



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.

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

Meeting Date: 5/20/2026

Prepared by:

Title of Item:

CITY OF STUART VS ADFRC INC (**RESCHEDULED**)

Address:

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

ATTACHMENTS:

1. SPECIAL MAGISTRATE 05.20.2026
2. MARTIN COUNTY PROPERTY APPRAISER
3. SUNBIZ
4. PRIOR VIOLATION CASE ORDERS
5. REPEAT NOTICE OF VIOLATION NOTICE OF HEARING
6. CERTIFIED MAIL RET. RECIEPT GREEN CARD
7. AMENDED NOTICE OF VIOLATION NOTICE OF HEARING
8. CERTIFIED MAIL RET. RECIEPT GREEN CARD
9. PHOTO
10. PHOTO
11. PHOTO
12. PHOTO
13. PHOTO
14. PHOTO
15. PHOTO
16. PHOTO

Magistrate Hearing

May 20, 2026

CITY OF STUART VS. ADFRC INC

CASE NO: CE-26-48

ADDRESS OF VIOLATION: 1410 SE OCEAN BLVD

SEC. 20-50 PUBLIC NUISANCE SEC. 6.01.09

STUART PARKING CODE SEC. 10-61 GARBAGE

TRASH JUNK DEBRIS

Code Enforcement Officer

Tamica Clinton-Bush

[← BACK TO SEARCH](#)

Basic Info

PIN 03-38-41-023-028-00010-0	AIN 20725	Situs Address 1410 SE OCEAN BLVD STUART FL	Website Updated 4/21/26
--	---------------------	--	-----------------------------------

General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners

A D F R C INC

Parcel ID

03-38-41-023-028-00010-0

Use Code/Property Class

2500 - 2500 Repair service shops

Mailing Address

C/O ANTHONY F GRECO
1410 SE OCEAN BLVD
STUART FL 34996

Account Number

20725

Neighborhood

M3E M3E-EAST STUART

Tax District

STUART

Property Address

1410 SE OCEAN BLVD STUART FL

Legal Acres

0.4943

Legal Description

BROADWAY, ST LUCIE ESTATES, ALL (LESS R/...

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	\$ 252,357	\$ 142,620	\$ 394,977	\$ 0	\$ 394,977	\$ 0	\$ 394,977

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 9/4/02	Grantor (Seller) MASTICS ENTERPRISES, INC.	Doc Num N/A
Sale Price \$ 325,000	Deed Type Special Warranty Deed	Book & Page <u>1677 2108</u>

Legal Description

BROADWAY, ST LUCIE ESTATES, ALL (LESS R/W) BLK 28

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
A.D.F.R.C., INC.

Filing Information

Document Number P02000093935
FEI/EIN Number 51-0423405
Date Filed 08/28/2002
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 01/02/2013

Principal Address

1410 SE OCEAN BLVD
STUART, FL 34996-2614

Changed: 01/20/2005

Mailing Address

1410 SE OCEAN BLVD
STUART, FL 34996-2614

Changed: 01/20/2005

Registered Agent Name & Address

GRECO, ANTHONY F.
1410 SE OCEAN BLVD
STUART, FL 34996

Name Changed: 01/19/2020

Address Changed: 01/02/2013

Officer/Director Detail

Name & Address

Title President

GRECO, ANTHONY F.
8745 se pinehaven ave
HOBE SOUND, FL 34455

Title VP

GRECO, JOANN
8745 se pinehaven ave
HOBE SOUND, FL 34455

Annual Reports

Report Year	Filed Date
2024	01/03/2024
2025	02/10/2025
2026	01/20/2026

Document Images

INSTR # 2337039
OR BK 02583 PG 2717
Pgs 2717 - 2718 (2pgs)
RECORDED 06/19/2012 01:48:58 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
RECORDED BY T Copus

CITY OF STUART, FLORIDA
CODE ENFORCEMENT MAGISTRATE

Case No. CE 12030011

CITY OF STUART, FLORIDA,
Petitioner,
v.

PCN: 0338410230280001000000

A.D.F.R.C., Inc.
Respondent(s).

STIPULATION AND AGREED ORDER

The City of Stuart, Florida and the Respondent(s), hereby stipulate and agree to the following

1. The persons signing this Stipulation have the authority to enter into the Stipulation and bind the respective parties to the terms contained herein.
2. The violations that are more fully described as follows:
 - A. Major repairs on a vehicle were done outside of an enclosed building.
 - B. Spray painting of a vehicle was done outside of an enclosed building.
3. The Respondent admits that they were in violation of the Amended Stipulation and Agreed Order recorded in O.R. Book 2456, Page 1536, Public Records of Martin County, Florida and agrees to pay a fine of \$150.00 plus administrative costs for this offense.
4. If the Respondent does not maintain the property with compliance to the Amended Stipulation and Agreed order as set forth in section 3, a civil penalty of \$500.00 per violation, per day shall be assessed for each day the violation continues after the compliance date. The assessment of fines and costs may result in a lien being placed on any real or personal property owned by Respondent.
5. Administrative costs in the amount of **\$200.00 shall be paid by the Respondent** to the City with the filing of this Stipulation. In accordance with Sec.162.09, Florida Statutes, a hearing is not necessary for the issuance of an order imposing the fine, and no additional

CITY EXHIBIT 3

notification will be sent. Additional costs may be assessed for the later prosecution of this case, if the Respondent fails to comply with this Stipulation.

5. The Respondent approves this Stipulation, and requests the Magistrate enter the Agreed Order which requires the Respondent to pay a fine of \$150.00 plus administrative costs.

CITY OF STUART, FLORIDA
CODE ENFORCEMENT DIVISION

RESPONDENT:
A.D.F.R.C., Inc.

By: 

By: 

Date: June 13, 2012
 June 13th 2012

Date: June 1, 2012

AGREED ORDER

THIS MATTER came before the Magistrate on June 14, 2012, and having been fully advised of the premises;

IT IS HEREBY ORDERED that the above Stipulation is approved and the parties shall abide thereby, and

IT IS FURTHER ORDERED that the Respondent shall fully comply with the terms above or shall be liable for the fine established in the Stipulation and that costs in this case shall be assessed and paid to the City as provided above.


Thomas J. Baird, Magistrate

Copy furnished to the parties by: U.S. Mail / Hand Delivery / Fax

CITY OF STUART, FLORIDA
CODE ENFORCEMENT MAGISTRATE

Case No. CE 09070027

CITY OF STUART, FLORIDA,
Petitioner,

v.

A.D.F.R.C., Inc.

Respondent(s).

AMENDED STIPULATION AND AGREED ORDER

AMENDED STIPULATION

The City of Stuart, Florida and the Respondent(s), hereby stipulate and agree to the following:

1. The persons signing this Stipulation have the authority to enter into the Stipulation and bind the respective parties to the terms contained herein.
2. The violations that are more fully described in the Notice of Violation/Notice of Hearing filed in this case do exist at the property described therein, and the legal description of the property is attached on Exhibit "A."
3. The Respondent is granted until **July 1, 2010** to comply with the construction permit(s) and other development order(s) issued by the City to bring the property into compliance with the cited sections of the City of Stuart Code of Ordinances, or Florida Building Code, as applicable, and as described in the Notice of Hearing/ Notice of Violation. The Respondent shall also comply with the following conditions:
 - I. The subject property shall be in compliance with the Site Plan Prepared by: FOSTER/FREIJOMEL; Dated 2/18/10 with the following revisions:
 - A. The site plan shall include a statement reflecting "No outdoor automobile repairs, outdoor automobile detailing or automobile sales."
 - B. The site plan shall indicate the "Chain Link" fence is a "green vinyl slatted plastic coated, screen fence", consistent with the approved landscape plan. The green vinyl slatted plastic coated fence along the eastern property line shall extend to the north to approximately parking space number 3 as shown on the approved plan.

