2220 dbgallant@summitfiresecurity.com	5515642
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<b>Sprinkler System</b>
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<b>Service Date:</b> March 13, 2024	<b>Report Number:</b> 5515642
<b>AHJ:</b> STUART FIRE RESCUE 800 SE MARTIN LUTHER KING JR BLVD STUART, FL 34994-2408	<b>Status:</b> Deficient
<b>Phone:</b> (772) 288-5360	<b>Report Type:</b> Florida S - (Quarterly) Fire Sprinkler
<b>Reviewed By AHJ:</b> March 19, 2024	<b>Code Reference:</b> NFPA 25

<b>Inspection &amp; Testing Agency Information</b>
--

<b>Name:</b> 1ST FIRE & SECURITY 610 1ST ST VERO BEACH, FL 32962-3601	<b>Phone:</b> (772) 794-2220
	<b>Emergency Phone:</b> (772) 794-2220
	<b>Email:</b> info@1stfire.com

<b>Inspector/Tester Information</b>
-------------------------------------

<b>Name:</b> MICHAEL CODDINGTON	<b>Phone:</b> (772) 794-2220
<b>Licenses:</b> License Type Seattle FP-1 Certificate	<b>License Number:</b> FPI16-000069
	<b>Expiration:</b> 06/30/2020

<b>Occupancy Information</b>
------------------------------

<b>Name:</b> DOLLAR GENERAL #7008 1580 SE FEDERAL HWY STUART, FL 34994-3908	<b>Contact:</b> Responsible Person MICHAEL RECHTER DOLLAR GENERAL 1558 S FEDERAL HWY STUART, FL 34994
<b>Phone:</b> (772) 210-7615	<b>Phone:</b> (772) 463-1848
<b>Central Station Monitoring:</b> <input type="checkbox"/>	<b>Monitoring Company Name:</b>
<b>Monitoring Required:</b> <input type="checkbox"/>	<b>Monitoring Company Phone:</b>

<b>Problems Found</b>
-----------------------

Question #	Code Ref(s)	Question	Answer	Impairments	Corrected
1.		Noncritical Deficiencies Found:	5 Year Report	No	No
2.		Noncritical Deficiencies Found:	PIV does not shut	No	No

Tag Color	Red
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Enter One Noncritical Deficiency Per Row:	Noncritical Deficiencies Found:
1.	5 Year Report
2.	PIV does not shut
Enter One Critical Deficiency Per Row:	Critical Deficiencies Found:
1.	
2.	

DOLLAR GENERAL #7008 1580 SE FEDERAL HWY STUART, FL 34994-3908	Report Number: 5515642
Enter One Impairment Per Row:	Impairments Found:
1.	
2.	
Enter One Comment Per Row:	Enter One Comment Per Row:
1.	
Attach Proof of Inspection	

**CUSTOMER NAME:** Integra  
**BUILDING NAME:** Integra - Stuart Plantation - Dollar General  
**BUILDING ADDRESS:** 1558 South US Hwy #1 Stuart Florida 34994  
**INSPECTION TYPE:** Sprinkler  
**FREQUENCY:** Quarterly  
**WORK ORDER:** N/A  
**INSPECTION START DATE:** 03/13/2024  
**INSPECTION END DATE:** 03/13/2024

**INSPECTOR:** Michael Coddington  
**INSPECTOR LICENSE:** FPI-16-000069 / P02-23-12715 / EF0001187  
**ACCOUNT NAME:** 1st Fire & Security  
**OFFICE ADDRESS:** 610 1st St  
**OFFICE PHONE:** 772794220  
**OFFICE LICENSE:** EF0001187  
**TIMEZONE:** EDT

## SPRINKLER INSPECTION REPORT

### GENERAL DEFICIENCIES

DESCRIPTION	IMAGES
5 Year Report PIV does not shut	—
Red Tag	<a href="#">GENERAL DEFICIENCY IMAGES APPENDIX 1</a>

### DEVICE DEFICIENCIES

LOCATION	DESCRIPTION	ADDRESS	DEVICE	MAKE	MODEL	BARCODE	DATE OF TEST	TYPE	IMAGES
—	Front of building	—	PIV	—	—	—	03/13/2024	FUNCTIONAL FAILURE,VISUAL FAILURE	—

FAILURE REASON: 5 Year Report

## General

### To be Answered with the Owner

1.	Have you had an internal pipe inspection performed in the last 5 years?	Yes
2.	Date the internal pipe inspection was performed?	07/14/2023
3.	Are Special Ladders or Lifts Required to perform the 5 Year Internal Pipe Inspection? If So, please list Size and Type. (12 Foot Stepladder, 20 Foot Scissor Lift Etc...)	No

### To be Answered by the Inspector

1.	Number Of Water Gauges	1
2.	All Systems Restored To Normal	Yes

### Water Supplies

1.	Type	City
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### Control Valve Questions

### Alarms

### Sprinklers - Piping

1.	Are appropriate number of extra sprinklers and sprinkler wrenches available on the premises?	Yes
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## Devices

INSPECTION RESULTS SUMMARY				
DEVICE TYPE	INVENTORY COUNT	PASSED	FAILED	CANNOT INSPECT
PIV	1	0	1	0
Tamper Switch	1	1	0	0
Water Flow Switch	1	1	0	0
Main Drain Test	1	1	0	0
Wet System	1	1	0	0

WET SYSTEMS							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Floor 1	Rear of Building	Wet System	—	Michael Coddington	03/13/2024	<b>Passed</b>
Make & Model							Na
What Size is This Wet Pipe valve?							4
Hydraulic Name Plate Present							Yes
Inspect Alarm Valve For Exterior Damage							Yes
Drains Leak Tight							Yes
Trim Piping Leak Tight							Yes
Alarm Trim Valves In Normal Position							Yes
Date of Check Valves Internal Inspection							07/14/2023
Date the internal pipe inspection was performed?							07/14/2023
Date of Gauges Replacement							06/06/2023


MAIN DRAIN TESTS							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Riser	Main Drain Test	—	Michael Coddington	03/13/2024	<b>Passed</b>
Static supply pressure							75
Residual Pressure							50
Static supply pressure after completion of test							65
Main drain opened & free of obstruction discoloration?							Yes

POST INDICATOR VALVES							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Front of building	PIV	—	Michael Coddington	03/13/2024	<b>Failed</b>
Manufacturer and Model							The Kennedy 541
Type of PIV (Wall or Post)							Post
Is PIV Easily Accessible?							Yes
Is PIV Free From Visual Damage?							Yes
Is PIV Open?							Yes
Is PIV Sealed, Locked, and/or Supervised?							Locked
<b>Reason for failure:</b> (Functional Failure, Visual Failure) 5 Year Report							


**Devices**

<b>WATER FLOW SWITCHES</b>								
#	LOCATION	DESCRIPTION	MAKE	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Outside	Riser North Side	System Sensor	Water Flow Switch	—	Michael Coddington	03/13/2024	<b>Passed</b>

<b>TAMPER SWITCHES</b>								
#	LOCATION	DESCRIPTION	MAKE	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Outside	Riser North Side	System Sensor	Tamper Switch	—	Michael Coddington	03/13/2024	<b>Passed</b>

<p><b>Inspector Signature</b> _____</p> <div style="text-align: center; margin-top: 20px;">  </div>	<p><b>Inspector Name</b> _____</p> <p style="text-align: center; margin-top: 20px;">Michael Coddington</p>	<p><b>Date</b> _____</p> <p style="text-align: center; margin-top: 20px;">03/13/2024</p>
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**GENERAL DEFICIENCY IMAGES APPENDIX**

Red Tag	<b>GENERAL DEFICIENCY IMAGES APPENDIX 1</b>
 <p>The first photograph shows a red tag with the title "HYDRAULIC - SYSTEM". The tag contains the following text: "This building is protected by a hydraulically designed Automatic Sprinkler System". Below this, there are several fields for information: "Location", "No. of Sprinklers", "Basis of Design", "Design Authority", "System Demand", and "Date of Installation". The second photograph shows a red fire alarm control panel mounted on a wooden surface. The panel is open, revealing several glass tubes and other components inside.</p>	

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**DEVICE NOTE IMAGE APPENDICES**

610 1ST ST VERO BEACH, FL 32962-3601 (772) 794-2220 dbgallant@summitfiresecurity.com	5972779
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<b>Fire Alarm</b>
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<b>Service Date:</b> June 18, 2024 <b>AHJ:</b> STUART FIRE RESCUE 800 SE MARTIN LUTHER KING JR BLVD STUART, FL 34994-2408 <b>Phone:</b> (772) 288-5360 <b>Reviewed By AHJ:</b> July 8, 2024	<b>Report Number:</b> 5972779 <b>Status:</b> Deficient <b>Report Type:</b> S - (Annual) Fire Alarm
--	--

<b>Inspection &amp; Testing Agency Information</b>
--

<b>Name:</b> 1ST FIRE & SECURITY 610 1ST ST VERO BEACH, FL 32962-3601	<b>Phone:</b> (772) 794-2220 <b>Emergency Phone:</b> (772) 794-2220 <b>Email:</b> info@1stfire.com
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<b>Inspector/Tester Information</b>
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<b>Name:</b> JOSH GONZALES	<b>Phone:</b> (772) 794-2220
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<b>Occupancy Information</b>
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<b>Name:</b> DOLLAR GENERAL #7008 1580 SE FEDERAL HWY STUART, FL 34994-3908  <b>Phone:</b> (772) 210-7615 <b>Central Station Monitoring:</b> <input type="checkbox"/> <b>Monitoring Required:</b> <input type="checkbox"/>	<b>Contact:</b> Responsible Person MICHAEL RECHTER DOLLAR GENERAL 1558 S FEDERAL HWY STUART, FL 34994-3908  <b>Phone:</b> (772) 463-1848 <b>Monitoring Company Name:</b> <b>Monitoring Company Phone:</b>
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<b>Problems Found</b>
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Question #	Code Ref(s)	Question	Answer	Impairments	Corrected
1.		Deficiency Found:	: Bell is broken only makes clicking noise when active	No	No
1.		Are there any deficiencies or issues listed in your FIRE ALARM report?		Yes	
PLEASE NOTE: All deficiencies must be typed into the section(s) provided below. Only one deficiency is permitted per row. Click the "add row" button to add sections for reporting additional deficiencies. If you have corrected a deficiency during the time of inspection: Click on the corrected button to the right of the noted deficiency in the highlighted section above. An attached copy of the original ITM report is required for submission of this report type (denoted by a red asterisk).					

Enter One Deficiency Per Row:	Deficiency Found:
1.	: Bell is broken only makes clicking noise when active
2.	

DOLLAR GENERAL #7008  
1580 SE FEDERAL HWY  
STUART, FL 34994-3908

Report Number: 5972779

1.b.

Attach original copy of your inspection, testing and maintenance FIRE ALARM report (one system per report).

NOTE: Files up to 50MB may be attached. A file has not been attached until the "cancel" button is cleared and the file is clickable in the report. Larger files will take longer to upload. Recommended scanner settings: 100 dpi / gray scale for improved user experience.

**CUSTOMER DETAILS**

**Customer Name:** Integra  
**Building Name:** Integra - Stuart Plantation - Dollar General  
**Building Address:** 1558 South US Hwy #1 Stuart Florida 34994

**SERVICE PROVIDER INFORMATION**

**Name:** 1st Fire & Security  
**Office Address:** 610 1st Street Vero Beach, FL 32962  
**Office Phone:** 772-794-2220  
**Office License:** EF0001187

**INSPECTION DETAILS**

**Work Order #** N/A  
**Date:** 06/18/2024  
**Frequency:** Annual

**INSPECTOR DETAILS**

**Name:** Josh Gonzalez  
**License:** Fpi22000219/Fep22000683

**INSPECTION RESULTS SUMMARY**

DEVICE TYPE	INVENTORY COUNT	PASSED	FAILED	CANNOT INSPECT	NOT INSPECTED	% INSPECTED
Bell	1	0	1	0	0	100
Panel	1	1	0	0	0	100
Pull Station	1	1	0	0	0	100
Smoke Detector	1	1	0	0	0	100
Tamper Switch	1	1	0	0	0	100
Water Flow Switch	1	1	0	0	0	100

**DEVICE DEFICIENCIES**

LOCATION	DESCRIPTION	ADDRESS	DEVICE	MAKE	MODEL	BARCODE	DATE OF TEST	TYPE	IMAGES
Floor 1	Outside	—	Bell	—	—	—	06/18/2024	FUNCTIONAL FAILURE	<a href="#">DEFICIENCY IMAGES APPENDIX 1.1</a>

*FAILURE REASON: Bell is broken only makes clicking noise when active*

**FACP PANEL**

#	LOCATION	DESCRIPTION	MANUFACTURER	MODEL	DEVICE	TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Floor 1	Back of Building		411DAC	FACP Panel	FACP	—	Joshua Gonzalez	06/18/2024	Passed
Is the panel in a normal condition at the start of the inspection?										Yes
Alarm, Supervisory, and Trouble Signals (Inputs)										Yes
Circuit Supervisory (Including Opens, Shorts & Ground Faults)										Yes
Alarm verification sequence verified										Yes
Power Supply Supv - Loss Of Ac Power/Batts										Yes
Fuses/Lamps/LED Tested & Verified										Yes
Interface Equip Verification Of Required Signals										Yes
Main Power Supply Tested Under Full Load										Yes
Amplifier/Tone Generators Verified										Yes
Call-In Signal Silence - Visual & Audible										Yes
Initiating Devices Test										Yes
Masterbox / Central Station Connection Tested										Yes
Masterbox / Central Station Account #										1F 4327
Alarm Notification Appliances Tested										Yes
Signals Sounded Per Customer Request										Yes
Multiplex Communications Tested										Yes

There are no devices contained in this section

PULL STATION								
#	LOCATION	DESCRIPTION	ADDRESS	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Floor 1	Dollar Store		Pull Station	—	Joshua Gonzalez	06/18/2024	Passed


SMOKE DETECTOR								
#	LOCATION	DESCRIPTION	ADDRESS	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Floor 1	FACP Room		Smoke Detector	—	Joshua Gonzalez	06/18/2024	Passed

TAMPER SWITCH								
#	LOCATION	DESCRIPTION	ADDRESS	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Outside	Riser North Side		Tamper Switch	—	Joshua Gonzalez	06/18/2024	Passed

WATER FLOW SWITCH								
#	LOCATION	DESCRIPTION	ADDRESS	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Outside	Riser North Side		Water Flow Switch	—	Joshua Gonzalez	06/18/2024	Passed
Time Delay (in seconds)								75

