



City of Stuart

**MAGISTRATE HEARING DOCKET
CITY OF STUART, FLORIDA
121 S.W. FLAGLER AVE.
STUART, FLORIDA 34994**

**September 17, 2020 AT 10:00 AM
Commission Chambers**

Agenda items are available on our website at <http://www.cityofstuart.us>
Phone: (772) 288-5306 . Fax: (772) 288-5305 . 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.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

VIOLATION HEARINGS

1. **City of Stuart Vs Stuart Plantation LLC**

S. Nicolosi

CE20080001

38-59, 105.1

DELINQUENT BUSINESS TAX RECEIPT AND WORK WITHOUT A
PERMIT

ADJOURNMENT

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

Meeting Date: 9/17/2020

Narrative:

DELINQUENT BUSINESS TAX RECEIPT AND WORK WITHOUT A PERMIT

Magistrate Action:

Fine Amount:

\$500.00 for the Citation and \$250 per day per violation

Administrative Costs:

\$300.00

ATTACHMENTS:

Description

Upload Date

Type

City of Stuart Vs Stuart Plantaion LLC

9/14/2020

Cover Memo

**Martin County, Florida - Laurel Kelly,
C.F.A**

generated on 8/20/2020 9:05:02 AM EDT

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
09-38-41-022-000-00020-0	132959	1558 SE FEDERAL HWY, STUART	\$993,710	8/15/2020

Owner Information

Owner(Current)	STUART PLANTATION LLC
Owner/Mail Address	241 E PROSPECT RD FORT LAUDERDALE FL 33334
Sale Date	7/14/2008
Document Book/Page	<u>2341 0995</u>
Document No.	2096766
Sale Price	6000000

Location/Description

Account #	132959	Map Page No.	O-9A
Tax District	3100	Legal Description	LOT 2 PLANTATION PLAZA (PB 14 PG 70)
Parcel Address	1558 SE FEDERAL HWY, STUART		
Acres	.8358		

NOTE: Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.

Parcel Type

Use Code	1600 Community shopping center
Neighborhood	30300 Fed Hwy S of Roosevelt Bridge

Assessment Information

Market Land Value	\$291,260
Market Improvement Value	\$702,450
Market Total Value	\$993,710

CITY EXHIBIT

1

Detail by Entity Name

Florida Limited Liability Company
STUART PLANTATION LLC

Filing Information

Document Number L08000062820
FEI/EIN Number 36-4636131
Date Filed 06/26/2008
Effective Date 06/25/2008
State FL
Status ACTIVE