CITY EXHIBIT 4



STATE OF FLORIDA-MARTIN COUNTY
I hereby certify that the foregoing is a true
Copy as recorded in my office, and the
same is in full force and effect.

THIS 25 DAY OF May 2010
By [Signature]
CHERYL WHITE, CITY CLERK

INSTR # 2212906
OR BK 02456 PG 1536
Pgs 1536 - 1538 (3pgs)
RECORDED 05/26/2010 04:40:03 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
RECORDED BY T Copus (asst mgr)

PCN: 0338410230280001000000

C. The site plan shall depict the installation of traffic directional arrows within the entrance/exit drive aisles.

D. The subject property shall be in compliance with the Parking Area Landscape Buffer Plan Prepared by: Laurence L. Parr; Last Revised 1/29/10, with the following revision: The landscape plan shall revise the "Green Plastic Screen Fence" to a "Green Vinyl Slatted Plastic Coated Fence".

E. The Site Plan shall include a written condition relocating any dumpsters from the existing location on the public right-of-way to an approved City of Stuart dumpster enclosure.

F. The Site Plan shall include a written condition incorporating the current test report for backflow device recently installed on the potable water service.

G. The Parking Plan and the Landscape Plan described above are incorporated herein by reference, and the final version of each shall be revised as provided above.

4. If the Respondent does not correct the violations(s) and bring the property into compliance as set forth in section 3, a civil penalty of **\$250.00 per violation, per day** shall be assessed for each day the violation continues after the compliance date. **The assessment of fines and costs may result in a lien being placed on any real or personal property owned by Respondent.**
5. Administrative costs in the amount of **\$150.00 shall be paid by the Respondent** to the City with the filing of this Stipulation. In accordance with Sec.162.09, Florida Statutes, a hearing is not necessary for the issuance of an order imposing the fine, and no additional notification will be sent. Additional costs may be assessed for the later prosecution of this case, if the Respondent fails to comply with this Stipulation.
5. The Respondent approves this Stipulation, and requests the Magistrate enter the Agreed Order which requires the Respondent to correct the violations and bring the property into compliance, or be liable for the fines and additional costs described above.
6. **The Respondent bears the burden of contacting the City's Code Enforcement Division at 772-600-1254 to arrange for a re-inspection of the property** in order to verify that any violations have been corrected and that the property has been brought into compliance with the applicable sections of the City or Building Code.

CITY EXHIBIT

4A



5/20/2010

CITY OF STUART, FLORIDA
CODE ENFORCEMENT DIVISION

RESPONDENT:
A.D.F.R.C., Inc.

By: [Signature]

By: [Signature]

Date: 5/20/10

Date: 5/25/10

AMENDED AGREED ORDER

THIS MATTER came before the Magistrate on APRIL 8, 2010, and having been fully advised of the premises;

IT IS HEREBY ORDERED that the above Amended Stipulation is approved and the parties shall abide thereby, and

IT IS FURTHER ORDERED that the Respondent shall fully comply with the terms above or shall be liable for the fine established in the Amended Stipulation and that costs in this case shall be assessed and paid to the City as provided above.

Dated: May 20, 2010

[Signature]
Thomas J. Baird, Magistrate

Copy furnished to the parties by: U.S. Mail / Hand Delivery / Fax

CITY EXHIBIT 4B



CITY OF STUART, FLORIDA
CODE ENFORCEMENT MAGISTRATE

Case No. CE 09070027

CITY OF STUART, FLORIDA,
Petitioner,
v.

A.D.F.R.C., Inc.
Respondent(s).

INSTR # 2203983
OR BK 02448 PG 0190
Pg 0190 - 1927 (3pgs)
RECORDED 04/16/2010 12:27:18 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
RECORDED BY T Copus (asst mgr)

PCN: 0338410230280001000000

STIPULATION AND AGREED ORDER

STIPULATION

The City of Stuart, Florida and the Respondent(s), hereby stipulate and agree to the following:

1. The persons signing this Stipulation have the authority to enter into the Stipulation and bind the respective parties to the terms contained herein.
2. The violations that are more fully described in the Notice of Violation/Notice of Hearing filed in this case do exist at the property described therein, and the legal description of the property is attached on Exhibit "A."
3. The Respondent is granted until **June 1, 2010** to comply with the construction permit(s) and other development order(s) issued by the City to bring the property into compliance with the cited sections of the City of Stuart Code of Ordinances, or Florida Building Code, as applicable, and as described in the Notice of Hearing/ Notice of Violation. The Respondent shall also comply with the following conditions:
 - I. The subject property shall be in compliance with the Site Plan Prepared by: FOSTER/FREIJOMEL; Dated 2/18/10 with the following revisions:
 - A. The site plan shall include a statement reflecting "No outdoor automobile repairs, outdoor automobile detailing or automobile sales."
 - B. The site plan shall indicate the "Chain Link" fence is a "green vinyl slatted plastic coated, screen fence", consistent with the approved landscape plan. The green vinyl slatted plastic coated fence along the eastern property line shall extend to the north to approximately parking space number 3 as shown on the approved plan.



STATE OF FLORIDA-MARTIN COUNTY
I hereby certify that the foregoing is a true
Copy as reported in my office, and the
same is in full force and effect.
THIS 14th DAY OF April 2010
By [Signature]
CITY CLERK

CITY EXHIBIT 5

C. The site plan shall depict the installation of traffic directional arrows within the entrance/exit drive aisles.

D. The subject property shall be in compliance with the Parking Area Landscape Buffer Plan Prepared by: Laurence L. Parr; Last Revised 1/29/10, with the following revision: The landscape plan shall revise the "Green Plastic Screen Fence" to a "Green Vinyl Slatted Plastic Coated Fence".

E. The Site Plan shall include a written condition relocating any dumpsters from the existing location on the public right-of-way to an approved City of Stuart dumpster enclosure.

F. The Site Plan shall include a written condition incorporating the current test report for backflow device recently installed on the potable water service.

G. The Parking Plan and the Landscape Plan described above are incorporated herein by reference, and the final version of each shall be revised as provided above.

4. If the Respondent does not correct the violations(s) and bring the property into compliance as set forth in section 3, a civil penalty of **\$250.00 per violation, per day** shall be assessed for each day the violation continues after the compliance date. **The assessment of fines and costs may result in a lien being placed on any real or personal property owned by Respondent.**
5. Administrative costs in the amount of **\$150.00 shall be paid by the Respondent** to the City with the filing of this Stipulation. In accordance with Sec.162.09, Florida Statutes, a hearing is not necessary for the issuance of an order imposing the fine, and no additional notification will be sent. Additional costs may be assessed for the later prosecution of this case, if the Respondent fails to comply with this Stipulation.
5. The Respondent approves this Stipulation, and requests the Magistrate enter the Agreed Order which requires the Respondent to correct the violations and bring the property into compliance, or be liable for the fines and additional costs described above.
6. **The Respondent bears the burden of contacting the City's Code Enforcement Division at 772-600-1254 to arrange for a re-inspection of the property** in order to verify that any violations have been corrected and that the property has been brought into compliance with the applicable sections of the City or Building Code.



