



MAGISTRATE HEARING DOCKET

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

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

VIOLATION HEARINGS

1. **CITY OF STUART VS 500 SE OSCEOLA AVE VENTURES LLC (LIEN MITIGATION)**
CASE NO: CE-26-115 (CE25100004)
ADDRESS OF VIOLATION: 500 SE OSCEOLA AVE
CODE SECTION: SEC. 6.11.02
STAFF RECOMMENDATION: STAFF DOES NOT OPPOSE THE REQUEST AND DEFERS THE DECISION TO THE SPECIAL MAGISTRATE'S DISCRETION, BASED ON THE NATURE OF THE VIOLATION, THE SPECIFIC FACTS OF THE CASE, AND ANY OTHER RELEVANT OR EXTENUATING CIRCUMSTANCES PRESENTED.

2. **CITY OF STUART VS 851 JOHNSON INC (STIPULATION AGREEMENT)**
CASE NO: CE-26-47
ADDRESS OF VIOLATION: 851 SE JOHNSON AVE
CODE SECTION: SEC. 10-36 (FBC 105.1) PERMITS REQUIRED
SEC. 10-69 MOTOR VEHICLE PARKING AND STORAGE
SEC. 20-22 DUTY TO KEEP LAND FREE FROM TRASH AND OTHER SOLID WASTE
STAFF RECOMMENDATION: COMPLY BY JULY 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.

3. **CITY OF STUART VS HERITAGE WAY LLC (STIPULATION AGREEMENT)**
CASE NO: CE-26-44
ADDRESS OF VIOLATION: 600 S COLORADO AVE
CODE SECTION: SEC.10-36 (105.1) PERMITS REQUIRED
SEC. 42-234 PERMITS AND CERTIFICATES (GREASE TRAP)
STAFF RECOMMENDATION: COMPLY BY SEPTEMBER 30, 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 CAPTREE VENTURES III LLC (STIPULATION AGREEMENT)**
CASE NO: CE-26-98
ADDRESS OF VIOLATION: 700 NW DIXIE HWY
CODE SECTION: SEC. 6.11.16 PROHIBITED SIGNS (COMPLIED)
SEC.3.01.03 URBAN STANDARDS REGULATIONS
STAFF RECOMMENDATION: COMPLY BY JANUARY 31, 2026, OR A FINE IN THE AMOUNT OF \$200.00 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 LUMANO HUMBERTO BARRERA (STIPULATION OF AGREEMENT)**
CASE NO: CE-26-53
ADDRESS OF VIOLATION: 1620 APACHE AVE
CODE SECTION: SEC. 10-36 (FBC 105.1) PERMITS REQUIRED
STAFF RECOMMENDATION: COMPLY BY OCTOBER 31, 2026, OR A FINE IN THE AMOUNT OF \$200.00 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 SP CROSSINGS LLC (COMPLIED)**
CASE NO: CE-26-76
ADDRESS OF VIOLATION: 3800 SE GATEHOUSE CIR
CODE SECTION: SEC: 10-61 MAINTENANCE OF STRUCTURES EQUIPMENT AND EXTERIOR PROPERTY
STAFF RECOMMENDATION: COMPLY BY AUGUST 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 AGB STUART LLC (COMPLIED)**
CASE NO: CE-26-83
ADDRESS OF VIOLATION: 726 SW FEDERAL HWY
CODE SECTION: SEC: 10-61 MAINTENANCE OF STRUCTURES, EQUIPMENT AND EXTERIOR PROPERTY
STAFF RECOMMENDATION: COMPLY BY AUGUST 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 HEM ONC PROPERTIES II LLC (COMPLIED)**
CASE NO: CE-26-81
ADDRESS OF VIOLATION: 2081 SE OCEAN BLVD UNIT 2 B
CODE SECTION: SEC. 38-95 BUSINESS TAX RECEIPT REQUIRED
STAFF RECOMMENDATION: COMPLY BY AUGUST 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 1634 S KANNER HIGHWAY LLC (COMPLIED)**
CASE NO: CV-26-5
ADDRESS OF VIOLATION: 1634 S KANNER HWY
CODE SECTION: SEC.10
STAFF RECOMMENDATION: COMPLY BY AUGUST 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 CD-HRA STUART LLC (NEW OWNER RESCHEDULE AUGUST HEARING)**
CASE NO: CE-26-78
ADDRESS OF VIOLATION: 650 NW FORK RD
CODE SECTION: SEC. 10-36 (FBC) 105.1 PERMITS REQUIRED
SEC. 38-95 BUSINESS TAX RECEIPT REQUIRED
STAFF RECOMMENDATION: COMPLY BY AUGUST 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 900 FEDERAL HWY LLC (RESCHEDULED AUGUST HEARING AGENDA)**
CASE NO: CE-26-84
ADDRESS OF VIOLATION: 900 NW FEDERAL HWY
CODE SECTION: SEC. 20-21 DUTY TO KEEP PROPERTY MOWED
STAFF RECOMMENDATION: COMPLY BY JULY 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.