



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.

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

Meeting Date: 7/15/2026

Prepared by:

Title of Item:

CITY OF STUART VS 500 SE OSCEOLA AVE VENTURES LLC (LIEN MITIGATION)

Address:

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.

ATTACHMENTS:

1. CITY OF STUART VS. 500 OSCEOLA AVE VENTURES LLC
2. MARTIN COUNTY PROPERTY APPRAISER
3. SUNBIZ
4. MAGISTRATE ORDER
5. LIEN MITIGATION APPLICATION
6. VIOLATION_PACKET

Magistrate Hearing

July 15, 2026

CITY OF STUART VS. 500 SE OSCEOLA AVE VENTURES LLC
LIEN MITIGATION

CASE NO: CE25100004 (CE-26-115)

ADDRESS OF VIOLATION: 500 SE OSCEOLA AVE

CODE SECTION: 6.11.02 SIGNS (UNPERMITTED)

Officer: T. BUSH

[< BACK TO SEARCH](#)

Basic Info

PIN 04-38-41-020-002-00010-6	AIN 21890	Situs Address 500 SE OSCEOLA ST STUART FL	Website Updated 7/15/26
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General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners

500 SE OSCEOLA AVE VENTURES LLC

Parcel ID

04-38-41-020-002-00010-6

Use Code/Property Class

1800 - 1800 Off bldg non-prof mlt sty

Mailing Address

500 SE OSCEOLA ST
STUART FL 34994

Account Number

21890

Neighborhood

M2 M2-DOWNTOWN STUART

Tax District

STUART

Property Address

500 SE OSCEOLA ST STUART FL

Legal Acres

0.419

Legal Description

STYPMAN'S, LOT 1 & ALL OF LOT 17 & 18 BL...

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
2026	\$ 602,320	\$ 1,117,490	\$ 1,719,810	\$ 188,291	\$ 1,531,519	\$ 0	\$ 1,531,519

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

5/17/23

Grantor (Seller)

PSL UNITED PROPERTIES LLC

Doc Num

3017001

Sale Price

\$ 1,600,000

Deed Type

Warranty Deed

Book & Page

3375 1508

Legal Description

STYPMAN'S, LOT 1 & ALL OF LOT 17 & 18 BLK 2 OR 353/1438

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
LAKESIDE TRAIL LLC

Filing Information

Document Number	L10000095028
FEI/EIN Number	85-2197237
Date Filed	09/10/2010
Effective Date	09/10/2010
State	FL
Status	ACTIVE

Principal Address

1669 SW FOXPOINT TRAIL
PALM CITY, FL 34990

Mailing Address

1669 SW FOXPOINT TRAIL
PALM CITY, FL 34990

Registered Agent Name & Address

DELPRETE, JOHN
1669 SW FOXPOINT TRAIL
PALM CITY, FL 34990

Authorized Person(s) Detail

Name & Address

Title MGRM

DELPRETE, JOHN
1669 SW FOXPOINT TRAIL
PALM CITY, FL 34990

Title MGRM

DELPRETE, CAROLYN
1669 SW FOXPOINT TRAIL
PALM CITY, FL 34990

Annual Reports

Report Year	Filed Date
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CITY OF STUART, FLORIDA
CODE ENFORCEMENT MAGISTRATE

Case No. CE25100004

CITY OF STUART, FLORIDA
Petitioner,
v.

Respondent(s)

500 SE OSCEOLA AVE VENTURES LLC
500 SE OSCEOLA AVE
STUART FL 34995

PCN# 04-38-41-020-002-00010-6

ORDER FINDING VIOLATION

THIS MATTER having come before the Code Enforcement Magistrate on **November 19, 2025**, and having heard the testimony of the parties, and having considered the evidence presented by the parties; and having been fully apprised of the circumstances, does find as follows:

FINDINGS OF FACT

1. The above Respondent(s) is the owner(s) of the property located at **500 SE Osceola Ave, Stuart Florida 34995**, and legal description described in the warranty deed as: **LOTS 1,17 AND 18, BLOCK 2, STYPMANN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 82, PUBLIC RECORDS OF PALM BEACH NOW MARTIN COUNTY, Public Records of Martin County, Fl**
2. On October 5, 2025, an inspection of the permit file was conducted by a City of Stuart Code Inspector, and at that time, and continuing until the date of this hearing, the Respondents did maintain conditions on the property as cited in the Notice of Violation and Notice of Hearing, issued in this case.

CONCLUSIONS OF LAW

3. The Findings of Fact support, by a preponderance of the evidence, that Respondent has violated **Pertinent Code Section(s): Sec 6.11.02 – Permits Required** It shall be unlawful for any person to post, display, erect or modify a sign or sign structure that requires a permit provided for in this code, without first having obtained a permit therefor. Signs or sign structures erected without a valid permit shall be in violation, and it shall be mandatory to obtain a permit, based on this chapter, failing which, the sign or sign structure shall be removed by the owner or occupant, or by the city, as provided herein. All signs not expressly allowed by this code are prohibited.

COMPLIANCE

IT IS HEREBY ORDERED that Respondent shall comply with the above code section as follows:

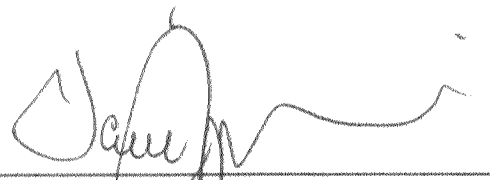
- A. On or before December 31, 2025, Respondents shall come into compliance with the above-cited Code section, by obtaining an approved Final Inspection. Upon compliance, the Respondent shall request an inspection by contacting the City's Building Department Office at 121 SW Flagler Avenue, Stuart, FL 34994, or by 772-288-5326. A request for inspection must be made at least 1 day(s) prior to the requested inspection. If Respondent(s) fails to comply with the requirements of this subsection, there is hereby levied a fine in the amount of **\$250.00** per Violation per day thereafter, for sec.6.11.02 Permits Required for each and every day of non-compliance, and administrative costs in enforcing this action. Pursuant to city ordinance and Chapter 162, Florida Statutes, no further hearing shall be required for the entry of such fine and costs. In addition, all fines and costs become liens on the property of the Respondents.

500 SE OSCEOLA AVE VENTURES LLC
Order Finding Violation – CE25100004
Page 2 of 2

- B. Should the Respondent come into compliance in accordance with this Order Finding Violation, and subsequently violate the same code section, such reoccurrence shall subject the Respondents to an administrative fine of up to **\$500.00** per day for every day of violation.
- C. Respondents are assessed the costs of this action in the amount of \$300.00 as provided by law and shall pay the same to the City at 121 SW Flagler Avenue, Stuart FL 34994, at the conclusion of this hearing.

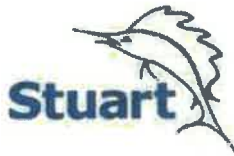
The City, its' agents, officers, and employees are authorized to enter the property during daylight hours to inspect and monitor compliance with this Order.

DONE AND ORDERED on this 19th day of November 2025.



Paul J. Nicoletti, Magistrate

Copies furnished to the Parties, BY Certified Mail 7022 3330 0000 9822 4760



SECTION 1: APPLICANT INFORMATION

Applicant/Authorized Agent/Property Owner:

- Owner Name: 500 SE Osceola AVE Ventures, LLC
- Mailing Address: 500 SE Osceola St. Stuart FL 34994
- Phone Number: 772-286-5744
- Email Address: jweeks@commercialrealestate11c.com

Property Information:

- Property Address w/ Lien: 500 SE Osceola St. Stuart FL 34994
- Parcel Number or Property ID: 043841020002000106

SECTION 2: LIEN DETAILS

Type of Lien(s): (Check all that apply)

- ☐ Tax Lien
- ☐ Utility Lien
- ☒ Code Violation Lien
- ☐ Other: _____

Lien Reference Number(s): CE25100004

Lien Amount(s): \$40,050.00

Date Lien(s) Issued: Jan 1, 2026

SECTION 3: REASON FOR REQUEST

Please explain the reason for your lien mitigation request. Include details about the hardship and/or other extenuating circumstances:

Sign installer failed to submit for permit prior to installation. We have worked with installer for over a year in an effort to obtain permit. Our understanding is sign installer has failed to respond to City in a timely fashion. Sign has now been removed after the passing of Mr. Baran.



SECTION 4: SUPPORTING DOCUMENTATION

Please include the following documentation with your application:

- Proof of property ownership (Example: tax roll, deed, title).
- Copies of lien information (Example: recorded orders, documents, notices)
- Any other relevant documentation supporting your request.

SECTION 5: APPLICANT DECLARATION

I/We, the undersigned, certify that the information provided in this application and all accompanying documentation is true and correct to the best of my/our knowledge. I/We understand that submitting this application does not guarantee approval of lien mitigation.

Signature of Applicant(s):

Date:

Signature of Applicant(s):

Date:

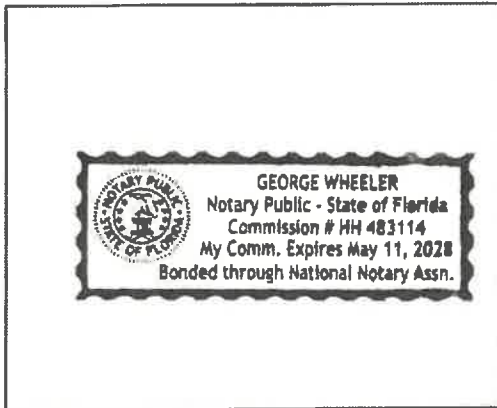
Signature of Applicant(s):

Date:



The foregoing instrument was acknowledged before me, the undersigned notary public, this
8 day of JUNE, 2020 by JEFFREY BARNON.

NOTARY PUBLIC SEAL OF OFFICE



{Name of the person acknowledging}

Printed, typed or stamped name of the Notary Public Exactly as Commissioned



FOR OFFICE USE ONLY

Date Application Received: 6/10/2026
Case Number: CE 25100004
Reviewed By: Jodi Krugler

Decision:

☒ Approved

☐ Denied

☐ Additional Information Required

Comments/Notes:

To move forward to magistrate meeting to be
scheduled on July 15, 2026.

Staff Signature: Jodi Krugler

Date: 7/9/26



**HONORABLE
RUTH PIETRUSZEWSKI, CFC**

MARTIN COUNTY TAX COLLECTOR
3485 SE WILLOUGHBY BLVD
STUART, FL 34994

Property Address 500 SE OSCEOLA ST
Legal Description STYPMAN'S, LOT 1 & ALL OF LOT 17 & 18 BLK 2 OR 353/1438

REAL ESTATE

MARTIN COUNTY
2025 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

PARCEL ID: 04-38-41-020-002-00010.60000

ALTERNATE ID: 21890

ESCROW CODE:

500 SE OSCEOLA AVE VENTURES LLC
49 SW FLAGLER AVE #301
STUART, FL 34994



SCAN TO VIEW AND PAY
YOUR BILL ONLINE!