4/7/2010

CITY EXHIBIT 5A

CITY OF STUART, FLORIDA
CODE ENFORCEMENT DIVISION

RESPONDENT:
A.D.F.R.C., Inc.

By: Blaine P. Tito

By: [Signature]

Date: 4-7-10

Date: 4.7.10

AGREED ORDER

THIS MATTER came before the Magistrate on APRIL 8, 2010, and having been fully advised of the premises;

IT IS HEREBY ORDERED that the above Stipulation is approved and the parties shall abide thereby, and

IT IS FURTHER ORDERED that the Respondent shall fully comply with the terms above or shall be liable for the fine established in the Stipulation and that costs in this case shall be assessed and paid to the City as provided above.

[Signature]
Thomas J. Baird, Magistrate

Copy furnished to the parties by: U.S. Mail / Hand Delivery / Fax

COPY
COPY
COPY



4/7/2010

CITY EXHIBIT 5B

50+ Vehicles - 1/28
 unregistered Veh.
 out side lift
 no permit

PARKING CALCULATIONS

11 Employees - 11 Spaces Required - 11 Spaces Provided
General Store - 1 Space Required - 1 Space Provided
2 Repair Bays - 2 Spaces Required - 2 Spaces Provided
Office - 1 Space Required - 1 Space Provided
Customer Waiting Area - 1 Space Req. - 1 Space Provided
Customer Parking - 2 Spaces Required - 2 Spaces Provided
Total Spaces Required - 18 Total Spaces Provided - 18

NOTE:

1. THE PLANNED ZONING - AUTOMOBILE REPAIRS
2. IN AUTOMOBILE REPAIRS - 18 SPACES
3. IN AUTOMOBILE REPAIRS - 18 SPACES
4. THE CHAIN LINK FENCE IS A GREEN PLASTIC SCREEN FENCE WITH GREEN SLATS INSTALLED
5. PER CURRENT APPROVED TRAFFIC PERMIT FOR BACKFLOW DEVICE - SEE ART. 2

REVISIONS	BY
1-28-10	N.F.
2-19-10	N.F.
4-16-10	N.F.

CODE ENFORCEMENT - SITE STUDY FOR
GRECOS AUTOMOTIVE
 8410 E. OCEAN BLVD STUART, FL

Architect - City Registration #AA25001345
FOSTER/FRELIOMEL
 Architects, Inc.
 51 SW Flagler Ave., Stuart, Florida 34954 772-358-3100

Scale	1" = 10'
Date	4-13-10
Job No.	1
Sheet No.	1

CODE ENFORCEMENT - SITE STUDY - CONCEPTUAL PARKING



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

Case: CE-26-48
 APRIL 24, 2026

To: ADFRC INC
 c/o Anthony F Greco
 1410 SE Ocean Blvd
 Stuart Fl 34996

Repeat Notice of Violation and Notice of Hearing

Address of Violation: 1410 SE Ocean Blvd, Stuart FL 34996
 Parcel Control No.: 033841023028000100
 Legal Description: Broadway, St Lucie Estates, All (less r/W) Blk 28

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 20-50 Violation Description/Corrective Action Required: – PROHIBITED ACTS VIOLATION A PUBLIC NUISANCE; JURISDICTION OF CODE ENFORCEMENT (a) It shall be unlawful for any person to park, store, or leave, or to permit the parking, storing or leaving of, upon any public or private property within the city, any of the following (1) Abandoned property; (2) a wrecked motor vehicle; or (3) An inoperable watercraft of any kind, whether attended or not. (b) It shall be unlawful for any person to park, store, or leave, or to permit the parking, storing or leaving of an inoperable motor vehicle on public property for a continuous period of more than 72 hours. (c) A violation of this section shall constitute a public nuisance, which may be abated as provided in this article. A violation of this section shall also be deemed a violation of this Code within the jurisdiction of the code enforcement board. Nothing in this article shall be deemed to preclude the simultaneous commencement by the city of both nuisance abatement proceedings in accordance herewith and proceedings before the code enforcement board. **All vehicles over the approved limit and improperly stored must be removed to achieve compliance. The property currently contains more vehicles than permitted (18), including vehicles stored on unapproved surfaces and within the right of way.**

2. Pertinent Code Section(s): Sec 6.01.09 Violation Description/Corrective Action Required: Stuart Parking Code– A. This parking code shall apply to all development for which a complete application for site plan review pursuant to section 11.02.07 of the Stuart land development regulations has not been filed with the city development department on or before September 4, 2024, as follows: 1.The construction of a new building or structure on unimproved real property; 2. The construction of a new addition to an existing building or structure on improved real property; or 3. Changes in use including changes in the intensity of an existing use.B. No certificate of occupancy shall be issued for any portion or phase of a development to which this parking code applies until all required parking and loading spaces and all required

landscaping have been installed pursuant to the requirements of this Stuart Land Development Code. In the event of the construction of an addition to an existing building or in the event of a change in use, the entire building to which an addition has been constructed or in which a use has changed shall comply with this parking code in all respects. C. This Stuart Parking Code applies to a vacant building or structure which, as of September 4, 2024, and at any time thereafter, has remained unoccupied continuously for the previous 365 days. This parking code does not apply to a development for which a building permit was issued prior to September 4, 2024, unless such development becomes vacant for 365 days. D. This Stuart Parking Code applies to all parking spaces installed on public or private property after September 4, 2024. Required parking and loading facilities shall be maintained as long as the use served thereby continues to exist. E. This parking code shall apply in all respects in the Urban District, East Stuart District, and S.E. Ocean Boulevard Overlay Zone as reflected in chapter III of this Code, provided however, the number of required parking spaces has been reduced as provided in the Urban Code and East Stuart District. **The property is subject to the Stuart Parking Code due to applicable development activity, changes in use, or vacancy conditions, and must comply with current parking requirements. Corrective action requires bringing the entire site into compliance with the parking code, adherence to all applicable parking standards.**

3. Pertinent Code Section(s): Sec 10-61 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 including but not limited to the tires stored on the property.**

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 20th 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, 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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> ■ 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. 	<p>A. Signature  <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery Domenick Greco 4/29</p>												
<p>1. Article Addressed to:</p> <p>ADFRG INC C/O Anthony F. Greco 1410 SE Ocean Blvd STUART FL 34996</p>  <p>9590 9402 9686 5199 6211 61</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p> <p>CE-26-48</p> <p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	<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"/> 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													
<p>2. Article Number (Transfer from service label)</p> <p>7015 3010 0000 0346 3009</p>	<p>Mail Restricted Delivery (over \$500)</p>												
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>													



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

Case: CE-26-48
APRIL 27, 2026

To: ADFRC INC
c/o Anthony F Greco
1410 SE Ocean Blvd
Stuart FL 34996

Amended Repeat Notice of Violation and Notice of Hearing

Address of Violation: 1410 SE Ocean Blvd, Stuart FL 34996
Parcel Control No.: 033841023028000100
Legal Description: Broadway, St Lucie Estates, All (less r/W) Blk 28

