



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

**October 15, 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 320 SE MLK BLVD LLLP

V. Lorenzo

CE20090053

10-61, 10-66(E), 20-22

ADJOURNMENT

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

Meeting Date: 10/15/2020

Narrative:

Magistrate Action:

Fine Amount:

\$250 per day per violation

Administrative Costs:

\$300.00

ATTACHMENTS:

<i>Description</i>	<i>Upload Date</i>	<i>Type</i>
City of Stuart vs 320 MLK Blvd LLLP	10/12/2020	Exhibit

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

generated on 10/1/2020 1:52:01 PM EDT

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
04-38-41-013-012-00030-0	21599	320 SE MARTIN LUTHER KING JR BLVD, STUART	\$392,450	9/26/2020

Owner Information	
Owner(Current)	320 MLK BLVD LLLP
Owner/Mail Address	2355 RIVIERA DR DELRAY BEACH FL 33445
Sale Date	2/15/2017
Document Book/Page	2908 1211
Document No.	2620816
Sale Price	470000

Location/Description			
Account #	21599	Map Page No.	0-04B
Tax District	3100	Legal Description	MC DONALD'S LOTS 3, 4 & 5 BLK 12
Parcel Address	320 SE MARTIN LUTHER KING JR BLVD, STUART		
Acres	.3884		

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	0300 Multi family >=10 units
Neighborhood	30200 Downtown Stuart N of E Ocean

Assessment Information	
Market Land Value	\$94,750
Market Improvement Value	\$297,700
Market Total Value	\$392,450

CITY EXHIBIT

9/25

10/1/2020, 1:52 PM

Detail by Entity Name

Florida Limited Partnership
320 MLK BLVD LLLP

Filing Information

Document Number A17000000037
FEI/EIN Number 81-5107122
Date Filed 01/26/2017
State FL
Status ACTIVE

Principal Address

402 W ATLANTIC AVE
STE 150
DELRAY BEACH, FL 33444

Changed: 06/16/2020

Mailing Address

2355 Riviera Dr
Delray Beach, FL 33445

Changed: 06/16/2020

Registered Agent Name & Address

EXECUTIVE MANAGEMENT CONSULTANTS INTERNATIONAL, LLC.
777 NW 5st ST
116
BOCA RATON, FL 33431

Address Changed: 04/30/2018

General Partner Detail

Name & Address

BALL, MICHAEL
2355 NE OCEAN BLVD
STUART, FL 34996

HOLDER, JOHN
2355 RIVERIA DRIVE
DELRAY BEACH, FL 33445

Annual Reports

Report Year	Filed Date
2018	04/30/2018
2019	04/29/2019
2020	06/16/2020

Document Images

06/16/2020 - ANNUAL REPORT	View image in PDF format
04/29/2019 - ANNUAL REPORT	View image in PDF format
04/30/2018 - ANNUAL REPORT	View image in PDF format