If Received By	Apr 30, 2026	Paid	\$25,355.41	04/22/2026
Please Pay	\$25,355.41			

Ad Valorem Assessments

Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Tax Amount
CITY OF STUART-GENERAL-OP	772-288-5310	4.9000	1,392,290	0	1,392,290	6,822.22
CITY OF STUART-DEBT SERV	772-288-5310	0.1310	1,392,290	0	1,392,290	182.39
SCHOOL-GENERAL FUND	772-219-1200 ext 30273	3.0540	1,392,290	0	1,392,290	4,252.05
SCHOOL CAPITAL OUTLAY	772-219-1200 ext 30273	0.9500	1,392,290	0	1,392,290	1,322.68
SCHOOL - DISCRETIONARY	772-219-1200 ext 30273	0.7480	1,392,290	0	1,392,290	1,041.43
SCHOOL ADDTNL VOTER MIL	772-219-1200 ext 30273	0.4250	1,392,290	0	1,392,290	591.72
CHILDRENS SERVICES ORDNCs	772-288-5758	0.3618	1,392,290	0	1,392,290	503.73
FL-INLAND NAVIGATION DIST	561-627-3386	0.0270	1,392,290	0	1,392,290	37.59
S. FLA WTR MGMT	561-686-8800	0.2301	1,392,290	0	1,392,290	320.37
COUNTY-GENERAL FUND-OP	772-463-2868	6.5614	1,392,290	0	1,392,290	9,135.37

MILLAGE CODE 3100

TOTAL MILLAGE 17.3883

TOTAL AD VALOREM TAXES

\$24,209.55

Exemptions

Non Ad Valorem Assessments

Levying Authority	Telephone	Rate (\$ per unit)	Tax Amount
CITY OF STUART FIRE T1	772-288-5310		108.35
CITY OF STUART FIRE T2	772-288-5310		299.00

TOTAL NON AD VALOREM TAXES

\$407.35

TOTAL \$24,616.90

*SEE REVERSE SIDE FOR INSTRUCTIONS PLEASE DETACH AND RETURN BOTTOM PORTION IF MAILING PAYMENT.

2025

PARCEL ID: 04-38-41-020-002-00010.60000

ALTERNATE ID: 21890

ESCROW CODE:

Please provide your contact information here:

Email: _____

Phone: _____

*If the address below is not correct, visit pamartinfl.gov to update your address.

500 SE OSCEOLA AVE VENTURES LLC
49 SW FLAGLER AVE #301
STUART, FL 34994

PAY ONLY ONE AMOUNT		
IF PAID BY	PLEASE PAY	
Apr 30, 2026	\$25,355.41	
Paid	\$25,355.41	04/22/2026
TAXES BECOME DELINQUENT APRIL 1 - ADD 3% PLUS FEES		

Notice: If taxes on your property are not paid in full, a tax certificate will be sold for the delinquent taxes.

U.S. FUNDS ONLY

Make checks payable to:

RUTH PIETRUSZEWSKI, TAX COLLECTOR

3485 SE WILLOUGHBY BLVD STUART, FL, 34994



* 1 + 2 1 8 9 0 + 2 0 2 5 *

Lien Search Request
LIEN-26-154

Your Submission

Attachments

Guests (0)

- ✓ Intake
- ✓ Lien Search Fee
- ✓ **Code Department Review**
- ✓ Utilities Customer Service
- ✓ Close Out

Code Department Review

✓ **Complete.** This step was completed on Mar 30, 2026 at 9:13am.



Tamica Bush

Mar 30, 2026 at 9:13 am

There is an open code enforcement violation CE25100004, Running Lein of \$250.00 daily and an administration fee of \$300.00, and open permits associated with the property open permit BP-25-1727. (<https://stuartfl.workflow.opengov.com/#/explore/records/386445/form>)

Message the reviewer

Send Message

PERMIT EXPIRED

(/dashboard/projects/124)

Building Permit

BP-24-2157

Zoning Review

 Stopped. This step was stopped on Oct 6, 2025 at 11:58am.

Your Submission

Attachments

Guests (1)



Frances Warens

Dec 29, 2025 at 3:06 pm

The new Permit Number for this is BP-25-2531
If it is missing anything, please please let me know so we can button
this project up as soon as possible. Thank you

 Intake Review

 Building Permit Fee

 Zoning Review Fee

 Zoning Review

 Building Review

 General Permit

 IOC Required

 Electric Final- Commercial

 Close Permit



Frances Warens

Dec 29, 2025 at 2:31 pm

Hi Jodi, just spoke with Tamica. She informed us of our expired
permit and suggested to resubmit the application as well as the
variance and unified sign form. Everything has been signed and
notarized. I will provide the updated permit number once available.
Thank you.



Frances Warens

Nov 19, 2025 at 12:24 pm

The application was Approved by Kris. We brought it in in person and from the beginning fo the meeting we were told it was approved. And the remainder of the meeting was how e go about the final steps. He said all we needed was the unified sign plan. Kris May Have kept that document and filed it away or something, but i don't have a copy of the ones signed and notarized.



Jodi Kugler

Nov 19, 2025 at 11:50 am

Olivia, the Variance Application you uploaded was never received by the City. This application is submitted online the same process as the building permit submittal. Additionally, the application is not signed or notarized. @Tamica Bush
(/##/explore/users/auth0168c8ae8df42e984b377aebf7)



Jodi Kugler

Nov 19, 2025 at 11:39 am

Olivia, the Variance Application you uploaded was never received by the City. This application is submitted online the same process as the building permit submittal. Additionally, the application is not

signed or notarized. @Tamica Bush
(/#/explore/users/auth0l68c8ae8df42e984b377aebf7)



Jodi Kugler

Nov 19, 2025 at 9:40 am

Good morning, Olivia, this permit is expired. The unified sign plan needs approval through an administrative variance. Please note, this is an active code case and is scheduled for the Magistrate today.

The Code Officer is recommending compliance on or before December 31, 2025. If not in compliance by this date, a \$250 per day will be assessed, plus a \$300 Administrative Fee. @Tamica Bush (/#/explore/users/auth0l68c8ae8df42e984b377aebf7)



Frances Warens

Nov 19, 2025 at 9:14 am

We have created the unified sign plan that was requested and added as an attachment.



Tamica Bush

Nov 18, 2025 at 3:07 pm

The Special Magistrate Hearing remains on schedule for November 19, 2025 @ 2:00 P.M. The property remains out of compliance the sign has not been removed and there is still no Issued Permit.



Jodi Kugler

Oct 6, 2025 at 12:09 pm

Permit application is expired.



Frances Warens

Oct 3, 2025 at 9:22 am

Jodi could you please tell me what it is that we are missing to remedy this?



Jodi Kugler

Oct 2, 2025 at 2:28 pm

This is being referred to code enforcement.

Frances Warens

Jul 22, 2025 at 4:12 pm



Kris - I apologize for the dropped call and it happened right as I was walking into the shop and got pulled in a few dif directions - im so sorry!

So if its still available, I believe you were saying you wanted to meet at your office, rather than on site, so that you can bring in another person on it? We don't have to meet at 500 Osceola if its not necessary. (Plus AC is preferable LOL)

Kristopher McCrain

Jul 21, 2025 at 3:40 pm



Hi Olivia, I would be happy to schedule a time with you and Efrain to discuss the Administrative Variance submittal for the unified sign plan. I'm available to meet in person this week on Wednesday after 2:00 pm, or anytime on Thursday or Friday. I also have availability next week on Monday, Wednesday, or Friday. Let me know and I'll forward you a meeting invite, via email.

Frances Warens

Jul 21, 2025 at 3:12 pm



Hi Kris! Hope you're doing well. We're looking to get some clarity on the exterior wall signage at 500 Osceola now that Jeremiah Baron

Companies has paid their fee.

Would it be possible to schedule a meeting with you this week? An in-person meeting would be ideal, but at the very least a phone conference with me and Efrain, the owner of the sign shop, would be really helpful..

We want to discuss the option of applying for a variance, what that entails and what your suggestions are. This is something new to us and could really use assistance in figuring out how to make signage work at this site address.

Efrain has tried to get ahold of you, a few times last week – so you can call him at his direct line 7724851430 anytime and you can reach me from 9-5 at 7726922323

Respectfully,

Olivia



Frances Warens

Jan 9, 2025 at 2:13 pm

Hey Kristopher, I just searched for the unified signage 6.11.09 protocol.

I want to send a letter to the development department., as per O.11.09 – No. 4.

Who should I address it to? Is there a specific person, or email I can send it to?

 Kristopher McCrain

Jan 8, 2025 at 9:53 am

The number of allowable wall signs outlined under LDC Section 6.11.00 is based on the building occupancy and not the number of tenants. According to LDC Section 6.11.09, the property owner may submit a unified signage plan for additional wall signs and allowable area, which will require approval of an Administrative Variance by the Development Director.

According to LDC Section 6.11.09(A)(3), the size and amount of all allowable wall signs shall be based on a percentage of the wall areas computed as the length multiplied by the height of the geometric figures which comprise the actual wall area fronting on a street. The wall length shall be the building face. The height of the wall for computing purposes shall not exceed 25 feet for two or more story structures.

Please review Section 6.11.09 of the City of Stuart Land Development Code for the standards and requirements for unified sign plans.



Jamison Weeks

Jan 7, 2025 at 9:55 am

Hi Kristopher,

Are there any exceptions as to this size of the signage? I noticed medical office just to our west has a couple signs similar to what we have. This office will technically house 4 tenants between the different companies, May be a long shot but is it possible to combine the signs for each tenant?



Kristopher McCrain

Jan 2, 2025 at 11:12 am

According to Section 6.11.17 of the City of Stuart Land Development, wall signs proposed on properties designated by the R-3 (Residential, Multi-Family/Office) Zoning District are permitted a maximum of one (1) wall sign per occupant. The Code further stipulates the maximum allowable area for a wall sign may not exceed twelve (12) square feet in area, unless the one (1) allowable wall sign is proposed to front S.E. Ocean Boulevard, then the area may be increased to a maximum of twenty-four (24) square feet.



Frances Warens

Dec 30, 2024 at 12:34 pm

Hi Mr McCrain, I did apply with two separate permit applications,

however it was the city who put them both under one permit #.

Also, forgive me for my poor understanding of the industry jargon.. lol. but am i correct that the sign that they are planning on installing can not be any larger than 12 Sq Ft

 Kristopher McCrain

Dec 19, 2024 at 2:45 pm

Two wall permits are proposed under BP-24-2157, whereas each proposed wall sign must be submitted under a separate building permit for review.