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 20-50 Violation Description/Corrective Action Required: – PROHIBITED ACTS VIOLATION A PUBLIC NUISANCE; JURISDICTION OF CODE ENFORCEMENT** (a) It shall be unlawful for any person to park, store, or leave, or to permit the parking, storing or leaving of, upon any public or private property within the city, any of the following (1) Abandoned property; (2) a wrecked motor vehicle; or (3) An inoperable watercraft of any kind, whether attended or not. (b) It shall be unlawful for any person to park, store, or leave, or to permit the parking, storing or leaving of an inoperable motor vehicle on public property for a continuous period of more than 72 hours. (c) A violation of this section shall constitute a public nuisance. which may be abated as provided in this article. A violation of this section shall also be deemed a violation of this Code within the jurisdiction of the code enforcement board. Nothing in this article shall be deemed to preclude the simultaneous commencement by the city of both nuisance abatement proceedings in accordance herewith and proceedings before the code enforcement board. **All vehicles over the approved limit and improperly stored must be removed to achieve compliance. The property currently contains more vehicles than permitted (18), including vehicles stored on unapproved surfaces and within the right of way.**

2. **Pertinent Code Section(s): Sec 6.01.09 Violation Description/Corrective Action Required: Stuart Parking Code–** A. This parking code shall apply to all development for which a complete application for site plan review pursuant to section 11.02.07 of the Stuart land development regulations has not been filed with the city development department on or before September 4, 2024, as follows: 1. The construction of a new building or structure on unimproved real property; 2. The construction of a new addition to an existing building or structure on improved real property; or 3. Changes in use including changes in the intensity of an existing use. B. No certificate of occupancy shall be issued for any portion or phase of a development to which this parking code applies until all required parking and loading spaces and all required

landscaping have been installed pursuant to the requirements of this Stuart Land Development Code. In the event of the construction of an addition to an existing building or in the event of a change in use, the entire building to which an addition has been constructed or in which a use has changed shall comply with this parking code in all respects. C. This Stuart Parking Code applies to a vacant building or structure which, as of September 4, 2024, and at any time thereafter, has remained unoccupied continuously for the previous 365 days. This parking code does not apply to a development for which a building permit was issued prior to September 4, 2024, unless such development becomes vacant for 365 days. D. This Stuart Parking Code applies to all parking spaces installed on public or private property after September 4, 2024. Required parking and loading facilities shall be maintained as long as the use served thereby continues to exist. E. This parking code shall apply in all respects in the Urban District, East Stuart District, and S.E. Ocean Boulevard Overlay Zone as reflected in chapter III of this Code, provided however, the number of required parking spaces has been reduced as provided in the Urban Code and East Stuart District. **The property is subject to the Stuart Parking Code due to applicable development activity, changes in use, or vacancy conditions, and must comply with current parking requirements. Corrective action requires bringing the entire site into compliance with the parking code, adherence to all applicable parking standards.**

3. Pertinent Code Section(s): Sec 10-61 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 including but not limited to the tires stored on the property.**

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 20th day of May 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, 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

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: 26-48

ADARC INC
 C/O Anthony Greco
 1410 SE Ocean Blvd.
 STUART FL 34996



9590 9402 9638 5199 7296 17

2. Article Number (Transfer from service label)

7015 3010 0000 0346 3030

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X  Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

Domenick Greco 05/11

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

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Mail Restricted Delivery | |
| <input type="checkbox"/> (over 3500) | |

Apr 24, 2026 at 2:48:37 PM
FL, Stuart



s European Automotive

Group
283-2827
ACTIVE
MPS
TECH











A. Greco's European

WARRANTY

WARRANTY

WARRANTY

RANGE RO

FLORIDA
TUPOE
UNIVERSITY OF FLORIDA



A. Greco's European Automotive

ACURA MDX
FLORIDA
LJPOE
AUGUST 2018

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

Meeting Date: 5/20/2026

Prepared by:

Title of Item:

CITY OF STUART VS HAAS ROBERT J JR

Address:

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

ATTACHMENTS:

1. SPECIAL MAGISTRATE 05.20.2026
2. MARTIN COUNTY PROPERTY APPRAISER
3. NOTICE OF VIOLATION NOTICE OF HEARING STATUS CHECK
4. CERTIFIED MAIL GREEN CARD
5. POSTING OF NOTICE
6. RECORDED ORDER
7. MAY 19, 2026, 2:17 P.M. PHOTOS SUBMITTED BY RESPONDENT
8. MAY 19, 2026, 2:17 P.M. PHOTOS SUBMITTED BY RESPONDENT
9. MAY 19, 2026, 2:17 P.M. PHOTOS SUBMITTED BY RESPONDENT
10. MAY 19, 2026, 2:17 P.M. PHOTOS SUBMITTED BY RESPONDENT
11. MAY 19, 2026, 2:17 P.M. PHOTOS SUBMITTED BY RESPONDENT
12. MAY 19, 2026, 2:17 P.M. PHOTOS SUBMITTED BY RESPONDENT
13. MAY 19, 2026, 2:17 P.M. PHOTOS SUBMITTED BY RESPONDENT
14. MAY 19, 2026, 2:17 P.M. PHOTOS SUBMITTED BY RESPONDENT
15. MAY 19, 2026, 2:17 P.M. PHOTOS SUBMITTED BY RESPONDENT
16. MAY 19, 2026, 2:17 P.M. PHOTOS SUBMITTED BY RESPONDENT
17. MAY 19, 2026, 2:17 P.M. PHOTOS SUBMITTED BY RESPONDENT
18. MAY 19, 2026, 2:17 P.M. PHOTOS SUBMITTED BY RESPONDENT
19. MAY 19, 2026, 2:17 P.M. PHOTOS SUBMITTED BY RESPONDENT
20. MAY 19, 2026, 2:17 P.M. PHOTOS SUBMITTED BY RESPONDENT
21. MAY 19, 2026, 2:17 P.M. PHOTOS SUBMITTED BY RESPONDENT
22. MAY 19, 2026, 2:17 P.M. PHOTOS SUBMITTED BY RESPONDENT
23. MAY 19, 2026, 2:17 P.M. PHOTOS SUBMITTED BY RESPONDENT
24. MAY 19, 2026, 2:17 P.M. PHOTOS SUBMITTED BY RESPONDENT
25. MAY 19, 2026, 2:17 P.M. PHOTOS SUBMITTED BY RESPONDENT
26. MAY 19, 2026, 2:17 P.M. PHOTOS SUBMITTED BY RESPONDENT

Magistrate Hearing

May 20, 2026

CITY OF STUART VS. ROBERT HAAS J JR

CASE NO: CE25010016 (Status Check)

ADDRESS OF VIOLATION: 228 ILA STREET

**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**

Code Enforcement Officer

Tamica Clinton-Bush

[< BACK TO SEARCH](#)

Basic Info

PIN 09-38-41-001-007-00080-2	AIN 25936	Situs Address 228 SE ILA ST STUART FL	Website Updated 5/15/26
--	---------------------	---	-----------------------------------

General Information

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

Property Owners HAAS ROBERT J JR	Parcel ID 09-38-41-001-007-00080-2	Use Code/Property Class 0100 - 0100 Single Family
Mailing Address 228 SE ILA ST STUART FL 34994	Account Number 25936	Neighborhood 383881 Indian Grvs, PalmettoHbr, Rivr P
Tax District STUART	Property Address 228 SE ILA ST STUART FL	Legal Acres 0.61
	Legal Description LOTS 8, 9, 10 & 11 BLOCK 7 CASA TERRACE ...	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	\$ 238,000	\$ 300,630	\$ 538,630	\$ 67,178	\$ 471,452	\$ 50,722	\$ 420,730

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 10/3/19	Grantor (Seller) GORDON REVOCABLE TRUST 09/28/2001	Doc Num 2783345
Sale Price \$ 375,000	Deed Type Wd Full Covenant and Warranty Deed	Book & Page 3092 2312

Legal Description

LOTS 8, 9, 10 & 11 BLOCK 7 CASA TERRACE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA

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: CE25010016
April 28, 2026

To: Hass Robert J Jr.
228 SE Ila Street
Stuart Fl 34994

NOTICE OF VIOLATION NOTICE OF HEARING STATUS CHECK

Address of Violation: 228 SE ILA STREET
Parcel Control No.: 09-38-41-001-007-00080-2
Legal Description: Broadway, St Lucie Estates, All (less r/W) Blk 28...