Principal Address

241 EAST PROSPECT ROAD
FORT LAUDERDALE, FL 33334

Changed: 10/24/2012

Mailing Address

241 EAST PROSPECT ROAD
FORT LAUDERDALE, FL 33334

Changed: 10/24/2012

Registered Agent Name & Address

RECHTER, MICHAEL R
241 EAST PROSPECT ROAD
FORT LAUDERDALE, FL 33334

Name Changed: 10/24/2012

Address Changed: 10/24/2012

Authorized Person(s) Detail**Name & Address**

Title MGRM

STUART INVESTORS, LLC
241 EAST PROSPECT ROAD
FORT LAUDERDALE, FL 33334

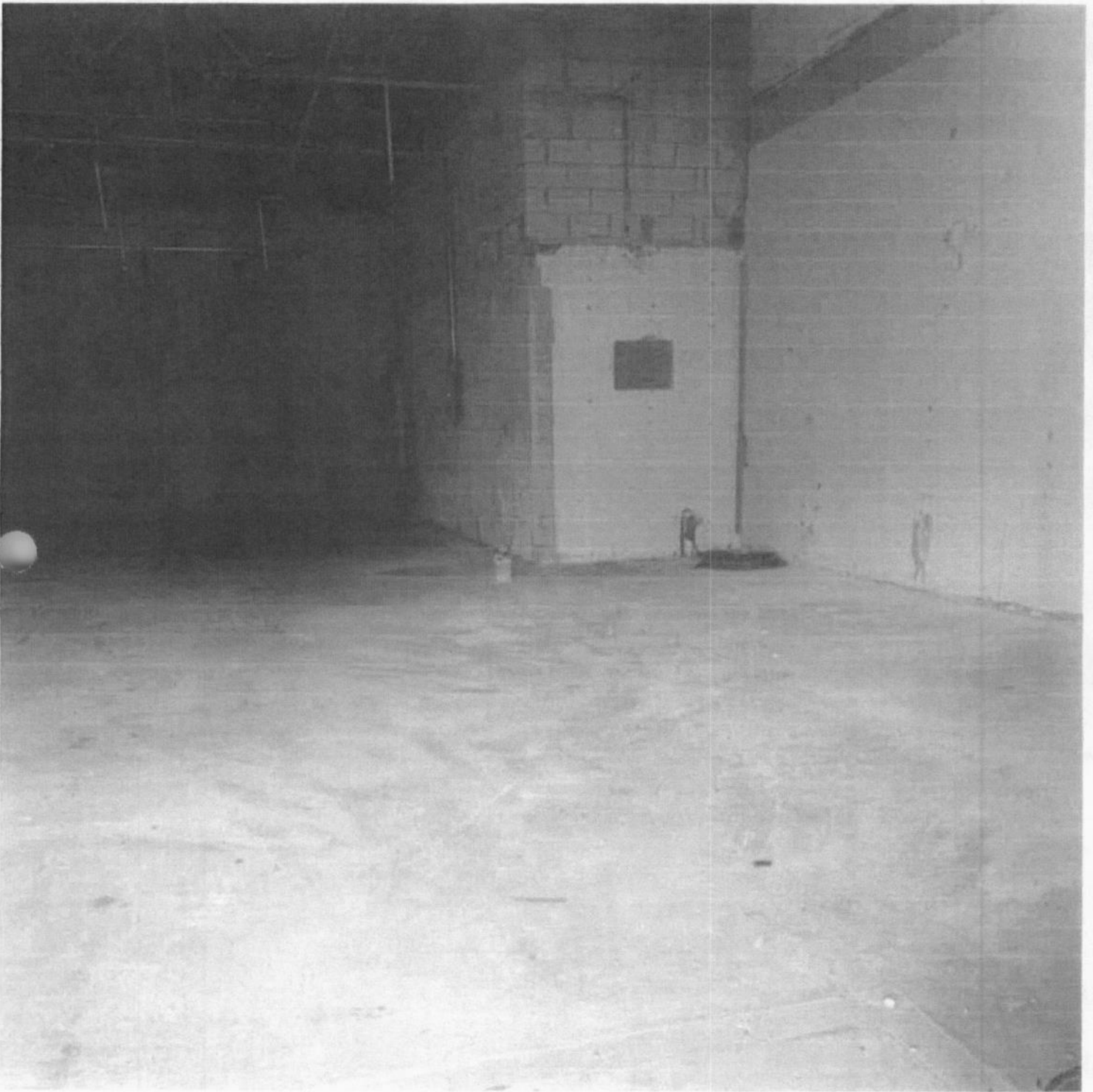
Title MGR

1580 FEDERAL LLC
1110 NEAR OCEAN DRIVE
VERO BEACH, FL 32963

Annual Reports

Report Year	Filed Date
2018	01/12/2018
2019	02/12/2019
2020	01/24/2020

CITY EXHIBIT 1A



CITY EXHIBIT 2



CITY EXHIBIT 3



CITY EXHIBIT 4

Nicolosi, Stefano

From: King, Alicia
Sent: Friday, August 21, 2020 4:01 PM
To: 'amagreeninc@yahoo.com'
Subject: 1560 SE Federal Hwy /20080125
Attachments: 20080125 (Building Comments 08-21-20).pdf

Please see attached comments from the Building Official.

Alicia King | Building Permit Technician | Building Department
121 SW Flagler Avenue Stuart, FL 34994
772-288-5326

CITY EXHIBIT 5

PERMITTING V9.0
DATE: 08/21/2020
TIME: 15:57:03

CITY OF STUART
PLAN REVIEW STOP REPORT

PAGE NUMBER: 1
MODULE plnrvrpt:

SELECTION CRITERIA: B

PERMIT NUMBER: 20080125 - STUART PLANTATION LLC
PARCEL ID : 09384102200000002000000
PARCEL ADDRS : 1560 SE FEDERAL HWY STUART, FL 34994
APPLY DATE : 08/21/20 ISSUE DATE : C/O DATE : TYPE: INTREMDLC

REVIEW STOP: B - BUILDING (STRUCTURAL)
REV NO: 1 STATUS: F DATE: 08/21/20 CONT ID:
REVIEW SENT BY: snicolos DATE: 08/21/20 TIME: 13:59 TIME SPENT:
REV RECEIVD BY: snicolos DATE: TIME: SENT TO:

REVIEW NOTES:

- 08/21/2020
1. Provide sub-contractor verifications
 2. Provide after the fact inspections for Rough plumbing, Rough Electric, Framing, Drywall screw. See city website for forms to be used.
 3. Fire sprinkler to be permitted separately.
-

CITY EXHIBIT 6

Nicolosi, Stefano

From: King, Alicia
Sent: Friday, September 11, 2020 4:29 PM
To: 'amagreeninc@yahoo.com'
Cc: Nicolosi, Stefano
Subject: RE: 1560 SE Federal Hwy/20080125
Attachments: 1560 SE Federal Hwy /20080125; 1560 SE Federal Hwy /20080125; 1560 SE Federal Hwy /20080125

Following up on the email below and three attached emails.

Alicia King | Building Permit Technician | Building Department
121 SW Flagler Avenue Stuart, FL 34994
772-288-5326

From: King, Alicia
Sent: Monday, August 24, 2020 1:43 PM
To: 'amagreeninc@yahoo.com' <amagreeninc@yahoo.com>
Subject: 1560 SE Federal Hwy/20080125

Good afternoon,

Still holding for updated contractor license , general license, workers comp, electrical and plumbing verifications .

Alicia King | Building Permit Technician | Building Department
121 SW Flagler Avenue Stuart, FL 34994
772-288-5326

CITY EXHIBIT

7

0029 2669 1000 0990 9102

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

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

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

Postage

Total Postage and Fees

Sent To

Stuart Plantation LLC

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

241 E Prospect RD

City, State, ZIP+4®

Fort Lauderdale, FL 33334

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

See Reverse for Instructions

Postmark
Here

8/20/2020

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

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

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

Postage

Total Postage and Fees

Sent To

Michael R Rechter

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

241 E Prospect RD

City, State, ZIP+4®

Fort Lauderdale, FL 33334

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

See Reverse for Instructions

Postmark
Here

8/20/2020

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:

Stuart Plantation
241 E prospect RD
Ft Lauderdale, FL 33334

RECEIVED
SEP 01 2020

CODE ENFORCEMENT



9590 9402 4075 8092 9630 12

2. Article Number (Transfer from service label)

7018 0680 0001 8397 8200

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

S. Partean

C. Date of Delivery

8/26/20

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

241 E. Prospect
Ft. Lauderdale FL

3. Service type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

S. Partean

C. Date of Delivery

8/25/20

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

241 E. Prospect

Ft. Lauderdale FL

3. Service type

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

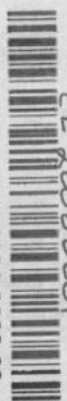
Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

2. Article Number (Transfer from service label)

7018 0680 0001 8397 8217

9590 9402 4075 8092 9630 29



CE20080001

Michael R Rechter
241 East Prospect Road
Ft. Lauderdale, FL 33334



- 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.

A. Signature

X

B. Received by (Printed Name)

S. Partean

C. Date of Delivery

8/25/20

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

241 E. Prospect

Ft. Lauderdale FL

3. Service type

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Restricted Delivery

CITY EXHIBIT

8

STUART POLICE DEPARTMENT

Joseph Tumminelli, Chief of Police



Serving with *Pride*
Protecting with Dignity

CODE ENFORCEMENT DIVISION

830 SE Martin L. King Blvd. Stuart, FL 34994
Telephone: 772 - 600 - 1254 Fax: 772 - 600 - 1211



RECEIPT OF HAND DELIVERY

DATE: 8/21/2020

Property Owner

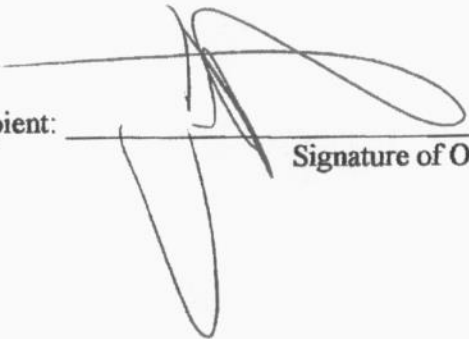
TO: Hard Exercise Works

ATTENTION: Justin Bartlett - owner/manager

Location of property in violation: 1564 SE Federal Hwy

Date and Time of Service: 8/21/2020 8:44 AM

Recipient: _____


Signature of Owner/ Recipient

CITY EXHIBIT 8A



CITY OF STUART
CODE ENFORCEMENT
830 SE MARTIN LUTHER KING, JR. BLVD
STUART, FL 34994-2139

NOTICE OF VIOLATION

Aug 20, 2020

STUART PLANTATION LLC
241 E PROSPECT RD
FORT LAUDERDALE, FL 33334

Case #: CE20080001

You are hereby notified that the following violation(s) of the Code of Ordinances and/or the Land Development Regulations of the City of Stuart exists on the property listed:

ADDRESS: 1564 SE FEDERAL HWY
PARCEL ID #: 0938410220000002000000

OBSERVATION DATE: 08/03/20
CORRECTION DATE: 08/30/2020

VIOLATION(S)
AND
CORRECTIVE
ACTIONS:

38-59
DELINQUENT BUSINESS TAX RECEIPT
105.1
CONSTRUCT, ENLARGE, ALTER, REPAIR, MOVE, DEMOLISH OR INSTALL
WITHOUT A PERMIT.
Correction: 38-59
ANY PERSON WHO ENGAGES IN ANY BUSINESS, OCCUPATION, OR
PROFESSION WHO DOES NOT OBTAIN OR RENEW A LOCAL BUSINESS TAX
RECEIPT IS SUBJECT TO CIVIL ACTIONS AND PENALTIES INCLUDING
COURT COSTS.
105.1
OBTAIN REQUIRED PERMIT.

NOTICE OF HEARING SUMMONS

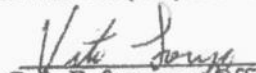
Failure to correct the violation(s) by the above date will result in a presentation of this matter at a hearing before the Code Enforcement Magistrate on **09/17/2020 at 10:00AM** in the City of Stuart Commission Chambers located at 121 SW Flagler Avenue, Stuart, Florida. The violation charged is a civil infraction and subjects you to a maximum civil penalty of up to \$250 per offense, per day, for repeat violations.

The Code Enforcement Magistrate will receive testimony and evidence at said Hearing and make Findings of Fact, as supported by the testimony and evidence pertaining to matters alleged in the Notice of Violation. You are entitled to present evidence and witnesses at the Hearing.

FAILURE to appear will result in the Magistrate proceeding in your absence. All fines constitute liens against the Real and Personal Property of the Respondent. Please govern yourself accordingly

An administrative fee of \$300.00 will be assessed if you should fail to comply by the correction date above.

Should you require additional information regarding this notice, please contact the Code Enforcement Division at (772) 288-5325 or (772) 600-1254.


Code Enforcement Officer
Chalimar Gregory / Vito Lorenzo / Deborah Carrasco

7018 0680 0001 8397 8217
7018 0680 0001 8397 8200
Certified Mail #