Furthermore, only one wall sign is permitted per occupancy within the R-3 (Residential, Multi-Family/Office) Zoning District, with a maximum area of 12 square feet, per Section 6.11.17 of the Land Development Code.

Message the reviewer

Send Message

City of Stuart, 121 SW Flagler Ave, Stuart, FL 34994

Portal powered by OpenGov

Your Profile
Your Records
(/dashboard/records)

Reso
Seal
Clair
Emp
(http



City of Stuart

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

500 SE OSCEOLA AVE VENTURES LLC
2100 SE OCEAN BLVD STE 100
STUART FL 34996

Case No. CE25-100004

Certified Receipt No.70223330000098224425

NOTICE OF VIOLATION AND NOTICE OF HEARING

October 5, 2025

500 SE Ave Ventures LLC
500 SE Osceola Street
Stuart, FL 34994
Parcel Control Number 043841020002000106

Dear Property Owner/Business Owner/Occupant:

To maintain the appearance and property values of the City of Stuart, City staff must enforce the ordinances and regulations governing the community. These rules were implemented so that residents and businesses within the City of Stuart can equally enjoy their properties and surrounding areas. When inspections are conducted on a property, deficiencies are noted, and the owner and occupant are notified.

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.

- 1. Violation Description/Corrective Action Required PLEASE APPLY FOR AND OBTAIN AN ISSUED PERMIT FOR SIGN OR REMOVE Sec. 6.11.02 Permit Required.** It shall be unlawful for any person to post, display, erect or modify a sign or sign structure that requires a permit provided for in this code, without first having obtained a permit therefor. Signs or sign structures erected without a valid permit shall be a violation and it shall be mandatory to obtain a permit, based on this chapter, failing which, the sign or sign structure shall be removed by the owner or occupant, or by the city, as provided herein. All signs not expressly allowed by this code are prohibited.

Comply By: November 7, 2025

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 November 7, 2025 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 19th day of November 2025 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 and act solely 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.



Tamica Bush Code Enforcement Officer
Code Enforcement Division
Tbush@stuartfl.gov
772-278-0925

[BACK TO SEARCH](#)

Basic Info

PIN 04-38-41-020-002-00010-6	AIN 21890	Situs Address 500 SE OSCEOLA ST STUART FL	Website Updated 11/12/25
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General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners

500 SE OSCEOLA AVE VENTURES LLC

Parcel ID

04-38-41-020-002-00010-6

Use Code/Property Class

1800 - 1800 Off bldg non-prof mlt sty

Mailing Address

49 SW FLAGLER AVE #301
STUART FL 34994

Account Number

21890

Neighborhood

M2 M2-DOWNTOWN STUART

Tax District

STUART

Property Address

500 SE OSCEOLA ST STUART FL

Legal Acres

0.419

Legal Description

STYPMAN'S, LOT 1 & ALL OF LOT 17 & 18 BL...

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	\$ 546,100	\$ 846,190	\$ 1,392,290	\$ 0	\$ 1,392,290	\$ 0	\$ 1,392,290

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

5/17/23

Grantor (Seller)

PSL UNITED PROPERTIES LLC

Doc Num

3017001

Sale Price

\$ 1,600,000

Deed Type

Warranty Deed

Book & Page

3375 1508

Legal Description

STYPMAN'S, LOT 1 & ALL OF LOT 17 & 18 BLK 2 OR 353/1438

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

7022 3330 0000 9822 4432

**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	
\$	25.000004

Sent To
500 SE Osceola Ave Ventures 11C
Street and Apt. No., or PO Box No.
2100 SE Ocean Blvd Ste 100
City, State, ZIP+4®
Stuart FL 34994

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

7022 3330 0000 9822 4425

**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	
\$	25.100004

Sent To
500 SE Osceola Ave Ventures 11C James
Street and Apt. No., or PO Box No.
2100 SE Ocean Blvd Ste 100 M Clay
City, State, ZIP+4®
Stuart FL 34994

7022 3330 0000 9822 4449

**U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

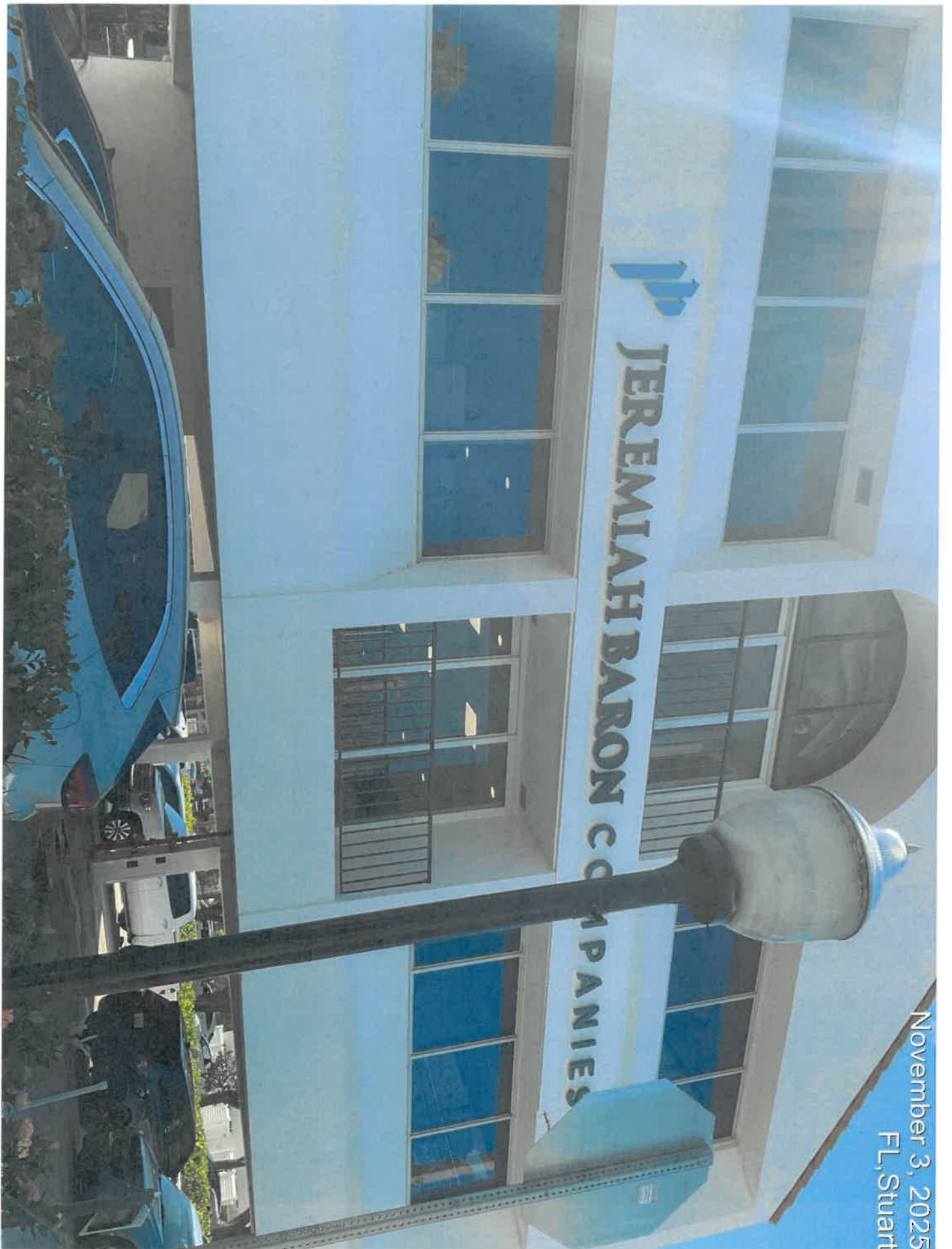
Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	
\$	
Total Postage and Fees	
\$	25.100004

Sent To
500 SE Osceola Ave Ventures 11C
Street and Apt. No., or PO Box No.
49 SW Flagler Ave 301
City, State, ZIP+4®
Stuart FL 34994

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



November 3, 2025
FL, Stuart



November 3, 2025
FL, Stuart





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

AFFIDAVIT OF POSTING

DATE: November 4, 2025

CASE # CE25-1000004

LOCATION OF VIOLATION: 500 SE OSCEOLA STREET

PCN: 043841020002000106

PROPERTY OWNER: 500 SE OSCEOLA AVE VENTURES LLC

I, TAMICA Clinton Bush 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 4th day of November 2025 at the above-named address.



Affiant: Tamica Clinton Bush
Code Compliance Officer

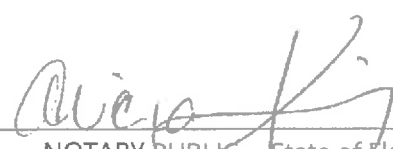
THE STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 5th day of November 2025, by Tamica Clinton Bush, 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.

(SEAL)



ALICIA KING
Commission # HH 415865
Expires June 28, 2027



NOTARY PUBLIC State of Florida



Certified Receipt No. 792233506809C224C3

Comply By: November 7, 2025

November 4, 2025
FL, Stuart

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

Meeting Date: 7/15/2026

Prepared by:

Title of Item:

CITY OF STUART VS 851 JOHNSON INC (**STIPULATION AGREEMENT**)

Address:

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.

ATTACHMENTS:

1. CITY OF STUART VS. 851 JOHNSON INC
2. MARTIN COUNTY PROPERTY APPRAISER
3. SUNBIZ
4. NOTICE OF VIOLATION NOTICE OF HEARING
5. PROPERTY POSTING PHOTO
6. CERTIFIED MAIL RET. RECIEPT
7. GREEN CARD RETURN RECEIPT
8. PHOTO
9. PHOTO
10. PHOTO
11. PHOTO
12. PHOTO

Magistrate Hearing

July 15, 2026

CITY OF STUART VS. 851 JOHNSON INC

CASE NO: CE-26-47

ADDRESS OF VIOLATION: 851 JOHNSON AVE

CODE SECTION: 10-69 MOTOR VEHICLE PARKING AND STORAGE

Officer: T. BUSH

[BACK TO SEARCH](#)

Basic Info

PIN 04-38-41-018-000-00220-0	AIN 21773	Situs Address 851 SE JOHNSON AVE STUART FL	Website Updated 5/30/26
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General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners
851 JOHNSON INC

Parcel ID
04-38-41-018-000-00220-0

Use Code/Property Class
1800 - 1800 Off bldg non-prof mlt sty

Mailing Address
851 SE JOHNSON AVE #100
STUART FL 34994

Account Number
21773

Neighborhood
M2 M2-DOWNTOWN STUART

Tax District
STUART

Property Address
851 SE JOHNSON AVE STUART FL

Legal Acres
1.6701

Legal Description
SEVENJEM ADD'N, LOTS 22 23 24 25 26 & 27

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	\$ 1,760,990	\$ 942,490	\$ 2,703,480	\$ 148,817	\$ 2,554,663	\$ 0	\$ 2,554,663

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

Current Sale

Sale Date
7/11/05
Sale Price
\$ 0

Grantor (Seller)
QUENTIN PARTNERS
Deed Type
Qu

Doc Num
1854190
Book & Page
2034 1966

Legal Description

SEVENJEM ADD'N, LOTS 22 23 24 25 26 & 27

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
851 JOHNSON INC.