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 20th 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

PLEASE GOVERN YOURSELF ACCORDINGLY,

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

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:

Robert Hays Jr.
 228 11a St. SE
 Stuart FL 32994



9590 9402 9686 5199 6209 04

Article Number (Transfer from service label)

7015 3010 0000 0346 3023

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Maria Pecora*

- Agent
- Addressee

B. Received by (Printed Name)

MARIA PECORA

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below:

- Yes
- No

25010016

3. Service Type

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



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

AFFIDAVIT OF POSTING

DATE: May 2, 2026

CASE # CV25-16

LOCATION OF VIOLATION: 228 SE ILA ST. STUART FL 34994

PCN: 09-38-41-001-007-00080-2

PROPERTY OWNER: HAAS ROBERT J JR


I, Scott Shiner have personally posted the attached:

 X NOTICE OF VIOLATION/NOTICE OF HEARING

 ORDER FINDING VIOLATION/ FINE ASSESSMENT

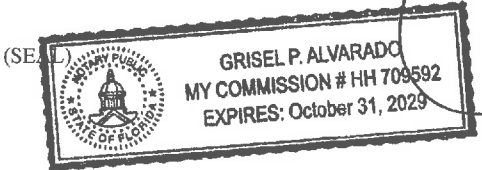
In addition to the above, a Notice of Violation/Notice of Hearing was mailed by first class mail to the property owner at the address listed in the tax collector's office and any other address provided by the property owner as required by F.S.S. 162.12

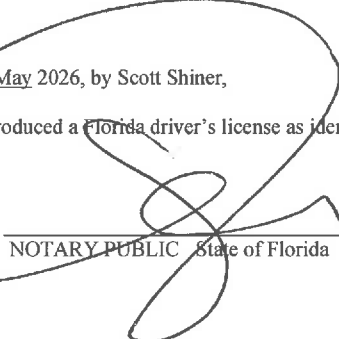
on the 2nd day of May 2026 at 8:10 AM/PM at the above-named address.


 Affiant: Scott Shiner
 Code Compliance Officer

THE STATE OF FLORIDA
 COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 2nd day of May 2026, by Scott Shiner,
 Code Compliance Officer, who is personally known to me or who has produced a Florida driver's license as identification and who did/did not take an oath.




 NOTARY PUBLIC State of Florida





CITY OF STUART, FLORIDA
 CODE ENFORCEMENT MAGISTRATE

Case No. **CE22080003**

CITY OF STUART, FLORIDA
 Petitioner,
 v.

ROBERT J. HAAS, JR.
 228 SE 11a Street
 Stuart, FL 34994

Respondent(s).

ORDER GRANTING STAY OF FINE TO DATE CERTAIN

THIS CAUSE came before the Magistrate for hearing on December 17, 2025 for a status check. The Magistrate, having taken testimony and received documentary evidence makes the following findings of fact:

FINDINGS OF FACT

1. The Magistrate continues to have jurisdiction over the subject matter and the parties.
2. The above Respondent(s) is the owner(s) of the "Subject Property" located at 228 SE 11a Street, Stuart Florida. The legal description of the property is:

LOTS 8, 9, 10 & 11 BLOCK 7 CASA TERRACE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA
3. The Respondent entered into a Stipulation and Agreed Order which was subsequently approved by the magistrate. This Stipulation and Agreed Order shows which codes are in violation and ordered compliance.
4. There have been various inspections of the Subject Property and during the course of several hearings the Magistrate has noted some compliance efforts on the part of the owner. However, testimony of the City staff indicates that some violations still remain on the property.

Robert J. Haas, Jr.
Case No. CE22080003
Page 2 of 3

5. At a status check during the November 19, 2025 Magistrate Hearing, the magistrate directed the parties to contact one another and have a site inspection to determine what violations may now be in compliance.
6. However, during the month of November and up to December 17, 2025, the parties did not meet, and Mr. Haas, now under advice of legal counsel, is demanding the names, email addresses, and phone numbers of certain City staff members, along with a written statement of the exact violations being found to continue on the Subject Property.
7. The City Building Official, Louis Hatton, indicated that since Mr. Haas did not meet with him on-site, it was not possible to say what if any violations still exist on the Property; and therefore, each of the violations as charged are considered to be in non-compliance.
8. The City's prior Building Official, Stefano Nicolosi, testified that an earlier inspection showed the single family home, in a single family neighborhood had been segmented into up to four (4) dwelling units, and the units were substandard in size and facilities, and at the time of inspection were dangerous (electrical and stairwell issues). Mr. Haas now indicates that all of this has been corrected, except for the stairs and stairwell.
9. Until a proper inspection can be conducted, it is impossible to say what violations remain. Mr. Haas indicated that funds to complete the work were "short." As a means of assisting to resolve this matter, the magistrate considered a "stay" of the daily fines until the work can be completed and inspected; and through the winter of 2025-26, which as Mr. Haas indicated was a "slow" time for him.
10. Mr. Haas was reminded by the magistrate that the Respondent bears the responsibility to call for an inspection by the City, whenever the Respondent believes he is in compliance with any or all of the violations cited and found to exist on the Subject Property.

Based upon the above Findings:

Robert J. Haas, Jr.
Case No. CE22080003
Page 3 of 3

IT IS HEREBY ORDERED, that the daily fine of \$ 250.00 per day is hereby stayed and suspended from December 17, 2025 until March 18, 2026, at which time this hearing shall be continued.

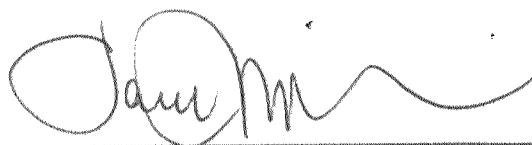
A. If Respondent is in compliance on or before March 18, 2026, he may petition for a fine reduction or other relief at that time;

B. If Respondent is not in compliance by March 18, 2026, the daily fine of \$ 250.00 shall be reapplied from December 17, 2025 until compliance is achieved, as provided by law.

C. Pursuant to City Code provisions, the City Attorney is hereby authorized to file a legal action in a court of competent jurisdiction to foreclose on the lien on the Subject Property, and to seek all accruing interest and costs, or to recover a money judgment, for the failure of the Respondent to cure the violation.

DONE AND ORDERED this 17th day of December, 2025.

I hereby certify that a correct copy of the above Order has been furnished by email to the City staff at: lbaggett@ci.stuart.fl.us; rcavo@ci.stuart.fl.us; and fbush@stuartfl.gov; for further delivery to the Respondent by Email, Hand Delivery, or Certified Mail, return receipt requested, on this 31st day of December, 2025.



