



MAGISTRATE HEARING DOCKET

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

**MAY 20, 2026 AT 2:00 PM
COMMISSION CHAMBERS**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

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
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 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.

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

Agenda items are available on our website at www.stuartfl.gov
Phone: (772) 288-5306.E-mail: mkindel@ci.stuart.fl.us

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

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

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