Filing Information

Document Number P05000077206
FEI/EIN Number 86-1140247
Date Filed 05/26/2005
State FL
Status ACTIVE

Principal Address

3079 SE Waaler Street
STUART, FL 34997

Changed: 04/10/2026

Mailing Address

3079 SE Waaler Street
STUART, FL 34997

Changed: 04/10/2026

Registered Agent Name & Address

RIORDAN, JAMES Q., Jr.
3079 SE Waaler Street
STUART, FL 34997

Name Changed: 04/04/2013

Address Changed: 04/10/2026

Officer/Director Detail

Name & Address

Title PDST

RIORDAN, JAMES Q., Jr.
3079 SE Waaler Street
STUART, FL 34997

Title V, Director

RIORDAN, GLORIA
3079 SE Waaler Street
STUART, FL 34997

Annual Reports

Report Year	Filed Date
2024	04/15/2024
2025	03/19/2025
2026	04/10/2026



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

Case: CE-26-47
May 13, 2026

851 JOHNSON INC
851 SE JOHNSON AVE #100
STUART, FL 34994

Notice of Violation and Notice of Hearing

Address of Violation: 851 SE JOHNSON AVE
Parcel Control No.: 04-38-41-018-000-00220-0
Legal Description: SEVENJEM ADD'N, LOTS 22232425 26 & 27

YOU ARE HEREBY NOTIFIED, pursuant to Section 8.06.00, Enforcement of Code Provisions, that an inspection of the above property has revealed violation(s) of the City of Stuart Code of Ordinance requiring your prompt attention. Please review the items below and make corrections within the requested time. Should you have any questions, please call the Property Inspector listed at the bottom of this notice. the following violation(s) exist(s) on the listed property:

- 1. Pertinent–Code Section(s): Sec 10-36 (FBC105.1) PERMITS REQUIRED Violation**
Description/Corrective Action Required: – Any person, firm, corporation or agent who fails to comply with any provision of the code, or who shall erect, construct, alter, install, demolish or move any structure, electrical, gas, mechanical or plumbing system, or has erected, constructed, altered, repaired, moved or demolished a building, structure, electrical, gas, mechanical or plumbing system, in violation of a detailed statement or drawing submitted and permitted thereunder, shall be guilty of a municipal ordinance violation. Each such person shall be considered guilty of a separate offense for each and every day or portion thereof during which a violation of any of the provisions of the code is committed or continued. Upon conviction of any such violation such person shall be punished within the limits as provided by law and local ordinance. Apply for and obtain a City of Stuart building permit for the fence installation. **Any previously approved permit must remain consistent with the original approved design. Please note that the fence section crossing through the parking lots was not included or approved under the original permit.**
- 2. Pertinent Code Section(s): Sec 10-69 Violation Description/Corrective Action Required:**
MOTOR VEHICLE PARKING AND STORAGE (b) Parking and storing; generally.(1) This section shall apply broadly to the parking or storage of aircraft, vehicles and vessels in all zoning districts, and on any real property in the city specified herein, and shall apply to owners, occupants, and visitors to the property.(2) Parking and storing of recreational vehicles shall be in accordance with an approved site plan or planned unit development approved for the site. To the extent that an approved site plan or planned unit development is silent as to parking and storing of recreational vehicles, or in the event that no site plan or planned unit development exists for the property, then parking only (not including storage) shall be permitted for recreational vehicles in designated parking spaces appropriately dimensioned for the vehicle being parked. In multifamily or commercial zoning districts, such parking areas shall also be appropriately signed for the use of such vehicles, if any. No other parking or storage of aircraft, vehicles or vessels shall be permitted.

Please remove all inoperable, unregistered, unrelated to business storage of vehicles/trailers, utility trailers stored on the property. Additionally, remove the RV currently stored on the property and connected to utilities.

3. **Pertinent–Code Section(s): Sec 20-22 DUTY TO KEEP LAND FREE FROM TRASH AND OTHER SOLID WASTE Violation Description/Corrective Action Required:** – (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 a public nuisance. (b) The owners, custodians, agents, lessees or occupants of real property within the city shall not permit the accumulation thereon 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. **Remove all stored garbage, trash, junk, and debris from the property. Remove all inoperable or discarded appliances, A/C units, and any debris located under the carport areas.**
4. **Pertinent–Code Section(s): Sec 6.11.05 AESTHETIC ATTRIBUTES Violation Description/Corrective Action Required:** – The aesthetic quality of a building, or of an entire neighborhood, is materially affected by achieving visual harmony of the signage on or about a structure as it relates to the architecture of the building and its adjacent surroundings. In addition to the limitations on signs imposed elsewhere in this code, the following aesthetic considerations must be met: A. *Garishness.* The overall effect of the lettering, configuration or color of a sign shall not be garish. Garish signs are those that are too bright or gaudy, showy, glaring, and/or cheaply brilliant or involving excessive ornamentation. Garish signs are not in harmony with and are not compatible with the building or adjacent surroundings and detract from the overall beauty of the city. B. *Scale and conformity with surroundings.* The scale of the sign in terms of site area and building volume shall be consistent with the scale of the building on which it is to be placed, and the neighborhood or streetscape where it is to be located. Scale shall also be considered in terms of site design standards as described herein with respect to sign height and area. C. *Quality.* ***All signs shall be of a professional quality and have a professional appearance that enhances the visual aesthetics of the area. This sign code describes basic standards which apply to many types of signs. Repair/Remove/Restore any dilapidated signs or signs covering. Permits may be required.***

Comply By: June 4, 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 June 4, 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 17th day of June 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

851

FED EX
LEAVE PACKAGES
THANK YOU

FOR PACKAGES FOR
QUENTIN PATRICKS OR
JACOBAN FAMILY
PLEASE CALL
773-228-4157
AND WE WILL LOOK
THE COOR.
IF UNABLE TO CALL OUR
OFFICE
PLEASE LEAVE THE
PACKAGE
NEAR THE MAILBOXES.
THANK YOU

Don't
forget to
check the
mailboxes
before they
change to 10

OFFICE HOURS
MONDAY - THURSDAY
9AM - 5PM

7015 3010 0000 0346 3337

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Certified Mail Fee

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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

\$

Sent To

Reg Agent - James G. Jordan

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

3079 SE WALKER STREET

City, State, ZIP+4®

STUART FL 34997

Postmark
Here

26.47

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

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

James G Riordan
3079 SE WADLER ST.
STUART FL 34997



9590 9402 9638 5199 7295 01

2. Article Number (Transfer from service label)

7015 3010 0000 0346 3337

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Sharon Wood

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

26-47

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured MailMail Restricted Delivery
(0)☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restrict

Delivery

☐ Signature Confirmation™☐ Signature Confirmation

Restricted Delivery

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

Domestic Return Receipt

Apr 27, 2026 at 1:37:04 PM
FL, Stuart



Apr 27, 2026 at 1:37:57 PM
FL, Stuart





Apr 27, 2026 at 1:36:34 PM
FL, Stuart



LITTLE PRODIGY
SCHOOL OF THE ARTS
Little Prodigy
SCHOOL OF MUSIC

Apr 27, 2026 at 1:37:32 PM
FL, Stuart



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

Meeting Date: 7/15/2026

Prepared by:

Title of Item:

CITY OF STUART VS HERITAGE WAY LLC **(STIPULATION AGREEMENT)**

Address:

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.

ATTACHMENTS:

1. CITY OF STUART VS. HERITAGE WAY LLC
2. MARTIN COUNTY PROPERTY APPRAISER
3. SUNBIZ
4. NOTICE OF VIOLATION NOTICE OF HEARING

Magistrate Hearing

July 15, 2026

CITY OF STUART VS. HERITAGE WAY LLC **STIPULATION AGREEMENT**

CASE NO: CE-26-44

ADDRESS OF VIOLATION: 600 S COLORADO AVE

CODE SECTION: 10-36 (FBC 105.1) PERMITS REQUIRED

Officer: T. BUSH

[BACK TO SEARCH](#)

Basic Info

PIN 05-38-41-005-023-00010-8	AIN 22351	Situs Address 600 S COLORADO AVE STUART FL	Website Updated 6/1/26
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General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners
HERITAGE WAY LLC

Parcel ID
05-38-41-005-023-00010-8

Use Code/Property Class
1100 - 1100 STORES 1 STORY

Mailing Address
17 S RIVER RD
STUART FL 34996

Account Number
22351

Neighborhood
M2 M2-DOWNTOWN STUART

Tax District
STUART

Property Address
600 S COLORADO AVE STUART FL

Legal Acres
0.1171

Legal Description
FRAZIER ADDN LOT 1 BLK 23

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	\$ 102,000	\$ 410,000	\$ 512,000	\$ 0	\$ 512,000	\$ 0	\$ 512,000

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 12/14/22	Grantor (Seller) VALENTINA V VAKANI IRREVOCABLE TRUST	Doc Num 2994958
Sale Price \$ 100	Deed Type NC-Warranty Deed	Book & Page <u>3351 2332</u>

Legal Description

FRAZIER ADDN LOT 1 BLK 23

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
HERITAGE WAY, LLC

Filing Information

Document Number L22000467578
FEI/EIN Number 88-4271546
Date Filed 10/31/2022
Effective Date 10/31/2022
State FL
Status ACTIVE
Last Event LC AMENDMENT
Event Date Filed 01/31/2023
Event Effective Date NONE

Principal Address

17 S RIVER RD
STUART, FL 34996

Mailing Address

17 S RIVER RD
STUART, FL 34996

Registered Agent Name & Address

KARLSON LAW GROUP
301 DAL HALL BLVD
LAKE PLACID, FL 33852

Authorized Person(s) Detail

Name & Address

Title AMBR

VAKANI, KEVIN, TRUSTEE
17 S RIVER RD
STUART, FL 34996

Title MGR

VAKANI, ARVIND
17 S RIVER ROAD
STUART, FL 34996

Title MGR

VAKANI, VICKI
17 S RIVER ROAD
STUART, FL 34996

Title Manager

Vakani, Vicki
17 S River Road
Stuart, FL 34996

Title Manager

Vakani, Arvind
17 S River Road
Stuart, FL 34996

Annual Reports

Report Year	Filed Date
2024	02/06/2024
2025	01/29/2025
2026	02/18/2026

Document Images

02/18/2026 -- ANNUAL REPORT	View image in PDF format
01/29/2025 -- ANNUAL REPORT	View image in PDF format
02/06/2024 -- ANNUAL REPORT	View image in PDF format