Paul J. Nicoletti, Magistrate













Mail To:
ROBERT JOSEPH HAAS JR
228 SE ILA ST
STUART, FL 34994-3414

CO/AGY 42 / 1 T# 2248986831
B# 2396765

FLORIDA VESSEL REGISTRATION

FL/DO # **FL6117CU** DECAL Expires **NO EXPIRATION**

YR/MK	1978/MAKO	BODY	VS	TITLE	736058	Reg. Tax	1.50	Class Code	104
HIN	RMK100320978			FUEL	GAS	Init. Reg.		Tax Months	2
HULL	FBGLSS	PROPUL	INBRD	LENGTH	23'0"	County Fee	2.75	Back Tax Mos	
USE	NONUSE	TYPE	OPEN			Mail Fee		Credit Class	
DL/FEID	H361984600000			TRANSFER:	X	Sales Tax		Credit Months	0
Date Issued	2/6/2026	ENG DRIVE				Voluntary Fees			
		ST OPER				Grand Total	4.25		

ROBERT JOSEPH HAAS JR
228 SE ILA ST
STUART, FL 34994-3414

- #### IMPORTANT INFORMATION
1. Your registration must be updated to your new address within 30 days of moving.
 2. Registration renewals are the responsibility of the registrant and shall occur during the 30-day period prior to the expiration date shown on this registration. Renewal notices are provided as a courtesy and are not required for renewal purposes.

RESPONSIB
GES AND
shall not use
Abolt Entities
in Section

42 1 NLW 6797

AUDIT#



STATE OF FLORIDA
APPLICATION FOR VEHICLE/VESSEL
CERTIFICATE OF TITLE

L# 3682547
T# 2248986353
B# 2396765
S# 117855692

TITLE NUMBER	VEHICLE/VESSEL IDENTIFICATION #	YR. MAKE	MAKE or MANUFACTURER	BODY TYPE	VEHICLE COLOR	WT/LENGTH	PRINCPL OPERAT	GVW/LOC		
736058	RMK100320978	1978	MAKO	VS		23'0"				
DATE OF ISSUE MO. DAY YEAR	TRANS CODE	VEHICLE USE	HULL MATERIAL	PROPULSION	ENGINE DRIVE	FUEL	VESSEL TYPE	WATER	FL NUMBER	AUTH DESTRUCTION
02 06 26	TRT	VESSEL	FBGLSS	INBRD		GAS	OPEN		FL6117CU	

Applicant/Owner's Name & Address
ROBERT JOSEPH HAAS JR
228 SE ILA ST
STUART, FL 34994-3414

RUTH PIETRUSZEWSKI
Tax Collector

BIRTHDATE SEX MO. DAY YEAR	RESIDENT Y N ALIEN	CNTY RES #
M 02 07 62	X	42
1st OWNER FL/DL# OR F.E.I.D.#	2nd OWNER FL/DL# OR UNIT #	
H361984600000		

VOLUNTARY CONTRIBUTIONS

AGENCY FEE	TITLE FEE	SALES TAX	GRAND TOTAL
4.25	14.00	35.00	53.25

Action Requested: TRANSFER TITLE
RETAINED AS ELECTRONIC TITLE

Brands:

PREV. STATE	DATE ACQUIRED	NEW	USED	ODOMETER / VESSEL MANUFACTURER	ODOMETER DECLARATION CERTIFICATION
FL	12/05/2025		XX	MAKO	<input type="checkbox"/>

LIEN INFORMATION

NAME OF FIRST LIENHOLDER:	DATE OF LIEN	RECEIVED DATE	FEID # OR FL / DL AND SEX AND DATE OF BIRTH	DMV ACCOUNT #
ADDRESS	SALVAGE TYPE			

SELLER INFORMATION

NAME OF SELLER, FLORIDA DEALER, OR OTHER PREVIOUS OWNER	CONSUMER OR SALES TAX EXEMPTION #
ADDRESS	
DEALER LICENSE NO.	

SALES TAX AND USE REPORT

TRANSFER OF TITLE <input type="checkbox"/> PURCHASER HOLDS VALID IS EXEMPT FROM EXEMPTION CERTIFICATE	INDICATE TOTAL PURCHASE PRICE, INCLUDING ANY UNPAID BALANCE DUE SELLER, BANK OR OTHERS	\$ 500.00
FLORIDA SALES OR <input type="checkbox"/> VEHICLE / VESSEL WILL BE USE TAX FOR THE USED EXCLUSIVELY FOR RENTAL	INDICATE SALES OR USE TAX DUE AS PROVIDED BY CHAPTER 212, FLORIDA STATUTES	\$ 35.00
REASON(S) CHECKED <input type="checkbox"/> OTHER	<input type="checkbox"/> SELLING PRICE VERIFIED	

APPLICANT CERTIFICATION

I/WE HEREBY CERTIFY THAT THE VEHICLE/VESSEL TO BE TITLED WILL NOT BE OPERATED UPON THE PUBLIC HIGHWAYS/WATERWAYS OF THIS STATE.

I CERTIFY THAT THE CERTIFICATE OF TITLE IS LOST OR DESTROYED.

I CERTIFY THAT THIS MOTOR VEHICLE/VESSEL WAS REPOSSESSED UPON DEFAULT OF THE LIEN INSTRUMENT AND IS NOW IN MY POSSESSION.

I/WE HEREBY CERTIFY THAT I/WE LAWFULLY OWN THE ABOVE DESCRIBED VEHICLE/VESSEL, AND MAKE APPLICATION FOR TITLE. IF LIEN IS BEING RECORDED NOTICE IS HEREBY GIVEN THAT THERE IS AN EXISTING WRITTEN LIEN INSTRUMENT INVOLVING THE VEHICLE/VESSEL DESCRIBED ABOVE AND HELD BY LIENHOLDER SHOWN ABOVE. I/WE FURTHER AGREE TO DEFEND THE TITLE AGAINST ALL CLAIMS.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

Signature of Applicant/Owner

Signature of Applicant/Co-Owner

HSMV 82041 REVISED 02/06

SCAN CODE MVT

I UNDERSTAND THAT MY DRIVER LICENSE AND REGISTRATIONS WILL BE SUSPENDED IMMEDIATELY IF THE INSURER DENIES THE INSURANCE INFORMATION SUBMITTED FOR THIS REGISTRATION.

MTRFS021Y























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

Meeting Date: 5/20/2026

Prepared by:

Title of Item:

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

Address:

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.

ATTACHMENTS:

1. MARTIN COUNTY PROPERTY APPRAISER
2. NOTICE OF VIOLATION NOTICE OF HEARING
3. CERTIFIED MAIL RET. RECIEPT
4. USPS CONFIRMED DELIVERY
5. PHOTO
6. PHOTO
7. PHOTO
8. PHOTO
9. PHOTO

[< BACK TO SEARCH](#)

Basic Info

PIN 08-38-41-012-001-00140-2	AIN 24831	Situs Address 515 SW SOUTH RIVERPOINT DR STUART FL	Website Updated 4/21/26
--	---------------------	--	-----------------------------------

General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners

HAGOPIAN ANDREA KAREN

Parcel ID

08-38-41-012-001-00140-2

Use Code/Property Class

0100 - 0100 Single Family

Mailing Address

515 SW SOUTH RIVERPOINT DR
STUART FL 34994

Account Number

24831

Neighborhood

383881 Indian Grvs,PalmettoHbr,Rivr P

Tax District

STUART

Property Address

515 SW SOUTH RIVERPOINT DR STUART FL

Legal Acres

0.197

Legal Description

RIVER POINT, LOT 14 BLK 1 OR 363/1341

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	\$ 160,000	\$ 213,050	\$ 373,050	\$ 81,754	\$ 291,296	\$ 50,722	\$ 240,574

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 1/12/18	Grantor (Seller) MAYER SUSAN JANE	Doc Num 2673964
Sale Price \$ 325,000	Deed Type Wd Full Covenant and Warranty Deed	Book & Page 2970 0447

Legal Description

RIVER POINT, LOT 14 BLK 1 OR 363/1341

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-26-46
 04/23/2026

To: ANDREA KAREN HAGOPIAN
 515 SW SOUTH RIVERPOINT DR
 STUART FL 34994

Notice of Violation and Notice of Hearing

Address of Violation: 515 SW SOUTH RIVERPOINT DRIVE
 Parcel Control No.: 08-38-41-012-001-00140-2
 Legal Description: RIVER POINT, LOT 14 BLK 1 OR 363/1341

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 10-69 MOTOR VEHICLE PARKING AND STORAGE**
Violation Description/Corrective Action Required: – 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. (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. **Remove and Refrain from storing vehicles in the right of way, as no revocable permit has been issued. All vehicles shall be stored in accordance with the City’s code.**

Comply By: May 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 May 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.