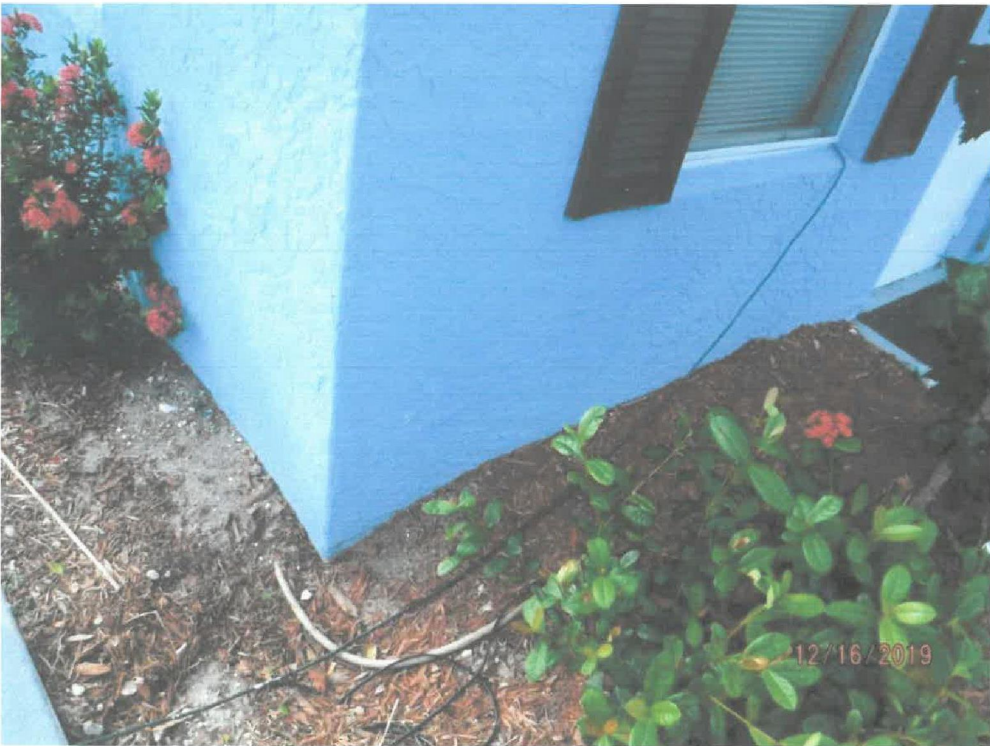
CITY EXHIBIT 1A



CITY EXHIBIT 2



CITY EXHIBIT 3



CITY EXHIBIT 4

Sec. 10-56. - Application of article.

- (a) *Scope.* The provisions of this article shall apply to all existing residential and nonresidential structures and all existing premises and constitute minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; the occupancy of existing structures and premises, and for administration, enforcement and penalties.
- (b) *Intent.* This article shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare in so far as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein.
- (c) *Transfer of ownership.* It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of or encumber such dwelling unit or structure without compliance with the provisions of section 26-29.
- (d) The most current version of the International Property Maintenance Code shall be the referenced standard.

(Code 1995, § 18-302; Ord. No. 2156-08, § 1(18-302), 4-14-2008; Ord. No. [2440-2020](#), § 1, 5-26-2020)

Chapter 5: Plumbing Facilities and Fixture Requirements

General Comments

Chapter 5 establishes the minimum criteria for the installation, maintenance and location of plumbing systems and facilities, including water supply systems, water-heating appliances, sewage disposal systems and related plumbing fixtures. Existing plumbing installations may present unique inspection problems for the code official. Almost all installations are concealed by finished walls, ceilings and floors. The code official must inspect the visible portions of the system and assess the acceptability of the whole installation. To help the code official make suitable judgments, a foundation of basic principles may aid in the enforcement process. The following is a listing of 23 basic principles of environmental sanitation and safety for the design, installation and maintenance of plumbing systems, which establish the fundamental concepts behind health and safety regulations for plumbing systems. Knowing these principles aids in understanding the code requirements, which leads to more effective code enforcement.

Principle No. 1: All Occupied Premises Shall Have Potable Water

All buildings, structures and premises intended for human habitation, occupancy, use or employment, or the preparation or processing of food, drinks or other materials for human consumption shall be provided with an adequate, safe and potable water supply through a safe system of piping to all fixtures, appliances and appurtenances. Such a water supply must not be connected to an unsafe water source, nor shall it be subjected to the hazards of backflow.

Principle No. 2: Adequate Water Required

Plumbing fixtures, devices and appurtenances shall be supplied with water in sufficient volume and at pressures adequate to enable them to function properly and without undue noise under normal conditions of use.

Principle No. 3: Hot Water Required

Hot water shall be supplied to all plumbing fixtures that normally need or require hot water for their proper use and function.

Principle No. 4: Water Conservation

Plumbing shall be designed and adjusted to use the minimum quantity of water consistent with proper performance and cleaning.

Principle No. 5: Dangers of Explosion or Overheating

Devices for heating and storing water shall be designed and installed so as to guard against dangers from explosion or overheating.

Principle No. 6: Use Public Water and Sewers Where Available

Every building with installed plumbing fixtures intended for human habitation, occupancy or use and located where there is a public water supply and sewer service shall have a connection with the water supply and sewer.

Principle No. 7: Required Plumbing Fixtures

Each family dwelling unit shall have at least one water closet, one lavatory, one kitchen-type sink and one bathtub or shower to meet the basic requirements of sanitation and personal hygiene. All other structures for human occupancy or use shall be equipped with sufficient sanitary facilities as prescribed in the code, but with not less than one water closet and lavatory.

Principle No. 8: Smooth Surfaces Required

Plumbing fixtures shall be made of durable, smooth, nonabsorbent and corrosion-resistant material and shall be free from concealed fouling surfaces.