02/01/2023 -- ANNUAL REPORT	View image in PDF format
01/31/2023 -- LC Amendment	View image in PDF format
11/22/2022 -- LC Amendment	View image in PDF format
10/31/2022 -- 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-26-44
June 1, 2026

To: Heritage Way LLC
17 S River Rd
Stuart Fl 34996

Notice of Violation and Notice of Hearing

Address of Violation: 600 S Colorado Ave
Parcel Control No.: 05-38-41-005-023-00010-8
Legal Description: FRAZIER ADDN LOT 1 BLK 23

YOU ARE HEREBY NOTIFIED, pursuant to Section 8.06.00, Enforcement of Code Provisions, that an inspection of the above property has revealed violation(s) of the City of Stuart Code of Ordinance requiring your prompt attention. Please review the items below and make corrections within the requested time. Should you have any questions, please call the Property Inspector listed at the bottom of this notice. the following violation(s) exist(s) on the listed property:

1. **Pertinent–Code Section(s): Sec 10-36 (FBC 105.1) VIOLATIONS AND PENALTIES**
PERMITS REQUIRED Violation Description/Corrective Action Required: – Any person, firm, corporation or agent who fails to comply with any provision of the code, or who shall erect, construct, alter, install, demolish or move any structure, electrical, gas, mechanical or plumbing system, or has erected, constructed, altered, repaired, moved or demolished a building, structure, electrical, gas, mechanical or plumbing system, in violation of a detailed statement or drawing submitted and permitted thereunder. shall be guilty of a municipal ordinance violation. Each such person shall be considered guilty of a separate offense for each and every day or portion thereof during which a violation of any of the provisions of the code is committed or continued. Upon conviction of any such violation such person shall be punished within the limits as provided by law and local ordinance. **Apply for and obtain an issued permit for Grease Trap/Interceptor**
2. **Pertinent–Code Section(s): Sec 42-234 PERMITS AND CERTIFICATES Violation**
Description/Corrective Action Required: – (a) Installation permit. Grease Traps shall be installed and located in an area which will provide ready accessibility for purposes of inspection, service and maintenance. The permits for the installation of grease traps shall be obtained from the public works department as part of the process now in place for obtaining building permits. **Installation of a grease trap/interceptor is required. Apply for and obtain a City of Stuart permit for installation of grease trap/interceptor.**

Comply By: July 6, 2026

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

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

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

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

Meeting Date: 7/15/2026

Prepared by:

Title of Item:

CITY OF STUART VS CAPTREE VENTURES III LLC **(STIPULATION AGREEMENT)**

Address:

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.

ATTACHMENTS:

1. MAGISTRATE PRESENTATION TEMPLATE
2. MARTIN COUNTY PROPERTY APPRAISER
3. SUNBIZ
4. NOTICE OF VIOLATION NOTICE OF HEARING

Magistrate Hearing

July 15, 2026

CITY OF STUART VS. CAPTREE VENTURES III LLC
STIPULATION AGREEMENT

CASE NO: CE-26-98

ADDRESS OF VIOLATION: 700 NW DIXIE HWY

LAND DEVELOPMENT: 3.01.03 URBAN STANDARDS REGULATIONS

Officer: T. BUSH

[BACK TO SEARCH](#)

Basic Info

PIN 32-37-41-004-010-00070-9	AIN 8559	Situs Address 700 NW DIXIE HWY STUART FL	Website Updated 6/30/26
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General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners

CAPTREE VENTURES III LLC

Parcel ID

32-37-41-004-010-00070-9

Use Code/Property Class

1000 - 1000 Vacant Commercial

Mailing Address

6975 SE HARBOR CIR
STUART FL 34996

Account Number

8559

Neighborhood

M1 M1-JENSEN/RIO/HI

Tax District

STUART

Property Address

700 NW DIXIE HWY STUART FL

Legal Acres

0.4993

Legal Description

RIVERSIDE PARK, LOTS 7-12 (LESS R/W 113/...

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	\$ 428,910	\$ 0	\$ 428,910	\$ 170,175	\$ 258,735	\$ 0	\$ 258,735

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 2/15/18	Grantor (Seller) CASFLAH LLC	Doc Num 2679977
Sale Price \$ 250,000	Deed Type Wd Full Covenant and Warranty Deed	Book & Page <u>2976 1606</u>

Legal Description

RIVERSIDE PARK, LOTS 7-12 (LESS R/W 113/19) BLK J

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
CAPTREE VENTURES III, LLC

Filing Information

Document Number L16000191613
FEI/EIN Number 81-4185906
Date Filed 10/17/2016
Effective Date 10/17/2016
State FL
Status ACTIVE

Principal Address

6975 SE HARBOR CIRCLE
STUART, FL 34996

Mailing Address

6975 SE HARBOR CIRCLE
STUART, FL 34996

Registered Agent Name & Address

GREENMAN, STEVE
6975 SE HARBOR CIRCLE
STUART, FL 34996

Authorized Person(s) Detail

Name & Address

Title AMBR

GREENMAN, STEVE
6975 SE HARBOR CIRCLE
STUART, FL 34996

Annual Reports

Report Year	Filed Date
2024	02/03/2024
2025	03/29/2025
2026	04/29/2026

Document Images

[04/29/2026 -- ANNUAL REPORT](#)

[View image in PDF format](#)



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

Case: CE-26-98
June 30, 2026

CAPTREE VENTURES III LLC
6975 SE HARBOR CIR
STUART FL 34996

Notice of Violation and Notice of Hearing

Address of Violation: 700 NW DIXIE HWY STUART FL
Parcel Control No.: 32-37-41-004-010-00070-9
Legal Description: RIVERSIDE PARK, LOTS 7-12 (LESS R/W 113/19) BLK J

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 6.11.16 PROHIBITED SIGNS Violation Description/Corrective

Action Required: — 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 signs or use prohibited sign features: A. Wind signs. B. Roof signs. C. Snipe signs. D. Banners and flags, not otherwise permitted herein. E. Signs confusing to vehicular drivers. F. Vehicular signs, except graphics applied or painted upon a vehicle. G. Waterborne signs. H. Private signs in public rights-of-way. I. Pole signs. J. Intermittent lighting, animation, moving or rotating signs, not including governmental traffic signals and devices. K. Balloons. L. Noise producing signs. M. Off-premises signs, except for banners as provided herein. N. Obscene signs as follows: A sign shall not exhibit thereon any lewd, lascivious, or obscene character or illustration, as the same may be defined by community standards and by law. O. Sidewalk signs and sandwich board sidewalk signs. Effective December 31, 2013. P. Electronic message units, not otherwise permitted herein. Q. Billboards, not otherwise permitted herein. This provision shall not apply to the three billboards that are the subject of a settlement agreement entered into by the city in 2009. R. Any sign not provided for or expressly permitted by this code is prohibited. **Remove all prohibited unpermitted signs on vacant property.**

Pertinent—Code Section(s): Sec 3.01.03 URBAN STANDARDS AND REGULATIONS FOR DESIGNATED URBAN SUBDISTRICTS Violation Description/Corrective Action Required: —

Parking. a. Parking areas shall be located as follows: For new development, all parking areas shall be located behind the rear facade of a principal building or screened from public rights-of-way by a streetwall, other screening approved by the city development director, or landscape buffer as described in section [6.04.00](#). Landscaping, of this Code. i. For new development, all parking areas shall be located behind the rear facade of a principal building or screened from public rights-of-way by a streetwall, other screening approved by the city development director, or landscape buffer as described in section [6.04.00](#). Landscaping, of this Code. ii. For substantial renovation, parking areas shall be located, where possible, behind the rear building facade or at the side property line and screened from public rights-of-way by a streetwall, other screening approved by the city development director, or landscape buffer as described in section [6.04.00](#). Landscaping, of this Code.

Storage, Transportation and Logistics Uses	
Private parking lots	N/A
Private parking garages	N/A

Please remove all signs from the vacant commercial lot. Immediately cease and desist all off-site parking activities occurring on the property. Remove all asphalt millings that have been placed on the site and restore the affected areas to their original condition by converting all unapproved parking spaces back to grass. Continue to maintain the property in compliance with all applicable City of Stuart Code requirements.

Comply By: July 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 July 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 15th day of July, 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

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

Meeting Date: 7/15/2026

Prepared by:

Title of Item:

CITY OF STUART VS LUMANO HUMBERTO BARRERA **(STIPULATION OF AGREEMENT)**

Address:

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.

ATTACHMENTS:

1. CITY OF STUART VS. LUMANO HUMBERTO BARRERA
2. MARTIN COUNTY PROPERTY APPRAISER
3. NOTICE OF VIOLATION NOTICE OF HEARING

Magistrate Hearing

July 15, 2026

CITY OF STUART VS. LUMANO HUMBERTO BARRERA
STIPULATION AGREEMENT

CASE NO: CE-26--53

ADDRESS OF VIOLATION: 1620 LUMANO HUMBERTO BARRERA

CODE SECTION: 10-36 (FBC 105.1) PERMITS REQUIRED

Officer: T. BUSH

< [BACK TO SEARCH](#)

Basic Info

PIN 09-38-41-005-002-00060-3	AIN 26089	Situs Address 1620 SE APACHE AVE STUART FL	Website Updated 7/15/26
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General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners

BARRERA HUMBERTO LUVIANO

Parcel ID

09-38-41-005-002-00060-3

Use Code/Property Class

0100 - 0100 Single Family

Mailing Address

2424 SW BOATRAMP AVE
PALM CITY FL 34990

Account Number

26089

Neighborhood

309380 Lawler Hts, Eldorado Hts, Dixie

Tax District

STUART

Property Address

1620 SE APACHE AVE STUART FL

Legal Acres

0.172

Legal Description

LAWLER HEIGHTS, LOT 6 BLK 2

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
2026	\$ 121,500	\$ 106,380	\$ 227,880	\$ 0	\$ 227,880	\$ 0	\$ 227,880

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

4/1/26

Grantor (Seller)