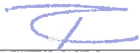
Notice is hereby given pursuant to Chapter 162, Florida Statutes, and the City of Stuart Code of Ordinances, that a hearing will be held regarding the above case before the City's Special Magistrate on the 20th day of May 2026 at 2:00 pm or as soon thereafter as said matter can be heard in the City of 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

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

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

OFFICIAL USE

Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postmark
 Here

Postage
 \$ _____

Total Postage and Fees
 \$ _____

CE26.46

Sent To: Andrea Karen Heggopian

Street and Apt. No., or PO Box No. 515 SW South River Point DR

City, State, ZIP+4® STUART FL 34994

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

7015 3010 0000 0346 3016

Remove X

Tracking Number:

70153010000003463016



Copy



Add to Informed Delivery

Latest Update

Your item was delivered to the front desk, reception area, or mail room at 1:39 pm on May 8, 2026 in STUART, FL 34994.

Get More Out of USPS Tracking:



USPS Tracking Plus®



Delivered

Delivered, Front Desk/Reception/Mail Room

STUART, FL 34994

May 8, 2026, 1:39 pm

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean?](#)

Apr 24, 2026 at 7:45:28 AM
FL, Stuart



Apr 24, 2026 at 7:45:58 AM
FL, Stuart



Apr 24, 2026 at 7:45:55 AM
FL, Stuart



Apr 24, 2026 at 7:45:33 AM
FL, Stuart



Apr 24, 2026 at 7:44:32 AM
518 SW North Riverpoint Dr
Stuart FL 34994
United States



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

Meeting Date: 5/20/2026

Prepared by:

Title of Item:

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

Address:

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.

ATTACHMENTS:

1. NOTICE OF VIOLATION NOTICE OF HEARING
2. CERT MAIL RECPT 26-32
3. CERTIFIED MAIL RET RECPT GREEN CARD
4. ADDITIONAL DOCUMENTS
5. PHOTO
6. PHOTO
7. PHOTO
8. PHOTO



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

Case: CE-26-32
April 22, 2026

To: SIT STAY DRINK LLC
901 SW MARTIN DOWNS BLVD
PALM CITY FL 34990

Notice of Violation and Notice of Hearing

Address of Violation: 1240 NW FEDERAL HWY STUART FL 34994
Parcel Control No.: 29-37-41-000-000-00620-5
Legal Description: BEG AT SW COR OF E ½ OF SW ¼ OF SW ¼, RUN N 153.83', E 373.55' TO W FED R/W 162.27' TO S SEC LN & W 420' ML TO BEG

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 8.06.01 (11.00.05) Violation Description/Corrective Action**
Required: POST APPROVED CHANGES - After an approval has been issued, it shall be unlawful to change, modify, alter, or otherwise deviate from the terms or conditions of the approval without first obtaining a modification of the approval. A modification may be applied for in the same manner as the original application. A written record of the modification shall be entered upon the original approval and maintained in the files of the city clerk. **Please remove all banners from the property. All electrical components must be removed from the stage area. The temporary modular (RV) must be removed. The food truck must be stored in accordance with the approved site plan. Additionally, you are operating outside the scope of your business license. This includes, but is not limited to, dog bathing, veterinary services, and dog daycare operations.**
- 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. **Please apply for and obtain an issued Business Tax Receipt for all businesses operating at this location. All business activities must cease immediately if they are not covered under a valid and issued Business Tax Receipt. Additionally, ensure that all operations are conducted in accordance with the approved use for this property.**

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. (Means of egress. (1) Generally. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the state fire prevention, NFPA-1, and 101 Life Safety Codes and NFPA standards. **Please provide a Knox box as required per the Fire Department review at the rear gate entrance. Additionally, please refrain from parking or storing vehicles within the designated path of travel.**
4. **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 prohibited signs.**
5. **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 required permits for the fountain that has been installed, which includes electrical and water supply connections.**

Comply By: May 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 May 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 20th day of May 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

7015 3010 0000 0346 2804

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

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

OFFICIAL USE

Certified Mail Fee
\$ _____

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage
\$ _____

Total Postage and Fees
\$ _____

Postmark
Here

26.32

Sent To Sit Stay Drink LLC
 Street and Apt. No., or PO Box No. 901 SW Martin Downs Blvd
 City, State, ZIP+4® Tamiami FL 34990

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:

Sit Stay Drink LLC
 901 SW Martin Downs Blvd.
 Palm City FL 34990



9590 9402 9686 5199 6212 08

2. Article Number (Transfer from service label)

7015 3010 0000 0346 2804

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- 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

CE-26-32

3. Service Type

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

Mail Restricted Delivery 0)

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

Domestic Return Receipt



Baxter's Doghouse

March 30 at 7:16 AM · 🌐



If you've been meaning to come check us out, this is your sign 🐾🍹

Come hang out at Baxter's Doghouse, enjoy a drink, and let your pup have some fun in the splash pad.

No dog? No problem. 🌴🍹

Baxter's Doghouse isn't just for the pups — come hang out at our tiki bar, enjoy the pickleball court, catch live music on the weekends, and grab a bite from our food truck starting April 1st.

Busy pet parent? 🐾

Need a safe and fun place to drop off your pup for the day? We offer doggy ... [See more](#)

👍❤️ 79

52 🖱️ 71 🖱️

🖱️ Like

🖱️ Comment

Most relevant ▼

Log in or sign up for Facebook to connect with friends, famil...

Log In

or

Create new account



Tophea Maria Piunti

Are the dogs supervised in the splash pad while parents drink? I've worked in dog boarding/daycare as a manager and I need to know if the dogs are manned. Trying separate a dog fight while intoxicated could cause huge problems.

1w



Baxter's Doghouse replied · 3 Replies



Stephanie Lynn

25 bucks isnt bad when you have reponsible people being paid hourly to play and referee the furr gang

6d



Lyn KC

I haven't seen this asked so forgive me if it's already been answered. I drove by today going to birds on safari and it was so hot out. What about the turf and the dogs paws? I know when I bring my kids or even when I go to the park that has turf we ha... [See more](#)

1w



Baxter's Doghouse replied · 1 Reply



Jody Bell



1w



Amanda Giraldo replied · 1 Reply



Paula Sandt Miller

How long is a single day pass for dogs? What are you getting for \$25?

1w



Baxter's Doghouse replied · 1 Reply

[View more comments](#)

6 of 26

Log in or sign up for Facebook to connect with friends, famil...