## Notification Devices

BELL								
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT	
1	Floor 1	Outside	Bell	—	Joshua Gonzalez	06/18/2024	Failed	
Diameters								4
<b>Reason for failure:</b> (Functional Failure) Bell is broken only makes clicking noise when active								

Inspector Signature  _____	Inspector Name <u>Josh Gonzalez</u>	DATE <u>06/18/2024</u>
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**APPENDICES**

LOCATION	DESCRIPTION	DEVICE	BARCODE	TYPE	IMAGES
Floor 1	Outside	bells	—	FUNCTIONAL FAILURE	DEFICIENCY IMAGES APPENDIX 1.1

*FAILURE REASON: Bell is broken only makes clicking noise when active*



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## APPENDICES



610 1ST ST VERO BEACH, FL 32962-3601 (772) 794-2220 dbgallant@summitfiresecurity.com	5972785
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**Sprinkler System**

<b>Service Date:</b> June 18, 2024	<b>Report Number:</b> 5972785
<b>AHJ:</b> STUART FIRE RESCUE 800 SE MARTIN LUTHER KING JR BLVD STUART, FL 34994-2408	<b>Status:</b> Deficient
<b>Phone:</b> (772) 288-5360	<b>Report Type:</b> Florida S - (Annual) Fire Sprinkler
<b>Reviewed By AHJ:</b> July 8, 2024	<b>Code Reference:</b> NFPA 25

**Inspection & Testing Agency Information**

<b>Name:</b> 1ST FIRE & SECURITY 610 1ST ST VERO BEACH, FL 32962-3601	<b>Phone:</b> (772) 794-2220
	<b>Emergency Phone:</b> (772) 794-2220
	<b>Email:</b> info@1stfire.com

**Inspector/Tester Information**

<b>Name:</b> JOSH GONZALES	<b>Phone:</b> (772) 794-2220
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**Occupancy Information**

<b>Name:</b> DOLLAR GENERAL #7008 1580 SE FEDERAL HWY STUART, FL 34994-3908	<b>Contact:</b> Responsible Person MICHAEL RECHTER DOLLAR GENERAL 1558 S FEDERAL HWY STUART, FL 34994-3908
<b>Phone:</b> (772) 210-7615	<b>Phone:</b> (772) 463-1848
<b>Central Station Monitoring:</b> <input type="checkbox"/>	<b>Monitoring Company Name:</b>
<b>Monitoring Required:</b> <input type="checkbox"/>	<b>Monitoring Company Phone:</b>

**Problems Found**

Question #	Code Ref(s)	Question	Answer	Impairments	Corrected
1.		Noncritical Deficiencies Found:	PIV does not close all the way	No	No
2.		Noncritical Deficiencies Found:	Gauge filled with water	No	No
3.		Noncritical Deficiencies Found:	Bell not working	No	No

Tag Color Yellow

Enter One Noncritical Deficiency Per Row:	Noncritical Deficiencies Found:
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1.	PIV does not close all the way
2.	Gauge filled with water
3.	Bell not working

Enter One Critical Deficiency Per Row:	Critical Deficiencies Found:
--	------------------------------

1.	
2.	

DOLLAR GENERAL #7008 1580 SE FEDERAL HWY STUART, FL 34994-3908	Report Number: 5972785
Enter One Impairment Per Row:	Impairments Found:
1.	
2.	
Enter One Comment Per Row:	Enter One Comment Per Row:
1.	
Attach Proof of Inspection	

**CUSTOMER NAME:** Integra  
**BUILDING NAME:** Integra - Stuart Plantation - Dollar General  
**BUILDING ADDRESS:** 1558 South US Hwy #1 Stuart Florida 34994  
**INSPECTION TYPE:** Sprinkler  
**FREQUENCY:** Annual  
**WORK ORDER:** N/A  
**INSPECTION START DATE:** 06/18/2024  
**INSPECTION END DATE:** 06/18/2024

**INSPECTOR:** Josh Gonzalez  
**INSPECTOR LICENSE:** Fpi22000219/Fep22000683  
**ACCOUNT NAME:** 1st Fire & Security  
**OFFICE ADDRESS:** 610 1st Street Vero Beach, FL 32962  
**OFFICE PHONE:** 772-794-2220  
**OFFICE LICENSE:** EF0001187  
**TIMEZONE:** EDT

## SPRINKLER INSPECTION REPORT

### GENERAL DEFICIENCIES

DESCRIPTION	IMAGES
Red tagged per previous 5 year PIV does not close all the way. Gauge filled with water Bell not working	<a href="#">GENERAL DEFICIENCY IMAGES APPENDIX 1</a>

### DEVICE DEFICIENCIES

LOCATION	DESCRIPTION	ADDRESS	DEVICE	MAKE	MODEL	BARCODE	DATE OF TEST	TYPE	IMAGES
—	Bell by riser	—	Electric Bell	—	—	—	06/18/2024	FUNCTIONAL FAILURE	<a href="#">DEFICIENCY IMAGES APPENDIX 1.1</a>
FAILURE REASON: Does not work. Makes clicking noise when active									
—	Front of building	—	PIV	—	—	—	06/18/2024	VISUAL FAILURE,FUNCTIONAL FAILURE	—
FAILURE REASON: 5 Year Report failure									

## General

### To be Answered with the Owner

1.	Have there been any changes in the occupancy classification, machinery or operations since the last inspection?	No
2.	Have you had an internal pipe inspection performed in the last 5 years?	Yes
3.	Date the internal pipe inspection was performed?	07/14/2023
4.	Are Special Ladders or Lifts Required to perform the 5 Year Internal Pipe Inspection? If So, please list Size and Type. (12 Foot Stepladder, 20 Foot Scissor Lift Etc...)	No

### To be Answered by the Inspector

1.	Inspection and Testing Performed in accordance with NFPA 25 Edition	NFPA 25-2017
2.	Have the sprinkler systems been extended to all areas of the building?	Yes
3.	Are all exterior openings protected against the entrance of cold air?	Yes
4.	Are the building areas protected by a wet system heated, including its blind attics and perimeter areas?	Yes
5.	Number Of Water Gauges	1
6.	Are all Tanks, Fire Pumps, and Fire Department Connections Inspected and Tested Per NFPA 25?	Yes
7.	All Systems Restored To Normal	Yes

### Water Supplies

1.	Type	City
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### Control Valve Questions

1.	Are all sprinkler system main control valves and all other valves in the appropriate open or closed position?	Yes
2.	Are all control valves sealed, locked, or supervised, in the appropriate open or closed position?	Yes

### Alarms

1.	Did the electric alarms operate during testing?	Yes
2.	Did the supervisory alarms operate during testing?	Yes

### Sprinklers - Piping

1.	Were All Sprinklers Made After 1920	Yes
2.	Do sprinklers generally appear to be free of corrosion, paint, or loading and visible obstructions?	Yes
3.	Is the buildings sprinklers inventory list located within the sprinkler spare head cabinet?	Yes
4.	Are appropriate number of extra sprinklers and sprinkler wrenches available on the premises?	Yes
5.	Does there appear to be proper clearance between the top of all storage and the sprinkler deflector?	Yes
6.	Does the exposed exterior condition of piping, drain valves, check valves, hangers, pressure gauges, open sprinklers and strainers appear to be satisfactory?	Yes
7.	Does the hand hose on the sprinkler system appear to be in satisfactory condition?	Yes

## Devices

INSPECTION RESULTS SUMMARY				
DEVICE TYPE	INVENTORY COUNT	PASSED	FAILED	CANNOT INSPECT
Electric Bell	1	0	1	0
Hydrants - wet barrel	1	1	0	0
PIV	1	0	1	0
Tamper Switch	1	1	0	0
Water Flow Switch	1	1	0	0
Main Drain Test	1	1	0	0
Wet System	1	1	0	0

WET SYSTEMS							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Floor 1	Rear of Building	Wet System	—	Joshua Gonzalez	06/18/2024	<b>Passed</b>
Make & Model							Na
What Size is This Wet Pipe valve?							4
Hydraulic Name Plate Present							Yes
Inspect Alarm Valve For Exterior Damage							Yes
Drains Leak Tight							Yes
Trim Piping Leak Tight							Yes
Alarm Trim Valves In Normal Position							Yes
Date of Check Valves Internal Inspection							07/14/2023
Date the internal pipe inspection was performed?							07/14/2023
Date of Gauges Replacement							06/06/2023

MAIN DRAIN TESTS							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Riser	Main Drain Test	—	Joshua Gonzalez	06/18/2024	<b>Passed</b>
Static supply pressure							75
Residual Pressure							50
Static supply pressure after completion of test							65
Main drain opened & free of obstruction discoloration?							Yes

## Devices

### POST INDICATOR VALVES

#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Front of building	PIV	—	Joshua Gonzalez	06/18/2024	<b>Failed</b>
Manufacturer and Model							The Kennedy 541
Type of PIV (Wall or Post)							Post
Is PIV Easily Accessible?							Yes
Is PIV Free From Visual Damage?							Yes
Is PIV Free from External Leaks?							Yes
Is PIV Open?							Yes
Is PIV Sealed, Locked, and/or Supervised?							Locked
Correct Wrench Provided?							Yes
Record the number of turns required to Close and Open the PIV completely.							13
Was a Main Drain Test performed after the PIV was exercised?							Yes
<b>Reason for failure:</b> (Visual Failure,Functional Failure) 5 Year Report failure							

### ELECTRIC BELL

#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Bell by riser	Electric Bell	—	Joshua Gonzalez	06/18/2024	<b>Failed</b>
<b>Reason for failure:</b> (Functional Failure) Does not work. Makes clicking noise when active							

### WATER FLOW SWITCHES


#	LOCATION	DESCRIPTION	MAKE	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Outside	Riser North Side	System Sensor	Water Flow Switch	—	Joshua Gonzalez	06/18/2024	<b>Passed</b>
Quarterly Visual Inspection - Is flow switch free of damage with its electrical connections secure?							Yes	
Time Delay (in seconds)							75	
Open test connection/bypass. Did water flow activate the alarm?							Yes	

### TAMPER SWITCHES

#	LOCATION	DESCRIPTION	MAKE	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Outside	Riser North Side	System Sensor	Tamper Switch	—	Joshua Gonzalez	06/18/2024	<b>Passed</b>
Quarterly Visual Inspection - Is tamper switch free of damage with its electrical connections secure?							Yes	

## Devices

HYDRANTS - WET BARREL							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Front of Dollar General	Hydrants - wet barrel	—	Joshua Gonzalez	06/18/2024	<b>Passed</b>
Signage/ID Tags In Place							Yes
Hydrant is Free of damage and usable							Yes
Hose / Hydrant Houses Fully Equipped							Yes
Hose / Hydrant House Accessible							Yes
Hydrant Accessible And Wrench Available							Yes
Hydrant Free Of Water / Ice / Snow/Damage							Yes
Hydrant Free Of Leaks And Cracks							Yes
Hydrant Operating Nut In Good Condition							Yes
Exposed Pipe In Good Condition and properly secured							Yes
Strainers are free of plugging and corrosion							Yes

<b>Inspector Signature</b> _____		<b>Inspector Name</b> _____ <u>Josh Gonzalez</u>	<b>Date</b> _____ <u>06/18/2024</u>
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**GENERAL DEFICIENCY IMAGES APPENDIX**

Red tagged per previous 5 year  
PIV does not close all the way.  
Gauge filled with water  
Bell not working

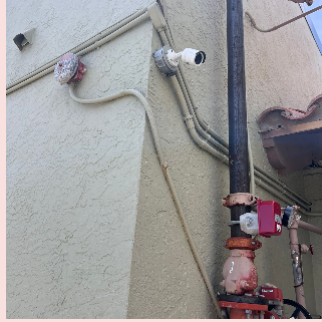
**GENERAL DEFICIENCY IMAGES  
APPENDIX 1**



**DEFICIENCY IMAGE APPENDICES**

LOCATION	DESCRIPTION	DEVICE	BARCODE	TYPE	IMAGES
	Bell by riser	Electric Bell	—	FUNCTIONAL FAILURE	DEFICIENCY IMAGES APPENDIX 1.1

*FAILURE REASON: Does not work. Makes clicking noise when active*



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**DEVICE NOTE IMAGE APPENDICES**

610 1ST ST VERO BEACH, FL 32962-3601 (772) 794-2220 dbgallant@summitfiresecurity.com	5972829
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<b>Sprinkler System</b>
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<b>Service Date:</b> June 21, 2024	<b>Report Number:</b> 5972829
<b>AHJ:</b> STUART FIRE RESCUE 800 SE MARTIN LUTHER KING JR BLVD STUART, FL 34994-2408	<b>Status:</b> Deficient
<b>Phone:</b> (772) 288-5360	<b>Report Type:</b> Florida S - (Annual) Fire Sprinkler
<b>Reviewed By AHJ:</b> July 8, 2024	<b>Code Reference:</b> NFPA 25

<b>Inspection &amp; Testing Agency Information</b>
--

<b>Name:</b> 1ST FIRE & SECURITY 610 1ST ST VERO BEACH, FL 32962-3601	<b>Phone:</b> (772) 794-2220
	<b>Emergency Phone:</b> (772) 794-2220
	<b>Email:</b> info@1stfire.com

<b>Inspector/Tester Information</b>
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<b>Name:</b> JOSH GONZALES	<b>Phone:</b> (772) 794-2220
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<b>Occupancy Information</b>
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<b>Name:</b> STUART PLANTATION - OCEAN REPUBLIC BREWING 1630 SE FEDERAL HWY STUART, FL 34994-3910	<b>Contact:</b> Responsible Person CHRIS CISCHKE OCEAN REPUBLIC BREWING 1630 SE FEDERAL HWY STUART, FL 34994-3908
<b>Phone:</b> (772) 600-5596	<b>Phone:</b> (248) 321-4883
<b>Central Station Monitoring:</b> <input type="checkbox"/>	<b>Monitoring Company Name:</b>
<b>Monitoring Required:</b> <input type="checkbox"/>	<b>Monitoring Company Phone:</b>

<b>Problems Found</b>
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Question #	Code Ref(s)	Question	Answer	Impairments	Corrected
1.		Noncritical Deficiencies Found:	Escutcheon in hertz building above front desk needs to be adjusted	No	No
		Tag Color		Yellow	

Enter One Noncritical Deficiency Per Row:	Noncritical Deficiencies Found:
---	---------------------------------

1.	Escutcheon in hertz building above front desk needs to be adjusted
2.	

Enter One Critical Deficiency Per Row:	Critical Deficiencies Found:
--	------------------------------

1.	
2.	

Enter One Impairment Per Row:	Impairments Found:
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1.	
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STUART PLANTATION - OCEAN REPUBLIC BREWING 1630 SE FEDERAL HWY STUART, FL 34994-3910	Report Number: 5972829
2.	
Enter One Comment Per Row:	Enter One Comment Per Row:
1.	
Attach Proof of Inspection	



**CUSTOMER NAME:** Integra  
**BUILDING NAME:** Integra - Stuart Plantation - Stuart Grill - Ocean Republic  
**BUILDING ADDRESS:** 1630 South US Hwy #1 Stuart Florida 34994  
**INSPECTION TYPE:** Sprinkler  
**FREQUENCY:** Annual  
**WORK ORDER:** N/A  
**INSPECTION START DATE:** 06/24/2024  
**INSPECTION END DATE:** 06/24/2024

**INSPECTOR:** Josh Gonzalez  
**INSPECTOR LICENSE:** Fpi22000219/Fep22000683  
**ACCOUNT NAME:** 1st Fire & Security  
**OFFICE ADDRESS:** 610 1st Street Vero Beach, FL 32962  
**OFFICE PHONE:** 772-794-2220  
**OFFICE LICENSE:** EF0001187  
**TIMEZONE:** EDT

**SPRINKLER INSPECTION REPORT**

**GENERAL DEFICIENCIES**

DESCRIPTION	IMAGES
Escutcheon in hertz building above front desk needs to be adjusted Could not reach will need 6 ft ladder Yellow tag	<a href="#">GENERAL DEFICIENCY IMAGES APPENDIX 1</a>

**DEVICE DEFICIENCIES**  
No device deficiencies in this inspection.

## General

### To be Answered with the Owner

1.	Have there been any changes in the occupancy classification, machinery or operations since the last inspection?	No
2.	Have there been any changes or repairs to the fire protection systems since the last inspection?	Yes
3.	Have you had an internal pipe inspection performed in the last 5 years?	Yes
4.	Date the internal pipe inspection was performed?	07/14/2023

### To be Answered by the Inspector

1.	Inspection and Testing Performed in accordance with NFPA 25 Edition	NFPA 25-2017
2.	Have the sprinkler systems been extended to all areas of the building?	Yes
3.	Are all exterior openings protected against the entrance of cold air?	Yes
4.	Are the building areas protected by a wet system heated, including its blind attics and perimeter areas?	Yes
5.	Number Of Water Gauges	1
6.	Are all Tanks, Fire Pumps, and Fire Department Connections Inspected and Tested Per NFPA 25?	Yes
7.	All Systems Restored To Normal	Yes

### Water Supplies

1.	Type	City
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### Control Valve Questions

1.	Are all sprinkler system main control valves and all other valves in the appropriate open or closed position?	Yes
2.	Are all control valves sealed, locked, or supervised, in the appropriate open or closed position?	Yes

### Alarms

1.	Did the electric alarms operate during testing?	Yes
2.	Did the supervisory alarms operate during testing?	Yes

### Sprinklers - Piping

1.	Do sprinklers generally appear to be free of corrosion, paint, or loading and visible obstructions?	Yes
2.	Is the buildings sprinklers inventory list located within the sprinkler spare head cabinet?	Yes
3.	Are appropriate number of extra sprinklers and sprinkler wrenches available on the premises?	Yes
4.	Does there appear to be proper clearance between the top of all storage and the sprinkler deflector?	Yes
5.	Does the exposed exterior condition of piping, drain valves, check valves, hangers, pressure gauges, open sprinklers and strainers appear to be satisfactory?	Yes
6.	Does the hand hose on the sprinkler system appear to be in satisfactory condition?	Yes

## Devices

INSPECTION RESULTS SUMMARY				
DEVICE TYPE	INVENTORY COUNT	PASSED	FAILED	CANNOT INSPECT
Control Valve	1	1	0	0
Fire Dept. Connection	1	1	0	0
Hydrants - wet barrel	1	1	0	0
Water Flow Switch	1	1	0	0
Main Drain Test	1	1	0	0
Wet System	1	1	0	0

WET SYSTEMS							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Floor 1	Riser Storage Room	Wet System	—	Joshua Gonzalez	06/24/2024	<b>Passed</b>
Make & Model							Na
What Size is This Wet Pipe valve?							4
Hydraulic Name Plate Present							Yes
Inspect Alarm Valve For Exterior Damage							Yes
Drains Leak Tight							Yes
Trim Piping Leak Tight							Yes
Alarm Trim Valves In Normal Position							Yes
Gauges Reading Normal PSI							Yes
Did alarm valves, water flow alarm devices, and retards test satisfactorily?							Yes
Inspector Test Opened & Free Of Obstruction / Discoloration							Yes
Date of Check Valves Internal Inspection							07/14/2023
Date the internal pipe inspection was performed?							07/14/2023
Date of Gauges Replacement							07/07/2023

MAIN DRAIN TESTS							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Riser	Main Drain Test	—	Joshua Gonzalez	06/24/2024	<b>Passed</b>
Test pipe located							Riser
Size of test pipe							2
Static supply pressure							75
Residual Pressure							65
Static supply pressure after completion of test							75
Main Drain PSI Comparable to previous?							Yes
Main drain opened & free of obstruction discoloration?							Yes


## Devices

FIRE DEPARTMENT CONNECTIONS							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	FDC	Fire Dept. Connection	—	Joshua Gonzalez	06/24/2024	<b>Passed</b>
Is FDC Visible / Accessible?							Yes
Are Couplings / Swivels / Plugs / Caps in place?							Yes
Identification Signs In Place							Yes
Check Valve Not Leaking / Gaskets In Good Condition / Ball Drip and Clapper in Place and Operating Properly							Yes
FDC Hydrostatic Test Date							07/14/2023
FDC Check Valves Internal Inspection Date							07/14/2023

CONTROL VALVES AGG								
#	LOCATION	DESCRIPTION	MAKE	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Floor 1	Riser	Smith-Cooper International	Control Valve	—	Joshua Gonzalez	06/24/2024	<b>Passed</b>
Type and Size							Butterfly 4	
Easily Accessible?							Yes	
Signs?							Yes	
Valve in the Appropriate Open or Closed Position?							Yes	
Sealed, Locked, and/or Supervised							Supervised	
Free from External Leaks?							Yes	
Control Valve Fully Exercised?							Yes	

WATER FLOW SWITCHES								
#	LOCATION	DESCRIPTION	MAKE	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Floor 1	Riser	System Sensor	Water Flow Switch	—	Joshua Gonzalez	06/24/2024	<b>Passed</b>
Quarterly Visual Inspection - Is flow switch free of damage with its electrical connections secure?							Yes	
Time Delay (in seconds)							59	
Open test connection/bypass. Did water flow activate the alarm?							Yes	

HYDRANTS - WET BARREL							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	In front of ocean republic	Hydrants - wet barrel	—	Joshua Gonzalez	06/24/2024	<b>Passed</b>
Signage/ID Tags In Place							Yes
Hydrant is Free of damage and usable							Yes
Hose / Hydrant Houses Fully Equipped							Yes
Hose / Hydrant House Accessible							Yes
Hydrant Free Of Leaks And Cracks							Yes
Exposed Pipe In Good Condition and properly secured							Yes

<b>Inspector Signature</b> _____ 	<b>Inspector Name</b> _____ Josh Gonzalez	<b>Date</b> _____ 06/24/2024
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**GENERAL DEFICIENCY IMAGES APPENDIX**

Escutcheon in hertz building above front desk needs to be adjusted Could not reach will need 6 ft ladder Yellow tag	<b>GENERAL DEFICIENCY IMAGES APPENDIX 1</b>
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**DEVICE NOTE IMAGE APPENDICES**

610 1ST ST VERO BEACH, FL 32962-3601 (772) 794-2220 dbgallant@summitfiresecurity.com	6336662
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**Sprinkler System**

<b>Service Date:</b> September 24, 2024	<b>Report Number:</b> 6336662
<b>AHJ:</b> STUART FIRE RESCUE 800 SE MARTIN LUTHER KING JR BLVD STUART, FL 34994-2408	<b>Status:</b> Deficient
<b>Phone:</b> (772) 288-5360	<b>Report Type:</b> Florida S - (Quarterly) Fire Sprinkler
<b>Reviewed By AHJ:</b> September 27, 2024	<b>Code Reference:</b> NFPA 25

**Inspection & Testing Agency Information**

<b>Name:</b> 1ST FIRE & SECURITY 610 1ST ST VERO BEACH, FL 32962-3601	<b>Phone:</b> (772) 794-2220
	<b>Emergency Phone:</b> (772) 794-2220
	<b>Email:</b> ejohnsen@summitfiresecurity.com

**Inspector/Tester Information**

<b>Name:</b> MICHAEL CODDINGTON	<b>Phone:</b> (772) 794-2220
<b>Licenses:</b> License Type Seattle FP-1 Certificate	<b>License Number:</b> FPI16-000069
	<b>Expiration:</b> 06/30/2020

**Occupancy Information**

<b>Name:</b> PLANTATION PLAZA / DOLLAR GENERAL #7008 1580 SE FEDERAL HWY STUART, FL 34994-3908	<b>Contact:</b> Responsible Person MICHAEL RECHTER DOLLAR GENERAL 1558 SE FEDERAL HWY STUART, FL 34994-3908
<b>Phone:</b> (772) 210-7615	<b>Phone:</b> (772) 463-1848
<b>Central Station Monitoring:</b> <input type="checkbox"/>	<b>Monitoring Company Name:</b>
<b>Monitoring Required:</b> <input type="checkbox"/>	<b>Monitoring Company Phone:</b>

**Problems Found**

Question #	Code Ref(s)	Question	Answer	Impairments	Corrected
1.		Noncritical Deficiencies Found:	PVC does not close all the way	No	No
2.		Noncritical Deficiencies Found:	5 Year Inspection	No	No
3.		Noncritical Deficiencies Found:	Gauge fille with water	No	No
4.		Noncritical Deficiencies Found:	Bell not working	No	No

Tag Color	Red
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Enter One Noncritical Deficiency Per Row:	Noncritical Deficiencies Found:
1.	PVC does not close all the way
2.	5 Year Inspection
3.	Gauge fille with water

PLANTATION PLAZA / DOLLAR GENERAL #7008 1580 SE FEDERAL HWY STUART, FL 34994-3908	Report Number: 6336662
4.	Bell not working
Enter One Critical Deficiency Per Row:	Critical Deficiencies Found:
1.	
2.	
Enter One Impairment Per Row:	Impairments Found:
1.	
2.	
Enter One Comment Per Row:	Enter One Comment Per Row:
1.	
Attach Proof of Inspection	

**CUSTOMER NAME:** Integra  
**BUILDING NAME:** Integra - Stuart Plantation - Dollar General  
**BUILDING ADDRESS:** 1558 South US Hwy #1 Stuart Florida 34994  
**INSPECTION TYPE:** Sprinkler  
**FREQUENCY:** Quarterly  
**WORK ORDER:** N/A  
**INSPECTION START DATE:** 09/24/2024  
**INSPECTION END DATE:** 09/24/2024

**INSPECTOR:** Michael Coddington  
**INSPECTOR LICENSE:** FPI-16-000069 / P02-23-12715 / EF0001187  
**ACCOUNT NAME:** 1st Fire & Security  
**OFFICE ADDRESS:** 610 1st St  
**OFFICE PHONE:** 772794220  
**OFFICE LICENSE:** EF0001187  
**TIMEZONE:** EDT

## SPRINKLER INSPECTION REPORT

### GENERAL DEFICIENCIES

DESCRIPTION	IMAGES
Red Tag - See Past Reports	<a href="#">GENERAL DEFICIENCY IMAGES APPENDIX 1</a>

### DEVICE DEFICIENCIES

LOCATION	DESCRIPTION	ADDRESS	DEVICE	MAKE	MODEL	BARCODE	DATE OF TEST	TYPE	IMAGES
—	Bell by riser	—	Electric Bell	—	—	—	09/24/2024	VISUAL FAILURE,FUNCTIONAL FAILURE	—
<i>FAILURE REASON: See Notes</i>									
—	Front of building	—	PIV	—	—	—	09/24/2024	FUNCTIONAL FAILURE,VISUAL FAILURE	—
<i>FAILURE REASON: See Notes</i>									

## General

#### To be Answered with the Owner

1.	Have you had an internal pipe inspection performed in the last 5 years?	Yes
2.	Date the internal pipe inspection was performed?	07/14/2023

#### To be Answered by the Inspector

1.	Inspection and Testing Performed in accordance with NFPA 25 Edition	NFPA 25-2017
2.	Number Of Water Gauges	1
3.	All Systems Restored To Normal	Yes

#### Water Supplies

1.	Type	City
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#### Control Valve Questions

#### Alarms

#### Sprinklers - Piping

1.	Are appropriate number of extra sprinklers and sprinkler wrenches available on the premises?	Yes
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## Devices

INSPECTION RESULTS SUMMARY				
DEVICE TYPE	INVENTORY COUNT	PASSED	FAILED	CANNOT INSPECT
Electric Bell	1	0	1	0
PIV	1	0	1	0
Tamper Switch	1	1	0	0
Water Flow Switch	1	1	0	0
Main Drain Test	1	1	0	0
Wet System	1	1	0	0

WET SYSTEMS							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Floor 1	Rear of Building	Wet System	—	Michael Coddington	09/24/2024	<b>Passed</b>
Make & Model							Na
What Size is This Wet Pipe valve?							4
Hydraulic Name Plate Present							Yes
Inspect Alarm Valve For Exterior Damage							Yes
Drains Leak Tight							Yes
Trim Piping Leak Tight							Yes
Alarm Trim Valves In Normal Position							Yes
Gauges Reading Normal PSI							Yes
Date of Check Valves Internal Inspection							07/14/2023
Date the internal pipe inspection was performed?							07/14/2023
Date of Gauges Replacement							06/06/2023

MAIN DRAIN TESTS							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Riser	Main Drain Test	—	Michael Coddington	09/24/2024	<b>Passed</b>
Static supply pressure							75
Residual Pressure							50
Static supply pressure after completion of test							75
Main drain opened & free of obstruction discoloration?							Yes


POST INDICATOR VALVES							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Front of building	PIV	—	Michael Coddington	09/24/2024	<b>Failed</b>
Manufacturer and Model							The Kennedy 541
Type of PIV (Wall or Post)							Post
Is PIV Easily Accessible?							Yes
Is PIV Free From Visual Damage?							Yes
Is PIV Open?							Yes
Is PIV Sealed, Locked, and/or Supervised?							Locked
<b>Reason for failure:</b> (Functional Failure, Visual Failure) See Notes							

## Devices





ELECTRIC BELL							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Bell by riser	Electric Bell	—	Michael Coddington	09/24/2024	Failed
Reason for failure: (Visual Failure, Functional Failure) See Notes							

WATER FLOW SWITCHES								
#	LOCATION	DESCRIPTION	MAKE	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Outside	Riser North Side	System Sensor	Water Flow Switch	—	Michael Coddington	09/24/2024	Passed

TAMPER SWITCHES								
#	LOCATION	DESCRIPTION	MAKE	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Outside	Riser North Side	System Sensor	Tamper Switch	—	Michael Coddington	09/24/2024	Passed

Inspector Signature  Inspector Name Michael Coddington Date 09/24/2024

**GENERAL DEFICIENCY IMAGES APPENDIX**

<p>Red Tag - See Past Reports</p>	<p><b>GENERAL DEFICIENCY IMAGES APPENDIX 1</b></p>								
<div style="border: 1px solid black; padding: 5px;">  <p><b>CUSTOMER NAME:</b> Integra <b>BUILDING NAME:</b> Integra - Stuart Plantation - Dollar General <b>BUILDING ADDRESS:</b> 1558 South US Hwy #1 Stuart Florida 34994 <b>INSPECTION TYPE:</b> Sprinkler <b>FREQUENCY:</b> Annual <b>WORK ORDER NO.:</b> <b>INSPECTION START DATE:</b> 06/18/2024 <b>INSPECTION END DATE:</b> 06/18/2024</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">SPRINKLER IN</th> <th style="width: 50%;">GENERAL</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">DESCRIPTION</td> <td style="text-align: center;">DESCRIPTION</td> </tr> <tr> <td style="background-color: #f8d7da;">                     Bell tagged per previous 5 year                      FTY does not close all the way.                      Gauge filled with water.                      Bell not working                 </td> <td></td> </tr> <tr> <th style="text-align: center;">DEVICE I</th> <th style="text-align: center;">DEVICE I</th> </tr> </tbody> </table> </div>	SPRINKLER IN	GENERAL	DESCRIPTION	DESCRIPTION	Bell tagged per previous 5 year FTY does not close all the way. Gauge filled with water. Bell not working		DEVICE I	DEVICE I	<div style="display: flex; justify-content: space-around;">    </div>
SPRINKLER IN	GENERAL								
DESCRIPTION	DESCRIPTION								
Bell tagged per previous 5 year FTY does not close all the way. Gauge filled with water. Bell not working									
DEVICE I	DEVICE I								

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**DEVICE NOTE IMAGE APPENDICES**

610 1ST ST VERO BEACH, FL 32962-3601 (772) 794-2220 dbgallant@summitfiresecurity.com	6336694
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**Sprinkler System**

<b>Service Date:</b> September 24, 2024	<b>Report Number:</b> 6336694
<b>AHJ:</b> STUART FIRE RESCUE 800 SE MARTIN LUTHER KING JR BLVD STUART, FL 34994-2408	<b>Status:</b> Deficient
<b>Phone:</b> (772) 288-5360	<b>Report Type:</b> Florida S - (Quarterly) Fire Sprinkler
<b>Reviewed By AHJ:</b> September 27, 2024	<b>Code Reference:</b> NFPA 25

**Inspection & Testing Agency Information**

<b>Name:</b> 1ST FIRE & SECURITY 610 1ST ST VERO BEACH, FL 32962-3601	<b>Phone:</b> (772) 794-2220
	<b>Emergency Phone:</b> (772) 794-2220
	<b>Email:</b> ejohnsen@summitfiresecurity.com

**Inspector/Tester Information**

<b>Name:</b> MICHAEL CODDINGTON	<b>Phone:</b> (772) 794-2220
<b>Licenses:</b> License Type Seattle FP-1 Certificate	<b>License Number:</b> FPI16-000069
	<b>Expiration:</b> 06/30/2020

**Occupancy Information**

<b>Name:</b> STUART PLANTATION - OCEAN REPUBLIC BREWING 1630 SE FEDERAL HWY STUART, FL 34994-3910	<b>Contact:</b> Responsible Person SCOTT GARDNER OCEAN REPUBLIC BREWING 1630 SE FEDERAL HWY STUART, FL 34994-3908
<b>Phone:</b> (772) 600-5596	<b>Phone:</b> (772) 215-3487
<b>Central Station Monitoring:</b> <input type="checkbox"/>	<b>Monitoring Company Name:</b>
<b>Monitoring Required:</b> <input type="checkbox"/>	<b>Monitoring Company Phone:</b>

**Problems Found**

Question #	Code Ref(s)	Question	Answer	Impairments	Corrected
1.		Noncritical Deficiencies Found:	Eschutchen in Hertz Building above front desk	No	No

Tag Color	Yellow
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Enter One Noncritical Deficiency Per Row:	Noncritical Deficiencies Found:
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1.	Eschutchen in Hertz Building above front desk needs to be adjusted
2.	

Enter One Critical Deficiency Per Row:	Critical Deficiencies Found:
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1.	
2.	

<b>STUART PLANTATION - OCEAN REPUBLIC BREWING</b> 1630 SE FEDERAL HWY STUART, FL 34994-3910	<b>Report Number: 6336694</b>
Enter One Impairment Per Row:	Impairments Found:
1.	
2.	
Enter One Comment Per Row:	Enter One Comment Per Row:
1.	
Attach Proof of Inspection	

**CUSTOMER NAME:** Integra  
**BUILDING NAME:** Integra - Stuart Plantation - Stuart Grill - Ocean Republic  
**BUILDING ADDRESS:** 1630 South US Hwy #1 Stuart Florida 34994  
**INSPECTION TYPE:** Sprinkler  
**FREQUENCY:** Quarterly  
**WORK ORDER:** N/A  
**INSPECTION START DATE:** 09/24/2024  
**INSPECTION END DATE:** 09/24/2024

**INSPECTOR:** Michael Coddington  
**INSPECTOR LICENSE:** FPI-16-000069 / P02-23-12715 / EF0001187  
**ACCOUNT NAME:** 1st Fire & Security  
**OFFICE ADDRESS:** 610 1st St  
**OFFICE PHONE:** 772794220  
**OFFICE LICENSE:** EF0001187  
**TIMEZONE:** EDT

## SPRINKLER INSPECTION REPORT

### GENERAL DEFICIENCIES

DESCRIPTION	IMAGES
Yellow Tag - See past Report	<a href="#">GENERAL DEFICIENCY IMAGES APPENDIX 1</a>

### DEVICE DEFICIENCIES

No device deficiencies in this inspection.

## General

#### To be Answered with the Owner

1.	Have you had an internal pipe inspection performed in the last 5 years?	Yes
2.	Date the internal pipe inspection was performed?	07/14/2023

#### To be Answered by the Inspector

1.	Inspection and Testing Performed in accordance with NFPA 25 Edition	NFPA 25-2017
2.	Number Of Water Gauges	1
3.	All Systems Restored To Normal	Yes

#### Water Supplies

1.	Type	City
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#### Control Valve Questions

1.	Are all sprinkler system main control valves and all other valves in the appropriate open or closed position?	Yes
2.	Are all control valves sealed, locked, or supervised, in the appropriate open or closed position?	Yes

#### Alarms

#### Sprinklers - Piping

1.	Are appropriate number of extra sprinklers and sprinkler wrenches available on the premises?	Yes
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## Devices

### INSPECTION RESULTS SUMMARY

DEVICE TYPE	INVENTORY COUNT	PASSED	FAILED	CANNOT INSPECT
Control Valve	1	1	0	0
Fire Dept. Connection	1	1	0	0
Water Flow Switch	1	1	0	0
Main Drain Test	1	1	0	0
Wet System	1	1	0	0

### WET SYSTEMS

#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Floor 1	Riser Storage Room	Wet System	—	Michael Coddington	09/24/2024	<b>Passed</b>
Make & Model							Na
What Size is This Wet Pipe valve?							4
Hydraulic Name Plate Present							Yes
Inspect Alarm Valve For Exterior Damage							Yes
Drains Leak Tight							Yes
Trim Piping Leak Tight							Yes
Alarm Trim Valves In Normal Position							Yes
Gauges Reading Normal PSI							Yes
Date of Check Valves Internal Inspection							07/14/2023
Date the internal pipe inspection was performed?							07/14/2023
Date of Gauges Replacement							07/07/2023

### MAIN DRAIN TESTS

#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Riser	Main Drain Test	—	Michael Coddington	09/24/2024	<b>Passed</b>
Test pipe located							Riser
Size of test pipe							2
Static supply pressure							75
Residual Pressure							65
Static supply pressure after completion of test							75
Main Drain PSI Comparable to previous?							Yes
Main drain opened & free of obstruction discoloration?							Yes


### FIRE DEPARTMENT CONNECTIONS

#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	FDC	Fire Dept. Connection	—	Michael Coddington	09/24/2024	<b>Passed</b>
FDC Hydrostatic Test Date							07/14/2023
FDC Check Valves Internal Inspection Date							07/14/2023

**Devices**

CONTROL VALVES AGG								
#	LOCATION	DESCRIPTION	MAKE	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Floor 1	Riser	Smith-Cooper International	Control Valve	—	Michael Coddington	09/24/2024	<b>Passed</b>
Type and Size								Butterfly 4
Easily Accessible?								Yes
Signs?								Yes
Sealed, Locked, and/or Supervised								Supervised

WATER FLOW SWITCHES								
#	LOCATION	DESCRIPTION	MAKE	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Floor 1	Riser	System Sensor	Water Flow Switch	—	Michael Coddington	09/24/2024	<b>Passed</b>

<p><b>Inspector Signature</b> _____</p>		<p><b>Inspector Name</b> _____ Michael Coddington</p>	<p><b>Date</b> _____</p>	<p>09/24/2024</p>
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**GENERAL DEFICIENCY IMAGES APPENDIX**

<p>Yellow Tag - See past Report</p>	<p><b>GENERAL DEFICIENCY IMAGES APPENDIX 1</b></p>
<div style="display: flex; justify-content: space-between;"> <div data-bbox="162 367 446 640" style="width: 30%;"> <p><b>CUSTOMER NAME:</b> Integra <b>BUILDING NAME:</b> Integra - Stuart Plantation - Stuart Grill - Ocean Republic <b>BUILDING ADDRESS:</b> 1630 South US Hwy #1 Stuart Florida 34994 <b>INSPECTION TYPE:</b> Sprinkler <b>FREQUENCY:</b> Annual <b>WORK ORDER NO:</b> <b>INSPECTION START DATE:</b> 09/24/2024 <b>INSPECTION END DATE:</b> 09/24/2024</p> <p><b>SPRINKLER INSPECTIC</b></p> <p><b>GENERAL DEFICIE</b></p> <p><b>DESCRIPTION</b></p> <p>Equipment in here building above front desk needs to be adjusted Could not reach wall need it ft better Yellow tag</p> <p><b>DEVICE DEFICIEN</b> No device deficiencies in this</p> </div> <div data-bbox="470 357 787 672" style="width: 30%;"> </div> <div data-bbox="812 357 1128 672" style="width: 30%;"> </div> <div data-bbox="1153 357 1485 672" style="width: 30%;"> </div> </div>	

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**DEVICE NOTE IMAGE APPENDICES**

610 1ST ST VERO BEACH, FL 32962-3601 (772) 794-2220 dbgallant@summitfiresecurity.com	6772028
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**Fire Alarm**

<b>Service Date:</b> January 8, 2025	<b>Report Number:</b> 6772028
<b>AHJ:</b> STUART FIRE RESCUE 800 SE MARTIN LUTHER KING JR BLVD STUART, FL 34994-2408	<b>Status:</b> Deficient
<b>Phone:</b> (772) 288-5360	<b>Report Type:</b> S - (Semi-Annual) Fire Alarm
<b>Reviewed By AHJ:</b> January 13, 2025	

**Inspection & Testing Agency Information**

<b>Name:</b> 1ST FIRE & SECURITY 610 1ST ST VERO BEACH, FL 32962-3601	<b>Phone:</b> (772) 794-2220
	<b>Emergency Phone:</b> (772) 794-2220
	<b>Email:</b> ejohnsen@summitfiresecurity.com

**Inspector/Tester Information**

<b>Name:</b> MICHAEL CODDINGTON	<b>Phone:</b> (772) 794-2220
<b>Licenses:</b> License Type	<b>License Number</b>
Seattle FP-1 Certificate	FPI16-000069
	<b>Expiration</b>
	06/30/2020

**Occupancy Information**

<b>Name:</b> PLANTATION PLAZA / DOLLAR GENERAL #7008 1580 SE FEDERAL HWY STUART, FL 34994-3908	<b>Contact:</b> Responsible Person SVETLANA PASTEAN INTEGRA CORP 241 EAST PROSCPECT RD FORT LAUDERDALE, FL 33334
<b>Phone:</b> (772) 210-7615	<b>Phone:</b> (954) 727-0054 x102
<b>Central Station Monitoring:</b> <input type="checkbox"/>	<b>Monitoring Company Name:</b>
<b>Monitoring Required:</b> <input type="checkbox"/>	<b>Monitoring Company Phone:</b>

**Problems Found**

Question #	Code Ref(s)	Question	Answer	Impairments	Corrected
1.		Deficiency Found:	Bell not working	No	No
1.		Are there any deficiencies or issues listed in your FIRE ALARM report?		Yes	
PLEASE NOTE: All deficiencies must be typed into the section(s) provided below. Only one deficiency is permitted per row. Click the "add row" button to add sections for reporting additional deficiencies. If you have corrected a deficiency during the time of inspection: Click on the corrected button to the right of the noted deficiency in the highlighted section above. An attached copy of the original ITM report is required for submission of this report type (denoted by a red asterisk).					

Enter One Deficiency Per Row:	Deficiency Found:
1.	Bell not working

PLANTATION PLAZA / DOLLAR GENERAL #7008 1580 SE FEDERAL HWY STUART, FL 34994-3908	Report Number: 6772028
2.	
1.b.	Attach original copy of your inspection, testing and maintenance FIRE ALARM report (one system per report).
NOTE: Files up to 50MB may be attached. A file has not been attached until the "cancel" button is cleared and the file is clickable in the report. Larger files will take longer to upload. Recommended scanner settings: 100 dpi / gray scale for improved user experience.	

**CUSTOMER DETAILS**

**Customer Name:** Integra  
**Building Name:** Integra - Stuart Plantation - Dollar General  
**Building Address:** 1558 South US Hwy #1 Stuart Florida 34994

**SERVICE PROVIDER INFORMATION**

**Name:** 1st Fire & Security  
**Office Address:** 610 1st St  
**Office Phone:** 772794220  
**Office License:** EF0001187

**INSPECTION DETAILS**

**Work Order #** N/A  
**Date:** 01/08/2025  
**Frequency:** Semi Annual

**INSPECTOR DETAILS**

**Name:** Michael Coddington  
**License:** FPI-16-000069 / P02-23-12715 / EF0001187

**INSPECTION RESULTS SUMMARY**

DEVICE TYPE	INVENTORY COUNT	PASSED	FAILED	CANNOT INSPECT	NOT INSPECTED	% INSPECTED
Bell	1	0	1	0	0	100
Panel	1	1	0	0	0	100
Pull Station	1	1	0	0	0	100
Smoke Detector	1	1	0	0	0	100
Tamper Switch	1	1	0	0	0	100
Water Flow Switch	1	1	0	0	0	100

**GENERAL DEFICIENCIES**

DESCRIPTION	IMAGES
Bell not working	<a href="#">GENERAL DEFICIENCY IMAGES APPENDIX 1</a>

**DEVICE DEFICIENCIES**

LOCATION	DESCRIPTION	ADDRESS	DEVICE	MAKE	MODEL	BARCODE	DATE OF TEST	TYPE	IMAGES
Floor 1	Outside	—	Bell	—	—	—	01/08/2025	VISUAL FAILURE, FUNCTIONAL FAILURE	<a href="#">DEFICIENCY IMAGES APPENDIX 1.1</a>
<i>FAILURE REASON: Did not work</i>									

**FACP PANEL**

#	LOCATION	DESCRIPTION	MANUFACTURER	MODEL	DEVICE	TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Floor 1	Back of Building		411DAC	FACP Panel	FACP	—	Michael Coddington	01/08/2025	Passed
Is the panel in a normal condition at the start of the inspection?										Yes
Alarm, Supervisory, and Trouble Signals (Inputs)										Yes
Circuit Supervisory (Including Opens, Shorts & Ground Faults)										Yes
Alarm verification sequence verified										Yes
Power Supply Supv - Loss Of Ac Power/Batts										Yes
Fuses/Lamps/LED Tested & Verified										Yes
Interface Equip Verification Of Required Signals										Yes
Initiating Devices Test										Yes
Masterbox / Central Station Account #										1F 4327
Alarm Notification Appliances Tested										Yes

There are no devices contained in this section

PULL STATION								
#	LOCATION	DESCRIPTION	ADDRESS	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Floor 1	Dollar Store		Pull Station	—	Michael Coddington	01/08/2025	Passed


SMOKE DETECTOR								
#	LOCATION	DESCRIPTION	ADDRESS	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Floor 1	FACP Room		Smoke Detector	—	Michael Coddington	01/08/2025	Passed

TAMPER SWITCH								
#	LOCATION	DESCRIPTION	ADDRESS	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Outside	Riser North Side		Tamper Switch	—	Michael Coddington	01/08/2025	Passed

WATER FLOW SWITCH								
#	LOCATION	DESCRIPTION	ADDRESS	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Outside	Riser North Side		Water Flow Switch	—	Michael Coddington	01/08/2025	Passed

## Notification Devices

BELL								
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT	
1	Floor 1	Outside	Bell	—	Michael Coddington	01/08/2025	Failed	
Diameters							4	
<b>Reason for failure:</b> (Visual Failure, Functional Failure) Did not work								

Inspector Signature  Inspector Name Michael Coddington DATE 01/08/2025

GENERAL DEFICIENCY IMAGES APPENDIX

Bell not working

GENERAL DEFICIENCY IMAGES  
APPENDIX 1



**APPENDICES**

LOCATION	DESCRIPTION	DEVICE	BARCODE	TYPE	IMAGES
Floor 1	Outside	bells	—	VISUAL FAILURE,FUNCTIONAL FAILURE	DEFICIENCY IMAGES APPENDIX 1.1

FAILURE REASON: *Did not work*



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## APPENDICES



610 1ST ST VERO BEACH, FL 32962-3601 (772) 794-2220 dbgallant@summitfiresecurity.com	6772032
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**Sprinkler System**

<b>Service Date:</b> January 8, 2025	<b>Report Number:</b> 6772032
<b>AHJ:</b> STUART FIRE RESCUE 800 SE MARTIN LUTHER KING JR BLVD STUART, FL 34994-2408	<b>Status:</b> Deficient
<b>Phone:</b> (772) 288-5360	<b>Report Type:</b> Florida S - (Semi-Annual) Fire Sprinkler
<b>Reviewed By AHJ:</b> January 13, 2025	<b>Code Reference:</b> NFPA 25

**Inspection & Testing Agency Information**

<b>Name:</b> 1ST FIRE & SECURITY 610 1ST ST VERO BEACH, FL 32962-3601	<b>Phone:</b> (772) 794-2220
	<b>Emergency Phone:</b> (772) 794-2220
	<b>Email:</b> ejohnsen@summitfiresecurity.com

**Inspector/Tester Information**

<b>Name:</b> MICHAEL CODDINGTON	<b>Phone:</b> (772) 794-2220
<b>Licenses:</b> License Type Seattle FP-1 Certificate	<b>License Number:</b> FPI16-000069
	<b>Expiration:</b> 06/30/2020

**Occupancy Information**

<b>Name:</b> PLANTATION PLAZA / DOLLAR GENERAL #7008 1580 SE FEDERAL HWY STUART, FL 34994-3908	<b>Contact:</b> Responsible Person SVETLANA PASTEAN INTEGRA CORP 241 EAST PROSCPECT RD FORT LAUDERDALE, FL 33334
<b>Phone:</b> (772) 210-7615	<b>Phone:</b> (954) 727-0054 x102
<b>Central Station Monitoring:</b> <input type="checkbox"/>	<b>Monitoring Company Name:</b>
<b>Monitoring Required:</b> <input type="checkbox"/>	<b>Monitoring Company Phone:</b>

**Problems Found**

Question #	Code Ref(s)	Question	Answer	Impairments	Corrected
1.		Noncritical Deficiencies Found:	PIV does not close all the way	No	No
2.		Noncritical Deficiencies Found:	Gauge filled with water	No	No
3.		Noncritical Deficiencies Found:	Bell not working	No	No

Tag Color	Red
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Enter One Noncritical Deficiency Per Row:	Noncritical Deficiencies Found:
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1.	PIV does not close all the way
2.	Gauge filled with water
3.	Bell not working

Enter One Critical Deficiency Per Row:	Critical Deficiencies Found:
--	------------------------------

PLANTATION PLAZA / DOLLAR GENERAL #7008 1580 SE FEDERAL HWY STUART, FL 34994-3908	Report Number: 6772032
1.	
2.	
Enter One Impairment Per Row:	Impairments Found:
1.	
2.	
Enter One Comment Per Row:	Enter One Comment Per Row:
1.	
Attach Proof of Inspection	

**CUSTOMER NAME:** Integra  
**BUILDING NAME:** Integra - Stuart Plantation - Dollar General  
**BUILDING ADDRESS:** 1558 South US Hwy #1 Stuart Florida 34994  
**INSPECTION TYPE:** Sprinkler  
**FREQUENCY:** Semi-Annual  
**WORK ORDER:** N/A  
**INSPECTION START DATE:** 01/08/2025  
**INSPECTION END DATE:** 01/08/2025

**INSPECTOR:** Michael Coddington  
**INSPECTOR LICENSE:** FPI-16-000069 / P02-23-12715 / EF0001187  
**ACCOUNT NAME:** 1st Fire & Security  
**OFFICE ADDRESS:** 610 1st St  
**OFFICE PHONE:** 772794220  
**OFFICE LICENSE:** EF0001187  
**TIMEZONE:** EST

## SPRINKLER INSPECTION REPORT

### GENERAL DEFICIENCIES

DESCRIPTION	IMAGES
Red tagged per previous 5 year PIV does not close all the way. Gauge filled with water Bell not working	<a href="#">GENERAL DEFICIENCY IMAGES APPENDIX 1</a>

### DEVICE DEFICIENCIES

LOCATION	DESCRIPTION	ADDRESS	DEVICE	MAKE	MODEL	BARCODE	DATE OF TEST	TYPE	IMAGES
—	Bell by riser	—	Electric Bell	—	—	—	01/08/2025	VISUAL FAILURE, FUNCTIONAL FAILURE	—
<i>FAILURE REASON: See Notes</i>									
—	Front of building	—	PIV	—	—	—	01/08/2025	VISUAL FAILURE	—
<i>FAILURE REASON: See Notes</i>									

## General

#### To be Answered with the Owner

1.	Date the internal pipe inspection was performed?	07/14/2023
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#### To be Answered by the Inspector

1.	Inspection and Testing Performed in accordance with NFPA 25 Edition	NFPA 25-2017
2.	Number Of Water Gauges	1

#### Water Supplies

1.	Type	City
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## Devices

INSPECTION RESULTS SUMMARY				
DEVICE TYPE	INVENTORY COUNT	PASSED	FAILED	CANNOT INSPECT
Electric Bell	1	0	1	0
PIV	1	0	1	0
Sprinkler Box	1	1	0	0
Tamper Switch	1	1	0	0
Water Flow Switch	1	1	0	0
Main Drain Test	1	1	0	0
Wet System	1	1	0	0

WET SYSTEMS							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Floor 1	Rear of Building	Wet System	—	Michael Coddington	01/08/2025	<b>Passed</b>
Make & Model							Na
What Size is This Wet Pipe valve?							4
Hydraulic Name Plate Present							Yes
Inspect Alarm Valve For Exterior Damage							Yes
Drains Leak Tight							Yes
Trim Piping Leak Tight							Yes
Alarm Trim Valves In Normal Position							Yes
Gauges Reading Normal PSI							No
Did alarm valves, water flow alarm devices, and retards test satisfactorily?							Yes
Inspector Test Opened & Free Of Obstruction / Discoloration							Yes
Date of Check Valves Internal Inspection							07/14/2023
Date the internal pipe inspection was performed?							07/14/2023
Date of Gauges Replacement							06/06/2023

MAIN DRAIN TESTS							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Riser	Main Drain Test	—	Michael Coddington	01/08/2025	<b>Passed</b>
Static supply pressure							75
Residual Pressure							50
Static supply pressure after completion of test							75
Main drain opened & free of obstruction discoloration?							Yes

**Devices**

POST INDICATOR VALVES							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Front of building	PIV	—	Michael Coddington	01/08/2025	<b>Failed</b>
Manufacturer and Model							The Kennedy 541
Type of PIV (Wall or Post)							Post
Is PIV Easily Accessible?							Yes
Is PIV Free From Visual Damage?							Yes
Is PIV Open?							Yes
Is PIV Sealed, Locked, and/or Supervised?							Locked
<b>Reason for failure:</b> (Visual Failure) See Notes							

ELECTRIC BELL							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Bell by riser	Electric Bell	—	Michael Coddington	01/08/2025	<b>Failed</b>
<b>Reason for failure:</b> (Visual Failure, Functional Failure) See Notes							

WATER FLOW SWITCHES								
#	LOCATION	DESCRIPTION	MAKE	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Outside	Riser North Side	System Sensor	Water Flow Switch	—	Michael Coddington	01/08/2025	<b>Passed</b>

TAMPER SWITCHES								
#	LOCATION	DESCRIPTION	MAKE	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Outside	Riser North Side	System Sensor	Tamper Switch	—	Michael Coddington	01/08/2025	<b>Passed</b>

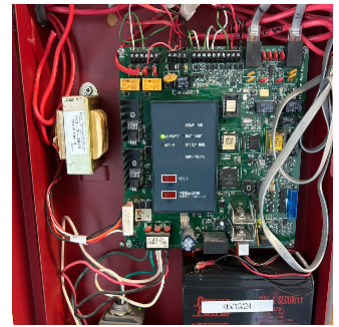
SPRINKLER BOXES							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	FACP Room 2x Silver G7571 155F Standard Penadant 1x Bronze TY4332 175F QR Sidewall 3x Bronze Globe 22S2 155F Standard Upright	Sprinkler Box	—	Michael Coddington	01/08/2025	<b>Passed</b>

Inspector Signature	Inspector Name <u>Michael Coddington</u>	Date <u>01/08/2025</u>
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GENERAL DEFICIENCY IMAGES APPENDIX

Red tagged per previous 5 year  
PIV does not close all the way.  
Gauge filled with water  
Bell not working

GENERAL DEFICIENCY IMAGES  
APPENDIX 1



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**DEVICE NOTE IMAGE APPENDICES**

610 1ST ST VERO BEACH, FL 32962-3601 (772) 794-2220 dbgallant@summitfiresecurity.com	6851282
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**Sprinkler System**

<b>Service Date:</b> January 8, 2025	<b>Report Number:</b> 6851282
<b>AHJ:</b> STUART FIRE RESCUE 800 SE MARTIN LUTHER KING JR BLVD STUART, FL 34994-2408	<b>Status:</b> Deficient
<b>Phone:</b> (772) 288-5360	<b>Report Type:</b> Florida S - (Semi-Annual) Fire Sprinkler
<b>Reviewed By AHJ:</b> January 30, 2025	<b>Code Reference:</b> NFPA 25

**Inspection & Testing Agency Information**

<b>Name:</b> 1ST FIRE & SECURITY 610 1ST ST VERO BEACH, FL 32962-3601	<b>Phone:</b> (772) 794-2220
	<b>Emergency Phone:</b> (772) 794-2220
	<b>Email:</b> ejohnsen@summitfiresecurity.com

**Inspector/Tester Information**

<b>Name:</b> MICHAEL CODDINGTON	<b>Phone:</b> (772) 794-2220
<b>Licenses:</b> License Type Seattle FP-1 Certificate	<b>License Number:</b> FPI16-000069
	<b>Expiration:</b> 06/30/2020

**Occupancy Information**

<b>Name:</b> STUART PLANTATION PLAZA 1630 SE FEDERAL HWY STUART, FL 34994-3910	<b>Contact:</b> Responsible Person ASHLEY GREEN STUART GRILL 1630 SO. US 1 STUART, FL 34994
<b>Phone:</b> (772) 600-5596	<b>Phone:</b> (772) 794-2220
<b>Central Station Monitoring:</b> <input type="checkbox"/>	<b>Monitoring Company Name:</b>
<b>Monitoring Required:</b> <input type="checkbox"/>	<b>Monitoring Company Phone:</b>

**Problems Found**

Question #	Code Ref(s)	Question	Answer	Impairments	Corrected
1.		Noncritical Deficiencies Found:	Could not find account number on panel	No	No
2.		Noncritical Deficiencies Found:	Could not test system due to electric room locked	No	No

Tag Color Red

Enter One Noncritical Deficiency Per Row:	Noncritical Deficiencies Found:
1.	Could not find account number on panel
2.	Could not test system due to electric room locked

Enter One Critical Deficiency Per Row:	Critical Deficiencies Found:
1.	

STUART PLANTATION PLAZA 1630 SE FEDERAL HWY STUART, FL 34994-3910	Report Number: 6851282
2.	
Enter One Impairment Per Row:	Impairments Found:
1.	
2.	
Enter One Comment Per Row:	Enter One Comment Per Row:
1.	
Attach Proof of Inspection	

**CUSTOMER NAME:** Integra  
**BUILDING NAME:** Integra - Stuart Plantation - Stuart Grill - Ocean Republic  
**BUILDING ADDRESS:** 1630 South US Hwy #1 Stuart Florida 34994  
**INSPECTION TYPE:** Sprinkler  
**FREQUENCY:** Semi-Annual  
**WORK ORDER:** N/A  
**INSPECTION START DATE:** 01/08/2025  
**INSPECTION END DATE:** 01/10/2025

**INSPECTOR:** Michael Coddington  
**INSPECTOR LICENSE:** FPI-16-000069 / P02-23-12715 / EF0001187  
**ACCOUNT NAME:** 1st Fire & Security  
**OFFICE ADDRESS:** 610 1st St  
**OFFICE PHONE:** 772794220  
**OFFICE LICENSE:** EF0001187  
**TIMEZONE:** EST

## SPRINKLER INSPECTION REPORT

### GENERAL DEFICIENCIES

DESCRIPTION	IMAGES
Could not find account number on panel	—
Could not test system due to electric room locked	

### DEVICE DEFICIENCIES

No device deficiencies in this inspection.

## General

#### To be Answered with the Owner

1.	Date the internal pipe inspection was performed?	07/13/2023
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#### To be Answered by the Inspector


1.	Inspection and Testing Performed in accordance with NFPA 25 Edition	NFPA 25-2017
2.	Number Of Water Gauges	1

#### Water Supplies

1.	Type	City
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## Devices

No devices were found for this section.

<b>Inspector Signature</b> _____ 	<b>Inspector Name</b> _____ Michael Coddington	<b>Date</b> _____ 01/10/2025
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**DEVICE NOTE IMAGE APPENDICES**

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



**Fire Alarm - Contractor of Record:**

TOTAL LIFESAFETY CORPORATION  
(772) 334-0577  
jill.pergolini@pyebarkerfs.com

September 24, 2025

STUART PLANTATION LLC  
241 NE 44TH ST  
OAKLAND PARK, FL 33334-1441

**Re: Fire Alarm Inspection Overdue - 1580 SE FEDERAL HWY, STUART, FL 34994-3908**

Dear Building Owner:

We have attempted to contact the building occupant or tenant with no response. We are sending this to you as we have you listed as the building owner. Our records indicate the **Fire Alarm** is overdue and was to be tested within the month of your renewal date which was **07/24/2025**. In order to avoid penalties, as provided by law for such violations, you must take immediate action.

**Actions Required:**

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

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

Sincerely Yours in Life & Fire Safety,

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

VINCE FELICIONE  
Fire Chief  
STUART FIRE RESCUE

RN 6940064 NID 10567922

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



**Fire Alarm - Contractor of Record:**

1ST FIRE & SECURITY  
(772) 794-2220  
info@1stfire.com

August 23, 2024

DOLLAR GENERAL  
1558 SE FEDERAL HWY  
STUART, FL 34994-3908

**SECOND NOTICE**

**RE: Fire Alarm Deficiencies Found - 1558 SE FEDERAL HWY, STUART, FL 34994-3908**

Dear Building Occupant/Owner:

A recent inspection of your **Fire Alarm** at **1558 SE FEDERAL HWY, STUART, FL 34994-3908** on June 18, 2024 by 1ST FIRE & SECURITY revealed the violations listed below.

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

**Deficiencies**

Deficiency Found:

: Bell is broken only makes clicking noise when active

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

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

Sincerely Yours in Life & Fire Safety,

RN 5972779 NID 8233322



Vince Felicione  
Fire Chief  
STUART FIRE RESCUE

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



**Sprinkler System - Contractor of Record:**

SUMMIT FIRE & SECURITY  
(772) 794-2220  
dbgallant@summitfiresecurity.com

September 24, 2025

STUART PLANTATION LLC  
241 NE 44TH ST  
OAKLAND PARK, FL 33334-1441

**Re: Sprinkler System Inspection Overdue - 1580 SE FEDERAL HWY, STUART, FL 34994-3908**

Dear Building Owner:

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

**Actions Required:**

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

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

Sincerely Yours in Life & Fire Safety,

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

VINCE FELICIONE  
Fire Chief  
STUART FIRE RESCUE

RN 6772032 NID 10567921

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



**Sprinkler System - Contractor of Record:**

1ST FIRE & SECURITY  
(772) 794-2220  
ejohnsen@summitfiresecurity.com

March 27, 2025

INTERGRA GROUP  
1630 SE FEDERAL HWY  
STUART, FL 34994-3910

**SECOND NOTICE**

**RE: Sprinkler System Deficiencies Found - 1630 SE FEDERAL HWY, STUART, FL 34994-3910**

Dear Building Occupant/Owner:

A recent inspection of your **Sprinkler System** at **1630 SE FEDERAL HWY, STUART, FL 34994-3910** on January 8, 2025 by 1ST FIRE & SECURITY revealed the violations listed below.

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

**Deficiencies**

Noncritical Deficiencies Found:

Could not find account number on panel

Noncritical Deficiencies Found:

Could not test system due to electric room locked

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

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

RN 6851282 NID 9379662

Sincerely Yours in Life & Fire Safety,

A handwritten signature in black ink, appearing to read 'V. Felicione', with a long horizontal flourish extending to the right.

VINCE FELICIONE  
Fire Chief  
STUART FIRE RESCUE



April 07 2026

(F): STUART BOWL LLC  
1638 SE FEDERAL HWY  
STUART, FL 34994-3910

**Premises Information**

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

**Premises Characteristics**

**Premises Profiles**

<b>Report Type</b>	<b>Renewal Date</b>	<b>Status</b>	<b>Associated Report(s)</b>
5 Year Sprinkler	07/14/2028	Compliant	
Commercial Kitchen Exhaust Cleaning	06/04/2026	Compliant	
Fire Alarm	06/09/2026	Compliant	
Hood Suppression System	06/03/2026	Compliant	
Kitchen Equipment Inspection	05/08/2026	Compliant	
Sprinkler System	06/19/2026	Deficient	6772014 6336640

**Inventory**

<b>Report Type</b>	<b>Inventory Key</b>	<b>Renewal Date</b>	<b>Status</b>	<b>Associated Report(s)</b>
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610 1ST ST VERO BEACH, FL 32962-3601 (772) 794-2220 dbgallant@summitfiresecurity.com	6336640
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**Sprinkler System**

<b>Service Date:</b> September 24, 2024	<b>Report Number:</b> 6336640
<b>AHJ:</b> STUART FIRE RESCUE 800 SE MARTIN LUTHER KING JR BLVD STUART, FL 34994-2408	<b>Status:</b> Deficient
<b>Phone:</b> (772) 288-5360	<b>Report Type:</b> Florida S - (Quarterly) Fire Sprinkler
<b>Reviewed By AHJ:</b> September 27, 2024	<b>Code Reference:</b> NFPA 25

**Inspection & Testing Agency Information**

<b>Name:</b> 1ST FIRE & SECURITY 610 1ST ST VERO BEACH, FL 32962-3601	<b>Phone:</b> (772) 794-2220
	<b>Emergency Phone:</b> (772) 794-2220
	<b>Email:</b> ejohnsen@summitfiresecurity.com

**Inspector/Tester Information**

<b>Name:</b> MICHAEL CODDINGTON	<b>Phone:</b> (772) 794-2220
<b>Licenses:</b> License Type Seattle FP-1 Certificate	<b>License Number</b> FPI16-000069
	<b>Expiration</b> 06/30/2020

**Occupancy Information**

<b>Name:</b> STUART BOWL LLC 1638 SE FEDERAL HWY STUART, FL 34994-3910	<b>Contact:</b> Responsible Person JOHN LUGO STUART BOWL 1638 SE FEDERAL HWY STUART, FL 34994-3910
	<b>Phone:</b> (772) 626-4407
<b>Central Station Monitoring:</b> <input type="checkbox"/>	<b>Monitoring Company Name:</b>
<b>Monitoring Required:</b> <input type="checkbox"/>	<b>Monitoring Company Phone:</b>

**Problems Found**

Question #	Code Ref(s)	Question	Answer	Impairments	Corrected
1.		Noncritical Deficiencies Found:	Hydraulic nameplate	No	No
2.		Noncritical Deficiencies Found:	Water flow	No	No
3.		Noncritical Deficiencies Found:	5 Year Report	No	No

Tag Color	Red
-----------	-----

Enter One Noncritical Deficiency Per Row:	Noncritical Deficiencies Found:
1.	Hydraulic nameplate
2.	Water flow
3.	5 Year Report
Enter One Critical Deficiency Per Row:	Critical Deficiencies Found:

STUART BOWL LLC 1638 SE FEDERAL HWY STUART, FL 34994-3910	Report Number: 6336640
1.	
2.	
Enter One Impairment Per Row:	Impairments Found:
1.	
2.	
Enter One Comment Per Row:	Enter One Comment Per Row:
1.	
Attach Proof of Inspection	

**CUSTOMER NAME:** Integra  
**BUILDING NAME:** Integra - Stuart Plantation - Stuart Bowl  
**BUILDING ADDRESS:** 1574 South US Hwy #1 Stuart Florida 34994  
**INSPECTION TYPE:** Sprinkler  
**FREQUENCY:** Quarterly  
**WORK ORDER:** N/A  
**INSPECTION START DATE:** 09/24/2024  
**INSPECTION END DATE:** 09/24/2024

**INSPECTOR:** Michael Coddington  
**INSPECTOR LICENSE:** FPI-16-000069 / P02-23-12715 / EF0001187  
**ACCOUNT NAME:** 1st Fire & Security  
**OFFICE ADDRESS:** 610 1st St  
**OFFICE PHONE:** 772794220  
**OFFICE LICENSE:** EF0001187  
**TIMEZONE:** EDT

## SPRINKLER INSPECTION REPORT

### GENERAL DEFICIENCIES

DESCRIPTION	IMAGES
Red Tag See Past Report - Hydraulic nameplate Water flow 5 Year Report	<a href="#">GENERAL DEFICIENCY IMAGES APPENDIX 1</a>

### DEVICE DEFICIENCIES

LOCATION	DESCRIPTION	ADDRESS	DEVICE	MAKE	MODEL	BARCODE	DATE OF TEST	TYPE	IMAGES
—	Front of building	—	PIV	—	—	—	09/24/2024	VISUAL FAILURE,FUNCTIONAL FAILURE	—
<i>FAILURE REASON: See Notes</i>									
—	Riser	—	Hydraulic Name Plate	—	—	—	09/24/2024	VISUAL FAILURE	—
<i>FAILURE REASON: See Notes</i>									
—	Riser right	—	Water Flow Switch	Potter	Vsr	—	09/24/2024	FUNCTIONAL FAILURE,VISUAL FAILURE	—
<i>FAILURE REASON: See Notes</i>									

## General

### To be Answered with the Owner

1.	Have you had an internal pipe inspection performed in the last 5 years?	Yes
2.	Date the internal pipe inspection was performed?	07/14/2023

### To be Answered by the Inspector

1.	Inspection and Testing Performed in accordance with NFPA 25 Edition	NFPA 25-2017
2.	Number Of Water Gauges	2
3.	All Systems Restored To Normal	Yes

### Water Supplies

1.	Type	City
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### Control Valve Questions

1.	Are all sprinkler system main control valves and all other valves in the appropriate open or closed position?	Yes
2.	Are all control valves sealed, locked, or supervised, in the appropriate open or closed position?	Yes

### Alarms

### Sprinklers - Piping

1.	Are appropriate number of extra sprinklers and sprinkler wrenches available on the premises?	Yes
----	--	-----

## Devices

INSPECTION RESULTS SUMMARY				
DEVICE TYPE	INVENTORY COUNT	PASSED	FAILED	CANNOT INSPECT
Control Valve	2	2	0	0
Hydraulic Name Plate	1	0	1	0
Inspectors Test Valve	1	1	0	0
PIV	1	0	1	0
Tamper Switch	2	2	0	0
Water Flow Switch	2	1	1	0
Main Drain Test	1	1	0	0
Wet System	2	2	0	0

HYDRAULIC NAME PLATE							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Riser	Hydraulic Name Plate	—	Michael Coddington	09/24/2024	<b>Failed</b>
Location							Riser
<b>Reason for failure:</b> (Visual Failure) See Notes							

WET SYSTEMS							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Floor 1	NE Riser	Wet System	—	Michael Coddington	09/24/2024	<b>Passed</b>
Make & Model							Na
What Size is This Wet Pipe valve?							4
Hydraulic Name Plate Present							Yes
Inspect Alarm Valve For Exterior Damage							Yes
Drains Leak Tight							Yes
Trim Piping Leak Tight							Yes
Alarm Trim Valves In Normal Position							Yes
Gauges Reading Normal PSI							Yes
Date of Check Valves Internal Inspection							07/14/2023
Date the internal pipe inspection was performed?							07/14/2023
Date of Gauges Replacement							07/07/2023
2	Floor 1	NW Riser	Wet System	—	Michael Coddington	09/24/2024	<b>Passed</b>
Make & Model							Na
What Size is This Wet Pipe valve?							4
Hydraulic Name Plate Present							Yes
Inspect Alarm Valve For Exterior Damage							Yes
Drains Leak Tight							Yes
Trim Piping Leak Tight							Yes
Alarm Trim Valves In Normal Position							Yes
Gauges Reading Normal PSI							Yes
Date of Check Valves Internal Inspection							07/14/2023
Date the internal pipe inspection was performed?							07/14/2023
Date of Gauges Replacement							07/07/2023

## Devices

### MAIN DRAIN TESTS

#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Riser	Main Drain Test	—	Michael Coddington	09/24/2024	Passed
Test pipe located							Risers
Size of test pipe							2
Previous Main Drain Test Date							07/07/2022
Static supply pressure							76
Residual Pressure							65
Static supply pressure after completion of test							75
Main drain opened & free of obstruction discoloration?							Yes

### CONTROL VALVES AGG

#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Riser	Control Valve	—	Michael Coddington	09/24/2024	Passed
Type and Size							4 butterfly
Easily Accessible?							Yes
Signs?							Yes
Sealed, Locked, and/or Supervised							Supervised
2	—	Riser	Control Valve	—	Michael Coddington	09/24/2024	Passed
Type and Size							4 butterfly
Easily Accessible?							Yes
Signs?							Yes
Sealed, Locked, and/or Supervised							Supervised

### POST INDICATOR VALVES

#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Front of building	PIV	—	Michael Coddington	09/24/2024	Failed
Manufacturer and Model							The Kennedy 541
Type of PIV (Wall or Post)							Post
Is PIV Easily Accessible?							Yes
Is PIV Free From Visual Damage?							Yes
Is PIV Open?							Yes
Is PIV Sealed, Locked, and/or Supervised?							Locked
<b>Reason for failure:</b> (Visual Failure,Functional Failure) See Notes							

### INSPECTOR'S TEST VALVE

#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Behind lane 32	Inspectors Test Valve	—	Michael Coddington	09/24/2024	Passed


### WATER FLOW SWITCHES

#	LOCATION	DESCRIPTION	MAKE	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Riser left	Potter	Water Flow Switch	—	Michael Coddington	09/24/2024	Passed

**Devices**

<b>WATER FLOW SWITCHES</b>								
#	LOCATION	DESCRIPTION	MAKE	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
2	—	Riser right	Potter	Water Flow Switch	—	Michael Coddington	09/24/2024	<b>Failed</b>
Reason for failure: (Functional Failure, Visual Failure) See Notes								

<b>TAMPER SWITCHES</b>								
#	LOCATION	DESCRIPTION	MAKE	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Outside	North side East riser	Nibco	Tamper Switch	—	Michael Coddington	09/24/2024	<b>Passed</b>
2	Outside	North side West riser	Victaulic	Tamper Switch	—	Michael Coddington	09/24/2024	<b>Passed</b>

Inspector Signature _____ <div style="text-align: center; margin-top: 10px;">  </div>	Inspector Name _____ <div style="text-align: center; margin-top: 10px;">                     Michael Coddington                 </div>	Date _____ <div style="text-align: center; margin-top: 10px;">                     09/24/2024                 </div>
---	---	--

**GENERAL DEFICIENCY IMAGES APPENDIX**

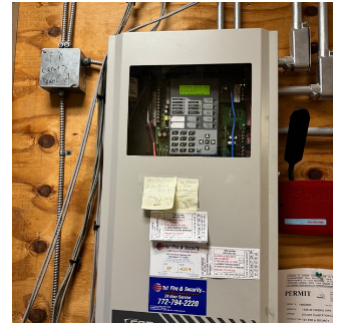
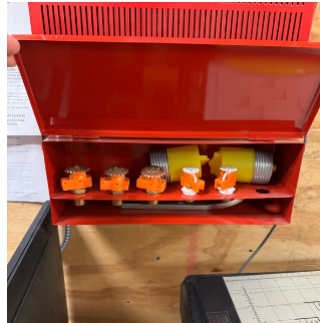
Red Tag See Past Report -  
 Hydraulic nameplate  
 Water flow  
 5 Year Report

**GENERAL DEFICIENCY IMAGES  
 APPENDIX 1**

LOCATION	DESCRIPTION	DEVICE	BARCODE	TYPE
None	Hydraulic Name Plate	—	—	VISUAL FAILURE/FUNCTION
None	Water Flow	—	—	VISUAL FAILURE/FUNCTION
None	Water Flow Switch	—	—	FUNCTIONAL FAIL

**FAILURE REMEDY:** Nameplate does not read as is seen has to be manually read due to corrosion

**FAILURE REMEDY:** Flow switch does not read as is seen has to be manually read due to corrosion



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**DEVICE NOTE IMAGE APPENDICES**

610 1ST ST VERO BEACH, FL 32962-3601 (772) 794-2220 dbgallant@summitfiresecurity.com	6772014
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**Sprinkler System**

<b>Service Date:</b> January 8, 2025	<b>Report Number:</b> 6772014
<b>AHJ:</b> STUART FIRE RESCUE 800 SE MARTIN LUTHER KING JR BLVD STUART, FL 34994-2408	<b>Status:</b> Deficient
<b>Phone:</b> (772) 288-5360	<b>Report Type:</b> Florida S - (Semi-Annual) Fire Sprinkler
<b>Reviewed By AHJ:</b> January 13, 2025	<b>Code Reference:</b> NFPA 25

**Inspection & Testing Agency Information**

<b>Name:</b> 1ST FIRE & SECURITY 610 1ST ST VERO BEACH, FL 32962-3601	<b>Phone:</b> (772) 794-2220
	<b>Emergency Phone:</b> (772) 794-2220
	<b>Email:</b> ejohnsen@summitfiresecurity.com

**Inspector/Tester Information**

<b>Name:</b> MICHAEL CODDINGTON	<b>Phone:</b> (772) 794-2220
<b>Licenses:</b> License Type Seattle FP-1 Certificate	<b>License Number:</b> FPI16-000069
	<b>Expiration:</b> 06/30/2020

**Occupancy Information**

<b>Name:</b> STUART BOWL LLC 1638 SE FEDERAL HWY STUART, FL 34994-3910	<b>Contact:</b> Responsible Person JOHN LUGO STUART BOWL 1638 SE FEDERAL HWY STUART, FL 34994-3910
<b>Central Station Monitoring:</b> <input type="checkbox"/>	<b>Phone:</b> (772) 626-4407
<b>Monitoring Required:</b> <input type="checkbox"/>	<b>Monitoring Company Name:</b>
	<b>Monitoring Company Phone:</b>

**Problems Found**

Question #	Code Ref(s)	Question	Answer	Impairments	Corrected
1.		Noncritical Deficiencies Found:	PIV failed on (1/3/2024 on 5 Year Report)	No	No
2.		Noncritical Deficiencies Found:	Hydraulic Name Plate Faded	No	No

Tag Color	Red
-----------	-----

Enter One Noncritical Deficiency Per Row:	Noncritical Deficiencies Found:
1.	PIV failed on (1/3/2024 on 5 Year Report)
2.	Hydraulic Name Plate Faded
Enter One Critical Deficiency Per Row:	Critical Deficiencies Found:
1.	

STUART BOWL LLC 1638 SE FEDERAL HWY STUART, FL 34994-3910	Report Number: 6772014
2.	
Enter One Impairment Per Row:	Impairments Found:
1.	
2.	
Enter One Comment Per Row:	Enter One Comment Per Row:
1.	
Attach Proof of Inspection	



**CUSTOMER NAME:** Integra  
**BUILDING NAME:** Integra - Stuart Plantation - Stuart Bowl  
**BUILDING ADDRESS:** 1574 South US Hwy #1 Stuart Florida 34994  
**INSPECTION TYPE:** Sprinkler  
**FREQUENCY:** Semi-Annual  
**WORK ORDER:** N/A  
**INSPECTION START DATE:** 01/08/2025  
**INSPECTION END DATE:** 01/08/2025

**INSPECTOR:** Michael Coddington  
**INSPECTOR LICENSE:** FPI-16-000069 / P02-23-12715 / EF0001187  
**ACCOUNT NAME:** 1st Fire & Security  
**OFFICE ADDRESS:** 610 1st St  
**OFFICE PHONE:** 772794220  
**OFFICE LICENSE:** EF0001187  
**TIMEZONE:** EST

### SPRINKLER INSPECTION REPORT

#### GENERAL DEFICIENCIES

DESCRIPTION	IMAGES
PIV failed on (1/3/2024 on 5 Year Report)	<a href="#">GENERAL DEFICIENCY IMAGES APPENDIX 1</a>
Hydraulic Name Plate Faded	<a href="#">GENERAL DEFICIENCY IMAGES APPENDIX 2</a>
Red Tag	<a href="#">GENERAL DEFICIENCY IMAGES APPENDIX 3</a>

#### DEVICE DEFICIENCIES

LOCATION	DESCRIPTION	ADDRESS	DEVICE	MAKE	MODEL	BARCODE	DATE OF TEST	TYPE	IMAGES
—	Front of building	—	PIV	—	—	—	01/08/2025	VISUAL FAILURE,FUNCTIONAL FAILURE	<a href="#">DEFICIENCY IMAGES APPENDIX 1.1</a>
<i>FAILURE REASON: Failed in 1/3/2024</i>									
—	Riser	—	Hydraulic Name Plate	—	—	—	01/08/2025	VISUAL FAILURE	—
<i>FAILURE REASON: Faded</i>									

### General

#### To be Answered with the Owner

1.	Date the internal pipe inspection was performed?	07/14/2023
----	--	------------

#### To be Answered by the Inspector

1.	Inspection and Testing Performed in accordance with NFPA 25 Edition	NFPA 25-2017
2.	Number Of Water Gauges	2

#### Water Supplies

1.	Type	City
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## Devices

INSPECTION RESULTS SUMMARY				
DEVICE TYPE	INVENTORY COUNT	PASSED	FAILED	CANNOT INSPECT
Control Valve	2	2	0	0
Hydraulic Name Plate	1	0	1	0
Inspectors Test Valve	1	1	0	0
PIV	1	0	1	0
Sprinkler Box	1	1	0	0
Tamper Switch	2	2	0	0
Water Flow Switch	2	2	0	0
Main Drain Test	1	1	0	0
Wet System	2	2	0	0

HYDRAULIC NAME PLATE							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Riser	Hydraulic Name Plate	—	Michael Coddington	01/08/2025	<b>Failed</b>
Location							Riser
<b>Reason for failure:</b> (Visual Failure) Faded							

WET SYSTEMS							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Floor 1	NE Riser	Wet System	—	Michael Coddington	01/08/2025	<b>Passed</b>
Make & Model							Na
What Size is This Wet Pipe valve?							4
Hydraulic Name Plate Present							Yes
Inspect Alarm Valve For Exterior Damage							Yes
Drains Leak Tight							Yes
Trim Piping Leak Tight							Yes
Alarm Trim Valves In Normal Position							Yes
Gauges Reading Normal PSI							Yes
Did alarm valves, water flow alarm devices, and retards test satisfactorily?							Yes
Inspector Test Opened & Free Of Obstruction / Discoloration							Yes
Date of Check Valves Internal Inspection							07/14/2023
Date the internal pipe inspection was performed?							07/14/2023
Date of Gauges Replacement							07/07/2023

## Devices

### WET SYSTEMS

#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
2	Floor 1	NW Riser	Wet System	—	Michael Coddington	01/08/2025	Passed
Make & Model							Na
What Size is This Wet Pipe valve?							4
Hydraulic Name Plate Present							Yes
Inspect Alarm Valve For Exterior Damage							Yes
Drains Leak Tight							Yes
Trim Piping Leak Tight							Yes
Alarm Trim Valves In Normal Position							Yes
Gauges Reading Normal PSI							Yes
Did alarm valves, water flow alarm devices, and retards test satisfactorily?							Yes
Inspector Test Opened & Free Of Obstruction / Discoloration							Yes
Date of Check Valves Internal Inspection							07/14/2023
Date the internal pipe inspection was performed?							07/14/2023
Date of Gauges Replacement							07/07/2023

### MAIN DRAIN TESTS

#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Riser	Main Drain Test	—	Michael Coddington	01/08/2025	Passed
Test pipe located							Risers
Size of test pipe							2
Previous Main Drain Test Date							07/07/2022
Static supply pressure							75
Residual Pressure							55
Static supply pressure after completion of test							65
Main drain opened & free of obstruction discoloration?							Yes

### CONTROL VALVES AGG

#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Riser	Control Valve	—	Michael Coddington	01/08/2025	Passed
Type and Size							4 butterfly
Easily Accessible?							Yes
Signs?							Yes
Sealed, Locked, and/or Supervised							Supervised
2	—	Riser	Control Valve	—	Michael Coddington	01/08/2025	Passed
Type and Size							4 butterfly
Easily Accessible?							Yes
Signs?							Yes
Sealed, Locked, and/or Supervised							Supervised

## Devices


POST INDICATOR VALVES							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Front of building	PIV	—	Michael Coddington	01/08/2025	<b>Failed</b>
Manufacturer and Model							The Kennedy 541
Type of PIV (Wall or Post)							Post
Is PIV Easily Accessible?							Yes
Is PIV Free From Visual Damage?							Yes
Is PIV Open?							Yes
Is PIV Sealed, Locked, and/or Supervised?							Locked
Reason for failure: (Visual Failure, Functional Failure) Failed in 1/3/2024							

INSPECTOR'S TEST VALVE							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Behind lane 32	Inspectors Test Valve	—	Michael Coddington	01/08/2025	<b>Passed</b>

WATER FLOW SWITCHES								
#	LOCATION	DESCRIPTION	MAKE	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	Riser left	Potter	Water Flow Switch	—	Michael Coddington	01/08/2025	<b>Passed</b>
2	—	Riser right	Potter	Water Flow Switch	—	Michael Coddington	01/08/2025	<b>Passed</b>

TAMPER SWITCHES								
#	LOCATION	DESCRIPTION	MAKE	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	Outside	North side East riser	Nibco	Tamper Switch	—	Michael Coddington	01/08/2025	<b>Passed</b>
2	Outside	North side West riser	Victaulic	Tamper Switch	—	Michael Coddington	01/08/2025	<b>Passed</b>

SPRINKLER BOXES							
#	LOCATION	DESCRIPTION	DEVICE TYPE	BARCODE	INSPECTOR	DATE OF TEST	RESULT
1	—	FACP Room 2x White TY323 155 QR Pendant 3x Bronze V2704 155 QR UpRight 2x concealed RA3415 Fuse Pendant	Sprinkler Box	—	Michael Coddington	01/08/2025	<b>Passed</b>

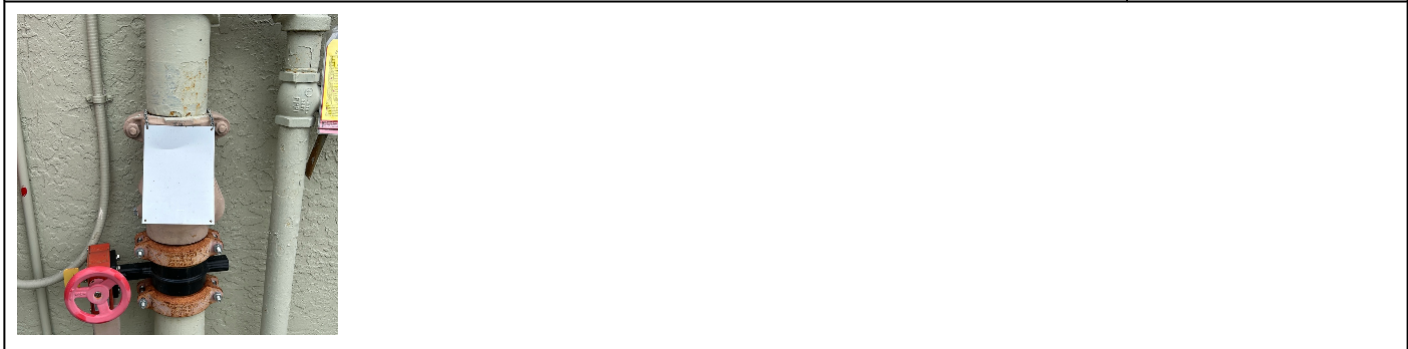
Inspector Signature _____		Inspector Name _____ Michael Coddington _____	Date _____ 01/08/2025 _____
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**GENERAL DEFICIENCY IMAGES APPENDIX**

PIV failed on (1/3/2024 on 5 Year Report)	<b>GENERAL DEFICIENCY IMAGES APPENDIX 1</b>
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<p><b>Opened</b> 01/03/24</p> <hr/> <p>Failure Type: Failure</p> <p>Failure Reason: Does not close all the way</p> <p>User: Joshua Gonzalez</p>
---


Hydraulic Name Plate Faded	<b>GENERAL DEFICIENCY IMAGES APPENDIX 2</b>
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Red Tag	<b>GENERAL DEFICIENCY IMAGES APPENDIX 3</b>
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**DEFICIENCY IMAGE APPENDICES**

LOCATION	DESCRIPTION	DEVICE	BARCODE	TYPE	IMAGES
	Front of building	PIV	—	VISUAL FAILURE,FUNCTIONAL FAILURE	DEFICIENCY IMAGES APPENDIX 1.1
<p>FAILURE REASON: Failed in 1/3/2024</p> <div style="border: 1px solid #ccc; padding: 5px; margin-top: 10px;"> <p> <b>Opened</b> <span style="float: right;">01/03/24</span></p> <hr/> <p>Failure Type: Failure</p> <p>Failure Reason: Does not close all the way</p> <p>User: Joshua Gonzalez</p> </div>					

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**DEVICE NOTE IMAGE APPENDICES**

## The List of Deficiencies

Under plantation Plaza Stuart Bowl

### Fire Alarm

**RN #5972779    Service Date 6/18/2024    S - (Annual) Fire Alarm**

**1 - Deficiencies**

**Deficiency Found:**

**Answer: : Bell is broken only makes clicking noise when active**

**RN #6772028    1/8/2025    S - (Semi-Annual) Fire Alarm**

**1 - Deficiencies**

**Deficiency Found:**

**Answer: Bell not working**

### Fire Sprinkler

**RN #5267499    Service Date 1/3/2024    Florida S - (Semi-Annual) Fire Sprinkler**

**2 - Deficiencies**

**Noncritical Deficiencies Found:**

**Answer: PIV does not close all the way.**

**Noncritical Deficiencies Found:**

**Answer: Gauge filled with water**

**RN #5515642    3/13/2024    Florida S - (Quarterly) Fire Sprinkler**

**2 - Deficiencies**

**Noncritical Deficiencies Found:**

**Answer: 5 Year Report**

**Noncritical Deficiencies Found:**

**Answer: PIV does not shut**

**RN #5972785    6/18/2024    Florida S - (Annual) Fire Sprinkler**

**3 - Deficiencies**

**Noncritical Deficiencies Found:**

**Answer: PIV does not close all the way**

**Noncritical Deficiencies Found:**

**Answer: Gauge filled with water**

**Noncritical Deficiencies Found:**

**Answer: Bell not working**

**RN #5972829    6/21/2024    Florida S - (Annual) Fire Sprinkler**

**1 - Deficiencies**

**Noncritical Deficiencies Found:**

**Answer: Escutcheon in hertz building above front desk needs to be adjusted**

RN #6336662 9/24/2024 Florida S - (Quarterly) Fire Sprinkler

4 - Deficiencies

Noncritical Deficiencies Found:

Answer: **PVC does not close all the way**

Noncritical Deficiencies Found:

Answer: **5 Year Inspection**

Noncritical Deficiencies Found:

Answer: **Gauge fille with water**

Noncritical Deficiencies Found:

Answer: **Bell not working**

RN #6336694 9/24/2024 Florida S - (Quarterly) Fire Sprinkler

1 - Deficiencies

Noncritical Deficiencies Found:

Answer: **Escutcheon in Hertz Building above front desk needs to be adjusted**

RN #6772032 1/8/2025 Florida S - (Semi-Annual) Fire Sprinkler

3 - Deficiencies

Noncritical Deficiencies Found:

Answer: **PIV does not close all the way**

Noncritical Deficiencies Found:

Answer: **Gauge filled with water**

Noncritical Deficiencies Found:

Answer: **Bell not working**

RN #6851282 1/8/2025 Florida S - (Semi-Annual) Fire Sprinkler

2 - Deficiencies

Noncritical Deficiencies Found:

Answer: **Could not find account number on panel**

Noncritical Deficiencies Found:

Answer: **Could not test system due to electric room locked**

Under the stuart Bowl

**RN #**

**Service Date**

**Report Template**

**Open Deficiencies**

RN #6336640 9/24/2024 Florida S - (Quarterly) Fire Sprinkler

3 - Deficiencies

Noncritical Deficiencies Found:

Answer: **Hydraulic nameplate**

Noncritical Deficiencies Found:

Answer: **Water flow**

Noncritical Deficiencies Found:

Answer: **5 Year Report**

RN #6772014 1/8/2025 Florida S - (Semi-Annual) Fire Sprinkler

2 - **Deficiencies**

**Noncritical Deficiencies Found:**

**Answer: PIV failed on (1/3/2024 on 5 Year Report)**

**Noncritical Deficiencies Found:**

**Answer: Hydraulic Name Plate Faded**





February 25, 2026  
FL, Stuart



February 25, 2026  
FL, Stuart



February 25, 2026  
FL, Stuart



February 25, 2026  
FL, Stuart



February 25, 2026  
FL, Stuart



February 25, 2026  
FL, Stuart



February 25, 2026  
FL, Stuart



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

**Meeting Date:** 4/15/2026

**Prepared by:** Tamica Clinton-  
Bush

**Title of Item:**

CITY OF STUART VS 3 ESQ LLC (**COMPLIED**)

**Address:**

525 SE CAMDEN AVENUE

**Code Section:**

SEC 10-36 FBC 105.1 Permits Required

**Description of Violation:**

Apply for and obtain a permit for installation of the backflow device.

**Summary Explanation/Background Information:**

**ATTACHMENTS:**

1. NOTICE OF VIOLATION NOTICE OF HEARING
2. MARTIN COUNTY PROPERTY APPRAISER
3. PHOTO 04.01.2026
4. SUNBIZ
5. CERTIFIED MAIL RET. RECIEPT



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

Case: CE-26-29  
April 1, 2026

To: 3 ESQ LLC  
PO BOX 809  
STUART FL 34995

### Notice of Violation and Notice of Hearing

Address of Violation: 525 SW CAMDEN AVE STUART FL34995  
Parcel Control No.: 05-38-41-005-021-00090-5  
Legal Description: FRAZIER ADDN LOTS 9 10 & 11 (LESS W 4') BLK 21

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) PERMITS REQUIRED 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 the backflow device.**

*Comply By: April 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 April 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 15<sup>th</sup> day of April 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

[← BACK TO SEARCH](#)

## Basic Info

**PIN**  
 05-38-41-005-021-00090-5

**AIN**  
 22343

**Situs Address**  
 525 SW CAMDEN AVE STUART FL

**Website Updated**  
 4/1/26

## General Information

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

**Parcel ID**  
 05-38-41-005-021-00090-5

**Use Code/Property Class**  
 1700 - 1700 Office blg non-prof1story

**Mailing Address**  
 PO BOX 809  
 STUART FL 34995

**Account Number**  
 22343

**Neighborhood**  
 M2 M2-DOWNTOWN STUART

**Tax District**  
 STUART

**Property Address**  
 525 SW CAMDEN AVE STUART FL

**Legal Acres**  
 0.3375

**Legal Description**  
 FRAZIER ADDN LOTS 9 10 & 11 (LESS W 4') ...

**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	\$ 441,000	\$ 259,310	\$ 700,310	\$ 0	\$ 700,310	\$ 0	\$ 700,310

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

## Current Sale

<b>Sale Date</b> 5/30/19	<b>Grantor (Seller)</b> BRODIE LAWRENCE P	<b>Doc Num</b> 2759876
<b>Sale Price</b> \$ 525,000	<b>Deed Type</b> Wd Full Covenant and Warranty Deed	<b>Book &amp; Page</b> <a href="#">3065 0356</a>

## Legal Description

FRAZIER ADDN LOTS 9 10 &amp; 11 (LESS W 4') BLK 21

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



525

LAW OFFICES

DEL TORO LAW

LARRY M. STEWART, P.A.

MARC S. TEPLITZ, P.A.



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

## Detail by Entity Name

Florida Limited Liability Company  
3 ESQ, LLC

### Filing Information

**Document Number** L19000146287  
**FEI/EIN Number** 84-2128977  
**Date Filed** 06/11/2019  
**State** FL  
**Status** ACTIVE

### Principal Address

525 SW Camden Ave  
Stuart, FL 34994

Changed: 03/30/2021

### Mailing Address

525 SW Camden Avenue  
STUART, FL 34994

Changed: 02/26/2026

### Registered Agent Name & Address

Del Toro Law  
525 SW Camden Ave  
Stuart, FL 34994

Name Changed: 02/26/2026

Address Changed: 04/14/2025

### Authorized Person(s) Detail

#### **Name & Address**

Title M/A

Camden Avenue Holdings, LLC  
525 SW Camden Ave  
Stuart, FL 34994

Title M/A

JMF Camden LLC  
525 SW Camden Ave  
Stuart, FL 34994

### Annual Reports

Report Year	Filed Date
2024	03/11/2024
2025	04/14/2025
2026	02/26/2026

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See Reverse for Instructions

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

**Meeting Date:** 4/15/2026

**Prepared by:** Tamica Clinton-  
Bush

**Title of Item:**

CITY OF STUART VS LOS CHAMPION LLC (**COMPLIED**)

**Address:**

2155 NW FEDERAL HWY

**Code Section:**

SEC 38-95 Business Tax Receipt Required  
SEC 6.11.16 Prohibited Signs  
SEC 10.68 Fire Safety  
SEC 36-68 Standards for issuance of special events

**Description of Violation:**

Business Tax Receipt Required for businesses operating at the property (Food Truck), remove all prohibited signs, unplug and remove all extension cords from the food truck and any accessory structure. Obtain a special events permit.

**Summary Explanation/Background Information:**

**ATTACHMENTS:**

1. NOTICE OF VIOLATION NOTICE OF HEARING



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

Case: CE-26-22  
March 20, 2026

To: LOS CHMAPION LLC  
2155 NW FEDERAL HWY  
STUART FL 34994

### **Notice of Violation and Notice of Hearing**

Address of Violation: 2155 NW FEDERAL HWY JENSEN BEACH FL  
Parcel Control No.: 29-37-41-004-002-00062-2  
Legal Description: 29-37-41 ST LUCIE GARDENS S 332.54' OF LOT 6 BLK 2 LYING E/O US HWY 1

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 premises licensed at the time the application is filed with the city development department. ***Florida State Statutes Mobile (509.102 Mobile food dispensing vehicles; temporary commercial kitchens; preemption.–(1)(a) As used in this section, the term “mobile food dispensing vehicle” means any vehicle that is a public food service establishment and that is self-propelled or otherwise movable from place to place and includes self-contained utilities, including, but not limited to, gas, water, electricity, or liquid waste disposal. (b) As used in this section, the term “temporary commercial kitchen” means any kitchen that is a public food service establishment used for the preparation of takeout or delivery-only meals housed in portable structures that are movable from place to place by a tow or are self-propelled or otherwise axle-mounted, that include self-contained utilities, including, but not limited to, gas, water, electricity, or liquid waste disposal. Such kitchens are subject to all provisions of this chapter except as may be provided herein. The terms do not include a tent.***

Operating a food truck without obtaining a City of Stuart Business Tax Receipt and required Fire Inspection approval per City of Stuart Code of Ordinances, Section 38-95. To comply you may apply for and obtain a City of Stuart Business Tax Receipt for the Mobile Food dispensing vehicle stored on site. (The Dog Pound)

**Please comply with the following requirements in accordance with the approved Business Tax Receipt (BTR) for the food truck:**

- **Unauthorized Storage:**  
Remove all temporary oil containers and any related materials currently stored on the property.
- **Unapproved Seating Area:**  
Discontinue use of the accessory structure for customer seating until all required approvals are obtained from the City of Stuart and the Florida Department of Business and Professional Regulation (Division of Hotels & Restaurants).
- **Unauthorized Water Connection:**  
Immediately disconnect any water supply connected from a permanent on-site fixture that is servicing the food truck. Such connections are not permitted under the approved BTR.
- **Live Music Without Permit:**  
Cease all live music activities unless and until a Special Event Permit is obtained in accordance with Section 36-68 of the City of Stuart Code of Ordinances.

1. **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 and refrain from use of prohibited snipe signs**
2. **Pertinent Code Section(s): Sec 10-68 Violation Description/Corrective Action Required:**  
**FIRE SAFETY (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. **immediately unplug and remove all extension cords from the food truck and any accessory structures (including the tiki structure). This includes extension cords that are partially buried in the mulch area and used to operate the fountains.**
3. **Pertinent Code Section(s): Sec 36-68 Violation Description/Corrective Action Required:**  
**STANDARDS FOR ISSUANCE OF A SPECIAL EVENTS PERMIT.** A special event permit shall be issued by the city manager or designee only if the following standards are satisfied: (1) The application is complete in all material respects and all information contained therein is accurate.

4. (2) The special event will not unreasonably interfere with the provision of routine city services, including but not limited to police, fire-rescue, and emergency medical protection, water and stormwater or sanitary sewer service, and solid waste collection, and is compliant with safe vehicular and pedestrian passage on public and private rights-of-way.
5. (3) The special event will not eliminate or unduly interfere with access to adjacent private property.
6. (4) All required deposits and fees must be fully paid to the city.
7. (5) All required insurance certificates must be received by the city.
8. (6) The city manager may require the use of city employees or equipment for the reasonable comfort, security and protection of the invitees at any special event.
9. (7) The city manager may establish reasonable conditions and require the written agreement of the applicant for these services prior to issuing a permit.
10. (8) All conditions and requirements set forth in this article, and all additional contractual requirements imposed by the city, if any, have been or will be met.
11. (9) If a written contract is required by the city manager, such contract must be fully executed prior to the issuance of a special event permit.
12. (10) As an exception to the above standards, city events may temporarily interfere with or usurp the general public's free use of designated public property. Such city event shall not restrict the use of the public property by the general public for more than five days, without the express approval of the city commission.
- 13.

***Comply By: March 30, 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 30, 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 15<sup>th</sup> day of April 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,



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