RCF 2 ACQUISITION TRUST

Doc Num

3184718

Sale Price

\$ 135,000

Deed Type

Special Warranty Deed

Book & Page

3565 1188

Legal Description

LAWLER HEIGHTS, LOT 6 BLK 2

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





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

Case: CE-26-53
June 6, 2026

To: LUMANO HUMBERTO BARRERA
2424 SW BOATRAMP AVE
PALM CITY FL 34990

Notice of Violation and Notice of Hearing

Address of Violation: 1620 SE APACHE AVE STUART FL
Parcel Control No.: 09-38-41-005-002-00060-3
Legal Description: LAWLER HEIGHTS, LOT 6 BLOCK 2

YOU ARE HEREBY NOTIFIED, pursuant to Section 8.06.00, Enforcement of Code Provisions, that an inspection of the above property has revealed violation(s) of the City of Stuart Code of Ordinance requiring your prompt attention. Please review the items below and make corrections within the requested time. Should you have any questions, please call the Property Inspector listed at the bottom of this notice. the following violation(s) exist(s) on the listed property:

1. Pertinent-Code Section(s): Sec 10-36 (FBC 105.1) VIOLATIONS AND PENALTIES

Violation Description/Corrective Action Required: – Any person, firm, corporation or agent who fails to comply with any provision of the code, or who shall erect, construct, alter, install, demolish or move any structure, electrical, gas, mechanical or plumbing system, or has erected, constructed, altered, repaired, moved or demolished a building, structure, electrical, gas, mechanical or plumbing system, in violation of a detailed statement or drawing submitted and permitted thereunder, shall be guilty of a municipal ordinance violation. Each such person shall be considered guilty of a separate offense for each and every day or portion thereof during which a violation of any of the provisions of the code is committed or continued. Upon conviction of any such violation such person shall be punished within the limits as provided by law and local ordinance. **Apply for and obtain a building permit for all work completed. An interior remodel permit is required. An issued permit for the Roof that has been started is required.**

Comply By: July 8, 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 July 8, 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 15th day of July at 2:00 pm or as soon thereafter as said matter can be heard in the City of Stuart City Hall Chambers, 121 SW Flagler Avenue Stuart, Florida 34994.

The Special Magistrate will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the Special Magistrate may base its findings on the testimony and evidence presented by the Code Enforcement Division

Should you be found in violation of the City of Stuart Code of Ordinances, the Special Magistrate may impose a fine up to \$250.00 per day per violation for each day that the violation(s) continues beyond the compliance date established by the Special Magistrate in the Final Order. In the case of a repeat violation, the Special Magistrate may impose a fine up to \$500.00 per day per violation for each day the violation(s) continues beyond the compliance date established by the Code Enforcement Division. Be advised, the Special Magistrate will impose \$300 Administrative Cost for the hearing called to order.

IF THIS IS A REPEAT VIOLATION/VIOLATOR PLEASE BE ADVISED THAT AT THIS HEARING A FINE MAY BE IMPOSED BEGINNING WITH THE DATE THE REPEAT VIOLATION WAS OBSERVED THROUGH THE DATE OF COMPLIANCE.

PLEASE GOVERN YOURSELF ACCORDINGLY,



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

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

Meeting Date: 7/15/2026

Prepared by:

Title of Item:

CITY OF STUART VS SP CROSSINGS LLC (COMPLIED)

Address:

3800 SE GATEHOUSE CIR

Code Section:

SEC: 10-61 MAINTENANCE OF STRUCTURES EQUIPMENT AND EXTERIOR PROPERTY

Staff Recommendation:

COMPLY BY AUGUAT 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: 7/15/2026

Prepared by:

Title of Item:

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

Address:

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.

ATTACHMENTS:

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

Meeting Date: 7/15/2026

Prepared by:

Title of Item:

CITY OF STUART VS HEM ONC PROPERTIES II LLC (COMPLIED)

Address:

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.

ATTACHMENTS:

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



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

Detail by Entity Name

Florida Limited Liability Company
HEM-ONC PROPERTIES II LLC

Filing Information

Document Number L21000094127
FEI/EIN Number 86-2554732
Date Filed 02/25/2021
Effective Date 02/24/2021
State FL
Status ACTIVE
Last Event LC STMNT OF AUTHORITY 21
Event Date Filed 04/26/2022
Event Effective Date NONE

Principal Address

1871 SE TIFFANY AVENUE
SUITE 100
PORT SAINT LUCIE, FL 34952

Mailing Address

1871 SE TIFFANY AVENUE
SUITE 100
PORT SAINT LUCIE, FL 34952

Registered Agent Name & Address

IANNOTTI, NICHOLAS O, Dr.
1871 SE TIFFANY AVENUE
SUITE 100
PORT SAINT LUCIE, FL 34952

Name Changed: 02/28/2025

Authorized Person(s) Detail

Name & Address

Title MGR

YECKES-RODIN, HEATHER
1871 SE TIFFANY AVENUE SUITE 100
PORT ST. LUCIE, FL 34952

Title AMBR

ROSEN, SETH D
1871 SE TIFFANY AVENUE SUITE 100
PORT ST. LUCIE, FL 34952

Title AMBR

SWANSON, PAUL
1871 SE TIFFANY AVENUE, SUITE 100
PORT SAINT LUCIE, FL 34952

Title AMBR

IANNOTTI, NICHOLAS
1871 SE TIFFANY AVENUE, SUITE 100
PORT SAINT LUCIE, FL 34952

Title CFO

MARONE, JON F
1871 SE TIFFANY AVENUE
SUITE 100
PORT SAINT LUCIE, FL 34952

Annual Reports

Report Year	Filed Date
2024	02/06/2024
2025	02/28/2025
2026	04/27/2026

Document Images

04/27/2026 -- ANNUAL REPORT	View image in PDF format
02/28/2025 -- ANNUAL REPORT	View image in PDF format
02/08/2024 -- ANNUAL REPORT	View image in PDF format
01/25/2023 -- ANNUAL REPORT	View image in PDF format
04/26/2022 -- CORP CAUTH	View image in PDF format
01/20/2022 -- ANNUAL REPORT	View image in PDF format
04/16/2021 --	View image in PDF format
02/25/2021 -- Florida Limited Liability	View image in PDF format

[< BACK TO SEARCH](#)

Basic Info

PIN 03-38-41-033-000-00022-3	AIN 21069	Situs Address 2081 SE OCEAN BLVD 2B STUART FL	Website Updated 6/3/26
--	---------------------	---	----------------------------------

General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners

HEM ONC PROPERTIES II LLC

Parcel ID

03-38-41-033-000-00022-3

Use Code/Property Class

1204 - 1204 Mixed Use condo

Mailing Address

1871 SE TIFFANY AVE #100
PORT SAINT LUCIE FL 34952

Account Number

21069

Neighborhood

M3E M3E-EAST STUART

Tax District

STUART

Property Address

2081 SE OCEAN BLVD 2B STUART FL

Legal Acres

0

Legal Description

AMERICAN BANK BUILDING CONDO UNIT 2-B

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	\$ 0	\$ 412,000	\$ 412,000	\$ 0	\$ 412,000	\$ 0	\$ 412,000

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

4/21/21

Grantor (Seller)

MSSE PARTNERSHIP LTD

Doc Num

2886033

Sale Price

\$ 798,300

Deed Type

Warranty Deed

Book & Page

3221 0530

Legal Description

AMERICAN BANK BUILDING CONDO UNIT 2-B

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-26-81
June 6, 2026

To: HEM ONC PROPERTIES II LLC
1871 SE TIFFANY AVE #100
PORT ST LUCIE FL 34952

Notice of Violation and Notice of Hearing

Address of Violation: 2081 SE OCEAN BLV 2B STUART FL
Parcel Control No.: 03-38-41-033-000-00022-3
Legal Description: AMERICAN BANK BUILDING CONDO UNIT 2-B

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 (FBC 105.1) BUSINESS TAX 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 an issued City of Stuart Business Tax Receipt (BTR) for the professional services provided by the Oncologist/Hematologist practitioners operating at this location. For additional assistance regarding the application process and requirements, please contact Alicia King at 772-600-1245.**

Comply By: June 17, 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 June 17, 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 15th day of July 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 2828

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☐ Adult Signature Restricted Delivery \$

Postage

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Total Postage and Fees

\$

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2681

Hem On Properties 11 11C
1871 SE TIFFANY AVE #100
PORT ST LUCIE FL 34952

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

See Reverse for Instructions

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

Meeting Date: 7/15/2026

Prepared by:

Title of Item:

CITY OF STUART VS 1634 S KANNER HIGHWAY LLC (**COMPLIED**)

Address:

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.

ATTACHMENTS:

1. Martin County Property Appraiser
2. Sunbiz
3. Notice of Violation Notice of Hearing
4. Certified Mail Receipt
5. Amended Notice of Violation Notice of Hearing

[← BACK TO SEARCH](#)

Basic Info

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

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners

1634 S KANNER HIGHWAY LLC

Parcel ID

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

Use Code/Property Class

7400 - 7400 Homes for the aged

Mailing Address

360 S ROSEMARY AVE #800
WEST PALM BEACH FL 33401

Account Number

25791

Neighborhood

M3W M3W-WEST STUART

Tax District

STUART

Property Address

1634 S KANNER HWY STUART FL

Legal Acres

0.6493

Legal Description

B K PLAT, LOT 1

Ag Use Size (Acre\Sq Ft)

N/A

Current Value

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

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

Current Sale

Sale Date

12/18/23

Sale Price

\$ 3,200,000

Grantor (Seller)

GROWTH CAPITAL INVESTMENTS LLC

Deed Type

Special Warranty Deed

Doc Num

3050257

Book & Page

3412 621

Legal Description

B K PLAT, LOT 1

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



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

Detail by Entity Name

Florida Limited Liability Company
1634 KANNER HWY., LLC.