[Log In](#)

or

[Create new account](#)

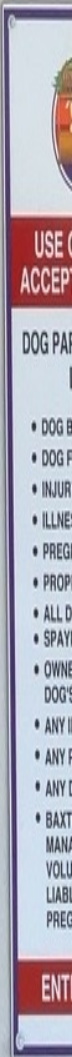
Apr 29, 2026 at 9:09:22 AM
FL, Stuart



Apr 29, 2026 at 9:07:52 AM
FL, Stuart



Baxter's Doghouse



Apr 29, 2026 at 9:08:02 AM
FL, Stuart





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

Meeting Date: 5/20/2026

Prepared by:

Title of Item:

CITY OF STUART VS CONCORDIS COMMUNITY STUART LLC (COMPLIED)

Address:

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.

ATTACHMENTS:

1. MARTIN COUNTY PROPERTY APPRAISER
2. SUNBIZ
3. NOTICE OF VIOLATION NOTICE OF HEARING
4. CERT MAIL RECPT 26-30
5. PHOTO
6. PHOTO

< **BACK TO SEARCH**

Basic Info

PIN 10-38-41-010-000-00010-9	AIN 27019	Situs Address 1301 SE PALM BEACH RD STUART FL	Website Updated 5/6/26
--	---------------------	---	----------------------------------

General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners

CONCORDIS COMMUNITY STUART LLC

Parcel ID

10-38-41-010-000-00010-9

Use Code/Property Class

7400 - 7400 Homes for the aged

Mailing Address

1740 SE 18TH ST #902
OCALA FL 34471

Account Number

27019

Neighborhood

M3E M3E-EAST STUART

Tax District

STUART

Property Address

1301 SE PALM BEACH RD STUART FL

Legal Acres

2.7769

Legal Description

MILLER'S SUBDIVISION, LOT 1 (LESS W 10 F...

Ag Use Size (Acre\Sq Ft)

N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 1,911,160	\$ 11,106,270	\$ 13,017,430	\$ 0	\$ 13,017,430	\$ 0	\$ 13,017,430

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

Current Sale

Sale Date 12/19/25	Grantor (Seller) MCP STUART LODGE PROPCO LLC	Doc Num 3162387
Sale Price \$ 14,000,000	Deed Type Special Warranty Deed	Book & Page <u>3540 687</u>

Legal Description

MILLER'S SUBDIVISION, LOT 1 (LESS W 10 FOR R/W AS IN OR 402/1041& LESS ADDL R/W FOR 14TH STREET PER OR 1925/2118 & OR 2130/1476)

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
 CONCORDIS COMMUNITY STUART LLC

Filing Information

Document Number L25000420134
FEI/EIN Number 39-4890882
Date Filed 09/11/2025
State FL
Status ACTIVE

Principal Address

1740 SE 18TH STREET
 SUITE 902
 OCALA, FL 34471

Mailing Address

1740 SE 18TH STREET
 SUITE 902
 OCALA, FL 34471

Registered Agent Name & Address

CONCORDIS SENIOR LIVING LLC
 1740 SE 18TH STREET
 SUITE 902
 OCALA, FL 34471

Authorized Person(s) Detail

Name & Address

Title MGR

WATKINS, R TRENT
 1740 SE 18TH STREET, SUITE 902
 OCALA, FL 34471

Title MGR

WATKINS, TRAVE
 1740 SE 18TH STREET, SUITE 902
 OCALA, FL 34471

Title MGR

JOHNSEN, PEDER
 1740 SE 18TH STREET, SUITE 902
 OCALA, FL 34471

Annual Reports

Report Year	Filed Date
2026	03/24/2026

Document Images

03/24/2026 -- ANNUAL REPORT	View image in PDF format
09/11/2025 -- Florida Limited Liability	View image in PDF format





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

Case: CE-26-30
MAY 6, 2026

CONCORDIS COMMUNITY STUART LLC
1740 SE 18TH STREET #902
OCALA FL 34471

Notice of Violation and Notice of Hearing

Address of Violation: 1301 PALM BEACH ROAD STUART FL 34994
Parcel Control No.: 10-38-41-010-000-00010-9
Legal Description: MILLER'S SUBDIVISION, LOT 1 (LESS W 10 FOR R/W AS IN OR 402/1041 & LESS ADDL R/W FOR 14TH STREET PER OR 1925/2118/ & OR 2130/1476

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.**
- 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 prohibited signs. All signs must be permitted**

3. **Pertinent Code Section(s): Sec 10-68 Violation Description/Corrective Action Required: FIRE SAFETY FEES** Fees for fire protection and fire prevention inspections, new construction plan reviews and activities shall be as currently established or as hereafter adopted by resolution of the city commission from time to time in appendix A to this Code. **Please remit the applicable fire safety inspection fees in the amount of \$1,500.00**

4. **Pertinent Code Section(s): Sec 10-36 (FBC 105.1) Violation Description/Corrective Action Required: PERMITS 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 City of Stuart Building permit for installation of signs.**

5. **Pertinent Code Section(s): Sec 42-234 Violation Description/Corrective Action Required: (Permits & Certificates) Grease Trap Certificate** It is hereby declared to be unlawful to install or operate a grease trap without first obtaining an installation permit and grease trap certificate as provided in this section from the public works director or his designee. All existing establishments which require or utilize a grease trap must submit a maintenance schedule and obtain a grease trap certificate. This certificate is nontransferable and shall be displayed at the establishment. Upon change of ownership of the establishment, the new owner must apply for a new nontransferable certificate. Failure to submit a maintenance schedule, obtain a grease trap certificate and install and maintain the grease trap per the approved schedule is a violation of this article subject to penalties as provided by state law and this division. **Apply for and obtain a City of Stuart Grease Trap Certificate.**

Comply By: May 18, 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 May 18, 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 20th day of May, 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

7015 3010 0000 0346 4402

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

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<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	\$

CE2630

Sent to	Concordia Community STUART VA
Street and Apt. No., or PO Box No.	1740 SE 18th STREET #902
City, State, ZIP+4®	Charlottesville VA 22902

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

May 6, 2026 at 2:38:56 PM
FL, Stuart

1301
Stuart
Senior Living



May 6 2026 at 2:38:36 PM
FL, Stuart



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

Meeting Date: 5/20/2026

Prepared by:

Title of Item:

CITY OF STUART VS CERTIFIED REAL ESTATE HOLDINGS LLC (**RESCHEDULED**)

Address:

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.

ATTACHMENTS:

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

Meeting Date: 5/20/2026

Prepared by:

Title of Item:

CITY OF STUART VS ZBG PROPERTIES LLC (**COMPLIED**)

Address:

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.

ATTACHMENTS:

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

Meeting Date: 5/20/2026

Prepared by:

Title of Item:

CITY OF STUART VS CERTIFIED REAL ESTATE HOLDINGS LLC (COMPLIED)

Address:

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.

ATTACHMENTS:

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

Meeting Date: 5/20/2026

Prepared by:

Title of Item:

CITY OF STUART VS DLD PROPERTIES III LLC (**COMPLIED**)

Address:

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.

ATTACHMENTS:

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

Meeting Date: 5/20/2026

Prepared by:

Title of Item:

CITY OF STUART VS LGDD LLC (**COMPLIED**)

Address:

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.

ATTACHMENTS:

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

Meeting Date: 5/20/2026

Prepared by:

Title of Item:

CITY OF STUART VS MEDALIST BUILDING GROUP LLC (**COMPLIED**)

Address:

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.

ATTACHMENTS: