

**CLERK'S SUMMARY**  
**MAGISTRATE HEARING DOCKET OF THE STUART MAGISTRATE**  
**MAY 20, 2026**  
**AT 2:00 PM**  
**COMMISSION CHAMBERS**  
**121 SW FLAGLER AVE.**  
**STUART, FLORIDA 34994**

**CALL TO ORDER**

2:00 PM

**PLEDGE OF ALLEGIANCE**

**Magistrate: Brett Lashley**

Magistrate Lashley swore in two (2) people: Jodi Kugler, Development Director, and Tamica Clinton Bush, Code Enforcement Officer.

**VIOLATION HEARINGS**

- 1. CITY OF STUART VS ADFRC INC (RESCHEDULED)**  
**CASE NO:** CE-26-48  
**ADDRESS OF VIOLATION:** 1410 SE OCEAN BLVD  
**CODE SECTION:** SEC. 20-50 PUBLIC NUISANCE;  
SEC. 6.01.09 STUART PARKING CODE  
SEC. 10-61 GARBAGE TRASH JUNK DEBRIS  
**STAFF RECOMMENDATION:** IMMEDIATE COMPLIANCE, A FINE  
OF UP TO \$500.00 PER DAY PER VIOLATION, ADMINISTRATION  
FEE OF \$300.00
  
- 2. CITY OF STUART VS HAAS ROBERT J JR**  
**CASE NO:** CE25010016  
**ADDRESS OF VIOLATION:** 228 SE ILA STREET  
**CODE SECTION:** SEC. 2.02.02 R-1A SINGLE FAMILY ZONING  
SEC.10-36 VIOLATIONS & PENALTIES  
SEC. 10-63 RUBBISH AND GARBAGE  
SEC. 20-50 PROHIBITED ACTS  
SEC. 20-20 GENERAL SANITATION  
SEC. 10-61 MAINTENANCE OF STRUCTURE  
**STAFF RECOMMENDATION:** STATUS CHECK

Tamica Clinton Bush, Code Enforcement Officer, presented the item saying it was a status check. The presentation continued with location, violations, history of the property, exhibits, and orders.

Magistrate Lashley accepted the exhibits into evidence.

Magistrate Lashley questioned what today's status check was about. Code Enforcement Officer Clinton Bush stated it was because it was specified in the order to come back as a status check.

City Attorney Lee Baggett clarified and read into the record the order where it states the case needed to come back to the City for a status check.

Magistrate swore in Robert Hass, Owner of the Property.

Mr. Hass provided his testimony and stated he believes he is in compliance. He also stated that he is waiting for a bill to pass where he would be allowed additional dwelling units without permission from the City.

Magistrate Lashley, Code Enforcement Officer Clinton Bush, City Attorney Baggett, and Mr. Hass continued discussions.

**MAGISTRATE FINDING:** Reinstate and reinforce the magistrate order that indicates the property was not brought into full compliance as of March 18, 2026, therefore the daily fine previously issued of \$250.00 per day shall be reaffirmed as from the date December 17, 2025 and will continue until compliance is achieved.

**3. CITY OF STUART VS ANDREA KAREN HAGOPIAN (COMPLIED)**

**CASE NO:** CE-26-46

**ADDRESS OF VIOLATION:** 515 SW SOUTH RIVERPOINT DRIVE

**CODE SECTION:** SEC. 10-69 MOTOR VEHICLE PARKING AND STORAGE

**STAFF RECOMMENDATION:** COMPLY BY MAY 31, 2026, OR A FINE IN THE AMOUNT OF \$100.00 PER DAY PER VIOLATION BE ASSESSED AND AN ADMINISTRATION FEE IN THE AMOUNT OF \$300.00 BE ASSESSED AT CONCLUSION OF THE HEARING.

**4. CITY OF STUART VS SIT STAY DRINK LLC (COMPLIED)**

**CASE NO:** CE-26-32

**ADDRESS OF VIOLATION:** 1240 NW FEDERAL HWY

**CODE SECTION:** SEC. 8.06.01 (11.00.05) POST APPROVED CHANGES

SEC. 38-95 BUSINESS TAX RECEIPT REQUIRED

SEC. 10-68 FIRE SAFETY REQUIREMENTS

SEC. 6.11.16 PROHIBITED SIGNS

SEC. 10-36 VIOLATIONS AND PENALTIES— PERMITS REQUIRED

**STAFF RECOMMENDATION:** COMPLY BY MAY 31, 2026, OR A FINE IN THE AMOUNT OF \$100.00 PER DAY PER VIOLATION BE ASSESSED AND AN ADMINISTRATION FEE IN THE AMOUNT OF \$300.00 BE ASSESSED AT CONCLUSION OF THE HEARING.

5. **CITY OF STUART VS CONCORDIS COMMUNITY STUART LLC (COMPLIED)**  
**CASE NO:** CE-26-30  
**ADDRESS OF VIOLATION:** 1301 PALM BEACH RD  
**CODE SECTION:** SEC. 38-95 BUSINESS TAX REQUIRED  
SEC. 6.11.16 PROHIBITED SIGNS  
SEC. 22-3 FIRE SAFETY FEES  
SEC. 10-36(FBC 105.1) PERMITS REQUIRED  
SEC. 42-234 GREASE TRAP CERTIFICATE  
**STAFF RECOMMENDATION:** COMPLY BY MAY 31, 2026, OR A FINE IN THE AMOUNT OF \$100.00 PER DAY PER VIOLATION BE ASSESSED AND AN ADMINISTRATION FEE IN THE AMOUNT OF \$300.00 BE ASSESSED AT CONCLUSION OF THE HEARING.
6. **CITY OF STUART VS CERTIFIED REAL ESTATE HOLDINGS LLC (RESCHEDULED)**  
**CASE NO:** CE-26-50  
**ADDRESS OF VIOLATION:** 1217 SE FEDERAL HWY  
**CODE SECTION:** SEC. 10-36 VIOLATIONS AND PENALTIES (PERMITS REQUIRED)  
**STAFF RECOMMENDATION:** COMPLY BY MAY 31, 2026, OR A FINE IN THE AMOUNT OF \$100.00 PER DAY PER VIOLATION BE ASSESSED AND AN ADMINISTRATION FEE IN THE AMOUNT OF \$300.00 BE ASSESSED AT CONCLUSION OF THE HEARING.
7. **CITY OF STUART VS ZBG PROPERTIES LLC (COMPLIED)**  
**CASE NO:** CE-26-51  
**ADDRESS OF VIOLATION:** 1937 NW FEDERAL HWY  
**CODE SECTION:** SEC. 38-95 BUSINESS TAX RECEIPT REQUIRED  
**STAFF RECOMMENDATION:** COMPLY BY MAY 31, 2026, OR A FINE IN THE AMOUNT OF \$100.00 PER DAY PER VIOLATION BE ASSESSED AND AN ADMINISTRATION FEE IN THE AMOUNT OF \$300.00 BE ASSESSED AT CONCLUSION OF THE HEARING.
8. **CITY OF STUART VS CERTIFIED REAL ESTATE HOLDINGS LLC (COMPLIED)**  
**CASE NO:** CE-26-49  
**ADDRESS OF VIOLATION:** 1221 S FEDERAL HWY  
**CODE SECTION:** SEC. 6.11.16 PROHIBITED SIGNS  
SEC. 10-36 VIOLATIONS AND PENALTIES (PERMITS REQUIRED)  
**STAFF RECOMMENDATION:** COMPLY BY MAY 31, 2026, OR A FINE IN THE AMOUNT OF \$100.00 PER DAY PER VIOLATION BE ASSESSED AND AN ADMINISTRATION FEE IN THE AMOUNT OF \$300.00 BE ASSESSED AT CONCLUSION OF THE HEARING.

- 9. CITY OF STUART VS DLD PROPERTIES III LLC (COMPLIED)**  
**CASE NO:** CE-26-55  
**ADDRESS OF VIOLATION:** 2401 S KANNER HWY  
**CODE SECTION:** SEC. 38-95 BUSINESS TAX RECEIPT REQUIRED  
**STAFF RECOMMENDATION:** COMPLY BY MAY 31, 2026, OR A FINE IN THE AMOUNT OF \$100.00 PER DAY PER VIOLATION BE ASSESSED AND AN ADMINISTRATION FEE IN THE AMOUNT OF \$300.00 BE ASSESSED AT CONCLUSION OF THE HEARING.
- 10. CITY OF STUART VS LGDD LLC (COMPLIED)**  
**CASE NO:** CE-26-12  
**ADDRESS OF VIOLATION:** 216 SE OSCEOLA  
**CODE SECTION:** SEC. 38-95 BUSINESS TAX RECIEPT REQUIRED  
**STAFF RECOMMENDATION:** COMPLY BY MAY 31, 2026, OR A FINE IN THE AMOUNT OF \$100.00 PER DAY PER VIOLATION BE ASSESSED AND AN ADMINISTRATION FEE IN THE AMOUNT OF \$300.00 BE ASSESSED AT CONCLUSION OF THE HEARING.
- 11. CITY OF STUART VS MEDALIST BUILDING GROUP LLC (COMPLIED)**  
**CASE NO:** CE-26-40  
**ADDRESS OF VIOLATION:** 37 SE SEMINOLE ST.  
**CODE SECTION:** SEC. 20-21 DUTY TO KEEP PROPERTY MOWED  
SEC. 20-22 KEEP LAND FREE FROM TRASH/VEGETATION  
**STAFF RECOMMENDATION:** COMPLY BY MAY 31, 2026, OR A FINE IN THE AMOUNT OF \$100.00 PER DAY PER VIOLATION BE ASSESSED AND AN ADMINISTRATION FEE IN THE AMOUNT OF \$300.00 BE ASSESSED AT CONCLUSION OF THE HEARING.

**ADJOURNMENT**

2:24 PM