Filing Information

Document Number	L07000062760
FEI/EIN Number	NONE
Date Filed	06/14/2007
Effective Date	06/13/2007
State	FL
Status	INACTIVE
Last Event	LC VOLUNTARY DISSOLUTION
Event Date Filed	09/24/2007
Event Effective Date	NONE

Principal Address

1634 SOUTH KANNER HIGHWAY
STUART, FL 34994

Mailing Address

177 FARM ROAD
SHERBORN, MA 01770

Registered Agent Name & Address

AMERICAN SAFETY COUNCIL, INC.
5125 ADANSON ST
SUITE 500
ORLANDO, FL 32804

Authorized Person(s) Detail

Name & Address

Title MGRM

WILLIS, DAVID
177 FARM ROAD
SHERBORN, MA 01770

Title MGRM

WILLIS, DUDLEY
177 FARM ROAD
SHERBORN, MA 01770

Title MGRM

WILLIS, SALLY
177 FARM ROAD
SHERBORN, MA 01770

Annual Reports

No Annual Reports Filed

Document Images

[09/24/2007 -- LC Voluntary Dissolution](#)

[View image in PDF format](#)

[06/14/2007 -- 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: CV-26-5
April 3, 2026

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

Notice of Violation and Notice of Hearing

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

YOU ARE HEREBY NOTIFIED, pursuant to Section 8.06.00, Enforcement of Code Provisions, that an inspection of the above property has revealed violation(s) of the City of Stuart Code of Ordinance requiring your prompt attention. Please review the items below and make corrections within the requested time. Should you have any questions, please call the Property Inspector listed at the bottom of this notice. the following violation(s) exist(s) on the listed property:

1. Pertinent–Code Section(s): Sec 10-36 (FBC 105.1) VIOLATIONS AND PENALTIES

Violation Description/Corrective Action Required: – Any person, firm, corporation or agent who fails to comply with any provision of the code, or who shall erect, construct, alter, install, demolish or move any structure, electrical, gas, mechanical or plumbing system, or has erected, constructed, altered, repaired, moved or demolished a building, structure, electrical, gas, mechanical or plumbing system, in violation of a detailed statement or drawing submitted and permitted thereunder, shall be guilty of a municipal ordinance violation. Each such person shall be considered guilty of a separate offense for each and every day or portion thereof during which a violation of any of the provisions of the code is committed or continued. Upon conviction of any such violation such person shall be punished within the limits as provided by law and local ordinance. **Apply for and obtain a building permit for installation of wooden fence, overhang/porch and other erected wooden structure. Apply for and obtain a permit for the concrete pad added for the dumpster. A permit is required for required dumpster enclosure.**

2. Pertinent–Code Section(s): Sec 38-95 BUSINESS TAX RECEIPT REQUIRED Violation

Description/Corrective Action Required: – No person shall engage in any trade, business, profession or occupation within the city without a local business tax receipt. Applications for a receipt shall be made on forms provided by the city. A complete application shall include the number of full-time and part-time employees who will work at the licensed premises at the time the application is filed with the city development department. **You must apply for and obtain a City of Stuart Business Tax Receipt (BTR) for businesses operating at this location.**

3. Pertinent Code Section(s): Sec 10-68 Violation Description/Corrective Action Required:

FIRE SAFETY REQUIREMENTS (a) Generally. (1) Scope. The provisions of this chapter shall govern the minimum conditions and standards for fire *safety* relating to structures and exterior premises, including fire *safety* facilities and equipment to be provided. (2) Responsibility. The owner of

the premises shall provide and maintain such fire *safety* facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises that do not comply with the requirements of this chapter. **Complete and Pass a Fire Safety Inspection.**

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

Comply By: APRIL 13, 2026

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

Unless you correct the violation(s) described above on or before the compliance date of April 13, 2026, and contact the City of Stuart Code Enforcement Division (contact information below) to arrange a re-inspection of the property to verify compliance with the ordinance cited herein.

Notice is hereby given pursuant to Chapter 162, Florida Statutes, and the City of Stuart Code of Ordinances, that a hearing will be held regarding the above case before the City's Special Magistrate on the 15th day of April at 2:00 pm or as soon thereafter as said matter can be heard in the City of Stuart City Hall Chambers, 121 SW Flagler Avenue Stuart, Florida 34994.

The Special Magistrate will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the Special Magistrate may base its findings on the testimony and evidence presented by the Code Enforcement Division

Should you be found in violation of the City of Stuart Code of Ordinances, the Special Magistrate may impose a fine up to \$250.00 per day per violation for each day that the violation(s) continues beyond the compliance date established by the Special Magistrate in the Final Order. In the case of a repeat violation, the Special Magistrate may impose a fine up to \$500.00 per day per violation for each day the violation(s) continues beyond the compliance date established by the Code Enforcement Division. Be advised, the Special Magistrate will impose \$300 Administrative Cost for the hearing called to order.

IF THIS IS A REPEAT VIOLATION/VIOLATOR PLEASE BE ADVISED THAT AT THIS HEARING A FINE MAY BE IMPOSED BEGINNING WITH THE DATE THE REPEAT VIOLATION WAS OBSERVED THROUGH THE DATE OF COMPLIANCE.

PLEASE GOVERN YOURSELF ACCORDINGLY,



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

9589 0710 5270 3735 9983 42

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360 S Rosemary Ave
City, State, ZIP+4®

West Palm Beach FL 33401

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions



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

Case: CV-26-5
June 29, 2026

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

Amended Notice of Violation and Notice of Hearing

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

YOU ARE HEREBY NOTIFIED, pursuant to Section 8.06.00, Enforcement of Code Provisions, that an inspection of the above property has revealed violation(s) of the City of Stuart Code of Ordinance requiring your prompt attention. Please review the items below and make corrections within the requested time. Should you have any questions, please call the Property Inspector listed at the bottom of this notice. the following violation(s) exist(s) on the listed property:

- 1. Pertinent–Code Section(s): Sec 10-36 (FBC 105.1) VIOLATIONS AND PENALTIES**
Violation Description/Corrective Action Required: – Any person, firm, corporation or agent who fails to comply with any provision of the code, or who shall erect, construct, alter, install, demolish or move any structure, electrical, gas, mechanical or plumbing system, or has erected, constructed, altered, repaired, moved or demolished a building, structure, electrical, gas, mechanical or plumbing system, in violation of a detailed statement or drawing submitted and permitted thereunder, shall be guilty of a municipal ordinance violation. Each such person shall be considered guilty of a separate offense for each and every day or portion thereof during which a violation of any of the provisions of the code is committed or continued. Upon conviction of any such violation such person shall be punished within the limits as provided by law and local ordinance. **Apply for and obtain a building permit for installation of wooden fence, overhang/porch and other erected wooden structure. Apply for and obtain a permit for the concrete pad added for the dumpster and an enclosure. A permit is required for required dumpster enclosure.**
- 2. Pertinent–Code Section(s): Sec 38-95 BUSINESS TAX RECEIPT REQUIRED Violation**
Description/Corrective Action Required: – No person shall engage in any trade, business, profession or occupation within the city without a local business tax receipt. Applications for a receipt shall be made on forms provided by the city. A complete application shall include the number of full-time and part-time employees who will work at the licensed premises at the time the application is filed with the city development department. **You must apply for and obtain a City of Stuart Business Tax Receipt (BTR) for businesses operating at this location.**

Comply By: July 8, 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 July 8, 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 15th day of July at 2:00 pm or as soon thereafter as said matter can be heard in the City of Stuart City Hall Chambers, 121 SW Flagler Avenue Stuart, Florida 34994.

The Special Magistrate will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the Special Magistrate may base its findings on the testimony and evidence presented by the Code Enforcement Division

Should you be found in violation of the City of Stuart Code of Ordinances, the Special Magistrate may impose a fine up to \$250.00 per day per violation for each day that the violation(s) continues beyond the compliance date established by the Special Magistrate in the Final Order. In the case of a repeat violation, the Special Magistrate may impose a fine up to \$500.00 per day per violation for each day the violation(s) continues beyond the compliance date established by the Code Enforcement Division. Be advised, the Special Magistrate will impose \$300 Administrative Cost for the hearing called to order.

IF THIS IS A REPEAT VIOLATION/VIOLATOR PLEASE BE ADVISED THAT AT THIS HEARING A FINE MAY BE IMPOSED BEGINNING WITH THE DATE THE REPEAT VIOLATION WAS OBSERVED THROUGH THE DATE OF COMPLIANCE.

PLEASE GOVERN YOURSELF ACCORDINGLY,



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

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

Meeting Date: 7/15/2026

Prepared by:

Title of Item:

CITY OF STUART VS CD-HRA STUART LLC (NEW OWNER RESCHEDULE AUGUST HEARING)

Address:

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.

ATTACHMENTS:

1. Notice of Violation Notice of Hearing
2. Martin County Property Appraiser
3. Sunbiz



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

Detail by Entity Name

Foreign Limited Liability Company
CD-HRA (STUART) LLC

Filing Information

Document Number M18000007100
FEI/EIN Number 83-1424822
Date Filed 08/02/2018
State CO
Status ACTIVE

Principal Address

2215 MARKET STREET
DENVER, CO 80205

Changed: 04/12/2022

Mailing Address

2215 MARKET STREET
DENVER, CO 80205

Changed: 04/12/2022

Registered Agent Name & Address

REGISTERED AGENT SOLUTIONS, INC.
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Address Changed: 07/21/2025

Authorized Person(s) Detail

Name & Address

Title MGR

CONFLUENT DEVELOPMENT, LLC
2215 MARKET STREET
DENVER, CO 80205

Annual Reports

Report Year	Filed Date
2024	04/03/2024
2025	04/02/2025

[BACK TO SEARCH](#)

Basic Info

PIN 32-37-41-000-000-00211-4	AIN 8463	Situs Address 650 NW FORK RD STUART FL	Website Updated 6/2/26
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General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners
CD-HRA STUART LLC

Parcel ID
32-37-41-000-000-00211-4

Use Code/Property Class
7400 - 7400 Homes for the aged

Mailing Address
2215 MARKET STREET
DENVER CO 80205

Account Number
8463

Neighborhood
M1 M1-JENSEN/RIO/HI

Tax District
STUART

Property Address
650 NW FORK RD STUART FL

Legal Acres
5.33

Legal Description
BEGINNING AT THE POINT THE W LINE OF GOV...

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	\$ 2,082,810	\$ 17,042,480	\$ 19,125,290	\$ 0	\$ 19,125,290	\$ 0	\$ 19,125,290

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
2/15/19
Sale Price
\$ 100

Grantor (Seller)
GUARDIAN AMERICAN-RIVERSIDE LLC
Deed Type
Special Warranty Deed

Doc Num
2739264
Book & Page
3041 2579

Legal Description

BEGINNING AT THE POINT THE W LINE OF GOVERNMENT LOT 1 IN SEC 32-37-41 INTERSECTS THE N LINE OF RIVERSIDE PARK S/D P/B 4/98 ST LUCIE NOW MARTIN ; THEN RUN NW ALONG THE N LINE OF RIVERSIDE PARK S/D FOR 304.5'; THEN N TO THE S LINE OF ROW PER OR 142/4 OF MARTIN CO 154.24' W OF A CONCRETE MONUMENT AT THE NW CORNER OF LAND CONVEYED TO HUMBLE OIL AND REFINING CO BY OR 145/405 OF MARTIN CO; THE E ALONG SAID ROW TO THE MONUMENT; THEN SW ALONG THE W LINE OF THE HUMBLE OIL FOR 250' TO A CONCRETE MONUMENT; THEN S TO A POINT ON THE W LINE OF GOVERNMENT LOT 2, 264.65' N OF THE SW CORNER OF GOVERNMENT LOT 2; THEN SW FOR 264.65' TO THE POB and A PARCEL IN GOVERNMENT LOTS 2 AND 3 SEC 32-37-41 DESCRIBED AS FOLLOWS: BEGIN AT A CONCRETE MONUMENT ON THE W LINE OF GOVERNMENT LOT 3 IN SEC 32-37-41, WHICH IS 1804.08' S OF THE N LINE OF SEC 32 AS MEASURED ALONG THE W LINE OF GOVERNMENT LOT 3 AND ALSO THE NW CORNER OF BAHAMA TERRACE SEC 3 P/B 4/18 OF MARTIN CO; THEN RUN SE ALONG THE N LINE OF BAHAMA TERRACE S/D FOR 1383.51' THE W ROW LINE OF US HWY 1; THEN RUN SE FOR 31.74' TO THE POB ; THEN SE ALONG THE W ROW LINE OF US HWY 1 FOR 250'; THEN NW FOR 250' OT THE S ROW PER OR 142/4 OF MARTIN CO; THEN RUN SE ALONG THE S ROW FOR 200' TO THE POB; less ROW AS PER OR 1022/1067 OF MARTIN CO.

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

[BACK TO SEARCH](#)

Basic Info

PIN 32-37-41-000-000-00211-4	AIN 8463	Situs Address 650 NW FORK RD STUART FL	Website Updated 6/2/26
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General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners
CD-HRA STUART LLC

Parcel ID
32-37-41-000-000-00211-4

Use Code/Property Class
7400 - 7400 Homes for the aged

Mailing Address
2215 MARKET STREET
DENVER CO 80205

Account Number
8463

Neighborhood
M1 M1-JENSEN/RIO/HI

Tax District
STUART

Property Address
650 NW FORK RD STUART FL

Legal Acres
5.33

Legal Description
BEGINNING AT THE POINT THE W LINE OF GOV...

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	\$ 2,082,810	\$ 17,042,480	\$ 19,125,290	\$ 0	\$ 19,125,290	\$ 0	\$ 19,125,290

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
2/15/19
Sale Price
\$ 100

Grantor (Seller)
GUARDIAN AMERICAN-RIVERSIDE LLC
Deed Type
Special Warranty Deed

Doc Num
2739264
Book & Page
3041 2579

Legal Description

BEGINNING AT THE POINT THE W LINE OF GOVERNMENT LOT 1 IN SEC 32-37-41 INTERSECTS THE N LINE OF RIVERSIDE PARK S/D P/B 4/98 ST LUCIE NOW MARTIN ; THEN RUN NW ALONG THE N LINE OF RIVERSIDE PARK S/D FOR 304.5'; THEN N TO THE S LINE OF ROW PER OR 142/4 OF MARTIN CO 154.24' W OF A CONCRETE MONUMENT AT THE NW CORNER OF LAND CONVEYED TO HUMBLE OIL AND REFINING CO BY OR 145/405 OF MARTIN CO; THE E ALONG SAID ROW TO THE MONUMENT; THEN SW ALONG THE W LINE OF THE HUMBLE OIL FOR 250' TO A CONCRETE MONUMENT; THEN S TO A POINT ON THE W LINE OF GOVERNMENT LOT 2, 264.65' N OF THE SW CORNER OF GOVERNMENT LOT 2; THEN SW FOR 264.65' TO THE POB and A PARCEL IN GOVERNMENT LOTS 2 AND 3 SEC 32-37-41 DESCRIBED AS FOLLOWS: BEGIN AT A CONCRETE MONUMENT ON THE W LINE OF GOVERNMENT LOT 3 IN SEC 32-37-41, WHICH IS 1804.08' S OF THE N LINE OF SEC 32 AS MEASURED ALONG THE W LINE OF GOVERNMENT LOT 3 AND ALSO THE NW CORNER OF BAHAMA TERRACE SEC 3 P/B 4/18 OF MARTIN CO; THEN RUN SE ALONG THE N LINE OF BAHAMA TERRACE S/D FOR 1383.51' THE W ROW LINE OF US HWY 1; THEN RUN SE FOR 31.74' TO THE POB ; THEN SE ALONG THE W ROW LINE OF US HWY 1 FOR 250'; THEN NW FOR 250' OT THE S ROW PER OR 142/4 OF MARTIN CO; THEN RUN SE ALONG THE S ROW FOR 200' TO THE POB; less ROW AS PER OR 1022/1067 OF MARTIN CO.

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, FLORIDA
AGENDA ITEM REQUEST
MAGISTRATE**

Meeting Date: 7/15/2026

Prepared by:

Title of Item:

CITY OF STUART VS 900 FEDERAL HWY LLC **(RESCHEDULED AUGUST HEARING AGENDA)**

Address:

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.

ATTACHMENTS:

1. NOTICE OF VIOLATION NOTICE OF HEARING
2. MARTIN COUNTY PROPERTY APPRAISER
3. SUNBIZ
4. VIOLATION PHOTO
5. VIOLATION PHOTO



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

Case: CE-26-84
June 22, 2026

To: 900 Federal Hwy LLC
5216 Misty Morn Rd
Palm Beach Gardens FL 33418

Notice of Violation and Notice of Hearing

Address of Violation: 900 NW FEDERAL HWY STUART FL
Parcel Control No.: 32-37-41-000-000-00191-8
Legal Description: BEG SE COR BLK C, NORTH RIVER SHORES, W ALG S/LN 400' S 141.79', E 448.95' TO W R/W US HWY 1 & NWLY ALG HWY R/W 150' TO POB

YOU ARE HEREBY NOTIFIED, pursuant to Section 8.06.00, Enforcement of Code Provisions, that an inspection of the above property has revealed violation(s) of the City of Stuart Code of Ordinance requiring your prompt attention. Please review the items below and make corrections within the requested time. Should you have any questions, please call the Property Inspector listed at the bottom of this notice. the following violation(s) exist(s) on the listed property:

1. Pertinent–Code Section(s): Sec 20-21 DUTY TO KEEP PROPERTY MOWED Violation

Description/Corrective Action Required: – The owners, custodians, agents, lessees or occupants of real property within the city shall not permit the grass, weeds, flora or underbrush thereon to exceed a height of eight inches above the grade of the land, including any elevated and depressed areas. All such materials shall be cut and maintained to a height of eight inches or less and cuttings shall be either removed from the property or mulched. All such materials shall be cut and removed or mulched within ten calendar days of notice to do so issued by the city as provided in this article. **Mow all overgrowth and maintain. Remove any dead vegetation.**

Comply By: June 29, 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 **June 29, 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.

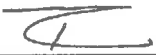
Notice is hereby given pursuant to Chapter 162, Florida Statutes, and the City of Stuart Code of Ordinances, that a hearing will be held regarding the above case before the City's Special Magistrate on the **15th day of July 2026 at 2:00 pm** or as soon thereafter as said matter can be heard in the City of Stuart City Hall Chambers, 121 SW Flagler Avenue Stuart, Florida 34994.

The Special Magistrate will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the Special Magistrate may base its findings on the testimony and evidence presented by the Code Enforcement Division

Should you be found in violation of the City of Stuart Code of Ordinances, the Special Magistrate may impose a fine up to \$250.00 per day per violation for each day that the violation(s) continues beyond the compliance date established by the Special Magistrate in the Final Order. In the case of a repeat violation, the Special Magistrate may impose a fine up to \$500.00 per day per violation for each day the violation(s) continues beyond the compliance date established by the Code Enforcement Division. Be advised, the Special Magistrate will impose \$300 Administrative Cost for the hearing called to order.

IF THIS IS A REPEAT VIOLATION/VIOLATOR PLEASE BE ADVISED THAT AT THIS HEARING A FINE MAY BE IMPOSED BEGINNING WITH THE DATE THE REPEAT VIOLATION WAS OBSERVED THROUGH THE DATE OF COMPLIANCE.

PLEASE GOVERN YOURSELF ACCORDINGLY,



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

[BACK TO SEARCH](#)

Basic Info

PIN 32-37-41-000-000-00191-8	AIN 8460	Situs Address 900 NW FEDERAL HWY STUART FL	Website Updated 6/19/26
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General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners
900 FEDERAL LLC

Parcel ID
32-37-41-000-000-00191-8

Use Code/Property Class
1100 - 1100 STORES 1 STORY

Mailing Address
5216 MISTY MORN RD
PALM BEACH GARDENS FL 33418

Account Number
8460

Neighborhood
M1 M1-JENSEN/RIO/HI

Tax District
STUART

Property Address
900 NW FEDERAL HWY STUART FL

Legal Acres
1.35

Legal Description
BEG SE COR BLK C, NORTH RIVER SHORES, W ...

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	\$ 563,664	\$ 135,080	\$ 698,744	\$ 52,846	\$ 645,898	\$ 0	\$ 645,898

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 10/29/09	Grantor (Seller) UNIVERSAL EXCLUSIVE HOLDINGS INC	Doc Num 2175762
Sale Price \$ 680,000	Deed Type Wd Full Covenant and Warranty Deed	Book & Page <u>2419 2473</u>

Legal Description

BEG SE COR BLK C, NORTH RIVER SHORES, W ALG S/LN 400', S 141.79', E 448.95' TO W R/W US HWY 1 & NWLY ALG HWY R/W 150' TO POB

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

Detail by Entity Name

Florida Limited Liability Company
900 FEDERAL LLC

Filing Information

Document Number L09000093021
FEI/EIN Number 27-1125238
Date Filed 09/25/2009
Effective Date 09/25/2009
State FL
Status ACTIVE

Principal Address

2596 SE 8th ST
Pompano Beach, FL 33062

Changed: 06/24/2020

Mailing Address

2596 SE 8th ST
Pompano Beach, FL 33062

Changed: 06/24/2020

Registered Agent Name & Address

Shah, Sanjiv
2596 SE 8th ST
Pompano Beach, FL 33062

Name Changed: 06/24/2020

Address Changed: 06/24/2020

Authorized Person(s) Detail

Name & Address

Title MGR

ANIVA PROPERTY MANAGEMENT LLC
2596 SE 8th ST
Pompano Beach, FL 33062

Title MGR

SHAH, SANJIV
2596 SE 8 ST
POMPAÑO BEACH, FL 33062

Title MGR

SHAH, KEVIN
8702 NATIVE DANCER ROAD NORTH
PALM BEACH GARDEN, FL 33418

Annual Reports

Report Year	Filed Date
2024	04/29/2024
2025	04/18/2025
2026	04/22/2026

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09/25/2009 -- Florida Limited Liability	View image in PDF format

Jun 1, 2026 at 10:32:03 AM
FL, Stuart



Jun 1, 2026 at 10:31:58 AM
FL, Stuart