Principle No. 9: Drainage System of Adequate Size

The drainage system shall be designed, constructed and maintained to guard against fouling, deposit of solids and clogging, and with adequate cleanouts arranged so that the pipes may be readily cleaned.

Principle No. 10: Durable Materials and Good Workmanship

The piping of the plumbing system shall be of durable material, free from defective workmanship and designed and constructed so as to give satisfactory service for its reasonably expected life.

Principle No. 11: Liquid Seal Traps Required

Each fixture directly connected to the drainage system shall be equipped with a liquid seal trap.

Principle No. 12: Trap Seals Must Be Protected

The drainage system shall be designed to provide adequate circulation of air in all pipes without danger of siphonage, aspiration or forcing of trap seals under conditions of ordinary use.

Nicolosi, Stefano

From: Ball, Mike <mball@commercialrealestatellc.com>
Sent: Thursday, February 6, 2020 9:59 AM
To: Nicolosi, Stefano
Cc: Freeman, Kevin
Subject: Re: 320 MLK

This message has originated from an [EXTERNAL EMAIL ADDRESS]. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email. If it shows as being from someone within the City, please contact the City's Technology Services personnel.

Good morning Stefano , Sorry for the delay in getting back to you . I had an electrician attempted to make contact with this lady to see the work needed on 4 occasions with no response . I just confronted the lady again last night and of course she denies that he has been to the residence .I'm sure if I had not made it known , I was going to evict she would have opened the door .

In any event I plan to hire a GC no later than tomorrow for another project and I will have them make contact and each attempt will be video . Additionally if I have time I plan to view DOZENS of her previous evictions to see the different strategies used in the past. I have been told my multi tenants she is the one throwing bags of trash throughout the property. FYI, it has always been a challenge when dealing with trash and the tenants. However since this lady started her campaign it has gotten out of control .

We will get in the unit in the next couple of business days , if I have to sit at the door

On Wed, Jan 29, 2020 at 1:40 PM Nicolosi, Stefano <snicolosi@ci.stuart.fl.us> wrote:

Mike,

When are you going to get the water heater installed at Tammy Ivory's unit? It's not healthy for someone to be without hot water or a toilet that flushes.

Steve Nicolosi | **Building Official** | **Building Dept.**

City of Stuart | 121 SW Flagler Ave. Stuart FL 34994

772-600-1273

CITY EXHIBIT 7



10152020 MAGISTRATE

unit 324



10152020 MAGISTRATE

CITY EXHIBIT 9 9/25/2020

Unit 324



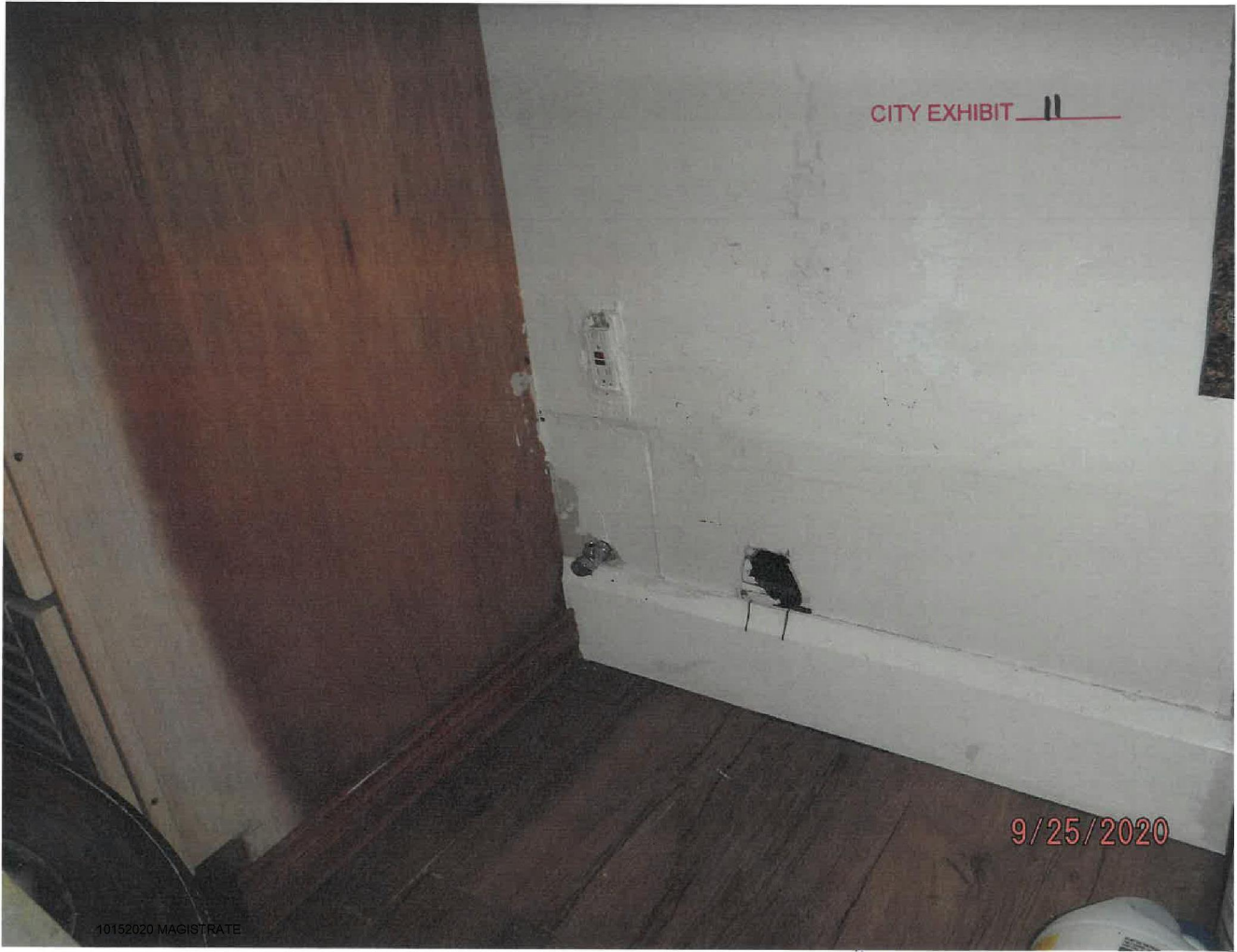
10152020 MAGISTRATE

CITY EXHIBIT 10

9/25/2020

CITY EXHIBIT

unit 324



10152020 MAGISTRATE

unit 336



10152020 MAGISTRATE

unit 336













10152020 MAGISTRATE



10152020 MAGISTRATE

CITY EXHIBIT 19

9/25/2020



10152020 MAGISTRATE





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

NOTICE OF VIOLATION

Sep 25, 2020

320 MLK BLVD LLLP
777 NW 51ST ST STE 116
BOCA RATON, FL 33431

Case #: CE20090053

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: 320 SE MARTIN LUTHER KING JR BLVD OBSERVATION DATE: 09/25/2020
PARCEL ID #: 0438410130120003000000 CORRECTION DATE: 10/05/2020

VIOLATION(S)

10-61

THE EXTERIOR AND INTERIOR OF A STRUCTURE SHALL BE MAINTAINED IN GOOD REPAIR, STRUCTURALLY SOUND AND SANITARY SO AS NOT TO POSE A THREAT TO THE PUBLIC HEALTH, SAFETY OR WELFARE.

AND
CORRECTIVE
ACTIONS:

10-66 E (1)

BUILDING DOES NOT HAVE ACESSE TO HOT WATER.

20-22

TRASH AND SOLID WASTE.

Correction: 10-61

REPAIR INTERIOR AND EXTERIOR STRUCTURE AND EQUIPMENT TO A STRUCTURALLY SOUND AND SANITARY CONDITON.

10-66 E (1)

ALL KITCHEN SINKS, LAVATORIES, LAUNDRY FACILITIES, BATHTUBS AND SHOWERS SHALL BE SUPPLIED WITH HOT AND COLD RUNNING WATER IN ACCORDANCE WITH THE STATE PLUMBING CODE AND THIS CODE OF ORDINANCES.

20-22

ALL LANDS IN CITY SHALL BE KEPT FREE FROM ANY KIND OF TRASH AND OTHER SOLID WASTE.

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 10/15/2020 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.

Vito Lorenzo
Code Enforcement Officer

Chalimar Gregory / Vito Lorenzo / Deborah Carrasco

CITY EXHIBIT 72

7018 0680 0001 8397 7395
7018 0680 0001 8397 7388
7018 0680 0001 8397 7364

Certified Mail #

7018 0680 0001 8397 7401

7018 0680 0001 8397 7418

7018 0680 0001 8397 7418

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

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

OFFICIAL USE

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

Postmark Here

Sent To Michael Alan Ball
Street and Apt. No., or PO Box No. 2355 NE Ocean Blvd unit 9A
City, State, ZIP+4® Stuart FL 34996
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0680 0001 8397 7395

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

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

OFFICIAL USE

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

Postmark Here
9/25/2020

Sent To Michael Ball
Street and Apt. No., or PO Box No. 2355 NE Ocean Blvd
City, State, ZIP+4® Stuart FL 34996
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0680 0001 8397 7364

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

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

OFFICIAL USE

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

Postmark Here
9/25/2020

Sent To 320 MLK BLVD 2LL P
Street and Apt. No., or PO Box No. 2355 Riviera Dr
City, State, ZIP+4® Delray Beach FL 33445
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0680 0001 8397 7401

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

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

OFFICIAL USE

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

Postmark Here
9/25/2020

Sent To John Holder
Street and Apt. No., or PO Box No. 2355 Riviera Dr
City, State, ZIP+4® Delray Beach FL 33445
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0680 0001 8397 7388

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

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

OFFICIAL USE

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

Postmark Here
9/25/2020

Sent To Executive Management Consultants International, LLC
Street and Apt. No., or PO Box No. 2355 Riviera Dr
City, State, ZIP+4® Delray Beach FL 33445
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

CITY EXHIBIT_23

Tracking Number: 70180680000183977388

Remove X

Your item was delivered to an individual at the address at 1:49 pm on September 26, 2020 in DELRAY BEACH, FL 33445.

 Delivered

September 26, 2020 at 1:49 pm
Delivered, Left with Individual
DELRAY BEACH, FL 33445

Get Updates 

Text & Email Updates	
Tracking History	
Product Information	

Feedback

See Less 

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs

CITY EXHIBIT 24

Tracking Number: 70180680000183977364

Remove X

Your item was delivered to an individual at the address at 1:49 pm on September 26, 2020 in DELRAY BEACH, FL 33445.

 Delivered

September 26, 2020 at 1:49 pm
Delivered, Left with Individual
DELRAY BEACH, FL 33445

Get Updates 

Text & Email Updates	
Tracking History	
Product Information	

Feedback

See Less 

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs

CITY EXHIBIT 25

Tracking Number: 70180680000183977388

Remove X

Your item was delivered to an individual at the address at 1:49 pm on September 26, 2020 in DELRAY BEACH, FL 33445.



September 26, 2020 at 1:49 pm
Delivered, Left with Individual
DELRAY BEACH, FL 33445

Get Updates ✓

CITY EXHIBIT 26

Text & Email Updates

Tracking History

Product Information

Feedback

See Less ^

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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: <i>Executive Management Consultants International</i> <i>2355 Riviera Dr</i> <i>Delray Beach, FL 33445</i> 2. Article Number (Transfer from service label) <i>9590 9402 4075 8092 9633 57</i>		A. Signature X B. Received by (Printed Name) LEE P. STUART C. Date of Delivery OCT 05 2020 D. Delivery address different from label address? ☐ Yes ☒ No CITY OF STUART CODE ENFORCEMENT 3. Service Type ☐ Registered Mail Express ☐ Registered Mail Signature ☐ Registered Mail Restricted Delivery ☐ Certified Mail ☐ Certified Mail Restricted Delivery ☐ Certified Mail Return Receipt for Merchandise ☐ Certified Mail Signature Confirmation ☐ Certified Mail Signature Confirmation Restricted Delivery ☐ Priority Mail Express ☐ Registered Mail Signature ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation ☐ Signature Confirmation Restricted Delivery	

PS Form 3811, July 2015 PSN 7530-02-000-9063

Domestic Return Receipt

Tracking Number: 70180680000183977364

Remove X

Your item was delivered to an individual at the address at 1:49 pm on September 26, 2020 in DELRAY BEACH, FL 33445.

✓ Delivered

September 26, 2020 at 1:49 pm
Delivered, Left with Individual
DELRAY BEACH, FL 33445

CITY EXHIBIT 27

Get Updates ✓

Text & Email Updates



Tracking History



Product Information



Feedback

See Less ^

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- 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 ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If Yes, enter delivery address below: ☐ No OCT 05 2020 CODE ENFORCEMENT CITY OF STUART
1. Article Addressed to: 320 MLK Blvd LLP 2355 Riviera Dr DeLray Beach, FL 33445 9590 9402 4075 8092 9633 64	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Collect on Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery
2. Article Number (Transfer from service label) 7018 0680 0001 8397 7364	PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

Tracking Number: 70180680000183977401

Remove X

Your item was delivered to an individual at the address at 1:49 pm on September 26, 2020 in DELRAY BEACH, FL 33445.

Delivered

September 26, 2020 at 1:49 pm
Delivered, Left with Individual
DELRAY BEACH, FL 33445

Get Updates

Text & Email Updates	▼
Tracking History	▼
Product Information	▼

Feedback

CITY EXHIBIT 28

See Less

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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 Agent Addressee B. Received by (Printed Name) C. Date of Delivery	
1. Article Addressed to: John Holder 2355 River Road Delray Beach, FL 33445 LE 20090053 9590 9402 4075 8092 9633 33		D. Is delivery address different from item 1? ☐ Yes ☒ No If YES, enter delivery address below: SEP 28 2020 CODE ENFORCEMENT CITY OF STUART	
2. Restricted Mail Label 7018 0680 0001 8397 7401 Restricted Delivery		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	





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

NOTICE OF VIOLATION

Sep 25, 20
328 MLK JR BLVD
777 NW 5TH ST
BOCA RATON, FL 33431

Case #: C1 000000

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

ADDRESS: 800 SE MARTIN LUTHER KING JR BLVD OBSERVATION DATE: 09/25/2020
PARCEL ID: 0408410130120003040000 CORRECTION DATE: 10/05/2020
VIOLATION(S): 18-46 E (1)
AND THE EXTERIOR AND INTERIOR OF A STRUCTURE SHALL BE MAINTAINED
CORRECT ACTION: IN GOOD REPAIR, STRUCTURALLY SOUND AND SANITARY SO AS NOT TO
18-46 E (1) POSE A THREAT TO THE PUBLIC HEALTH, SAFETY OR WELFARE.
BUILDING DOES NOT HAVE ACCESS TO HOT WATER.

18-46 E (1)
20-22
TRASH AND SOLID WASTE.

Current: 18-46

REPAIR INTERIOR AND EXTERIOR STRUCTURE AND EQUIPMENT TO A
STRUCTURALLY SOUND AND SANITARY CONDITION.

18-46 E (1)

ALL KITCHEN SINKS, LAVATORIES, LAUNDRY FACILITIES, BATHUBS
AND SHOWERS SHALL BE SUPPLIED WITH HOT AND COLD RUNNING
WATER IN ACCORDANCE WITH THE STATE PLUMBING CODE AND THE
CODE OF ORDINANCES.

20-22

ALL LANDS IN CITY SHALL BE KEPT FREE FROM ANY KIND OF TRASH
AND OTHER SOLID WASTE.

NOTICE OF HEARING SUMMONS

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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.

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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) 188-5325 or (772) 600-1254.

Code Enforcement
Chalmer Gregg
/ Vito Lorenzo / Deborah Canas

7018 0680 0001 8397 7395
7018 0680 0001 8397 7382
7018 0680 0001 8397 7264
Certified Mail #

7018 0680 0001 8397 7401

7018 0680 0001 8397 7412

CITY EXHIBIT 30

WHEREAS, on the date of the declaration pursuant to the

WHEREAS, on the date of the declaration pursuant to the

WHEREAS, the Code of Ordinances of the City of Stuart, Florida, Chapter 16-4 of city code to

WHEREAS, these Emergency Orders are hereby rescinded a direct order remain in full force

THEREFORE, AS A

SECTION 1. The City Manager is hereby granted in management for 30 days prior to a

SECTION 2. Specific health safety factors.

9/29/2020

COVID-19
CITY MANAGER ORDER

STATE OF FLORIDA
CITY OF STUART
CODE ENFORCEMENT

AFFIDAVIT OF POSTING-MAGISTRATE HEARING

Code Enforcement Case Number: CE20090053

STATE OF FLORIDA)
COUNTY OF MARTIN)

I, VITO LORENZO, being fully sworn, deposes and states as follows:

1. That I am an employee of the City of Stuart, Florida Code Enforcement Department; and
2. That part of my duties includes posting Notice of Violations/Notice of Hearing letters, and other correspondence; and
3. That on September 29, 2020 at 8:30 AM, I posted a Notice of Violation/Notice of Hearing for Magistrate to be held on October 15, 2020 at 10:00 AM, at City of Stuart City Hall, 121 SW Flagler Avenue, Stuart, Florida 34994, for Case No. CE20090053, 320 SE Martin Luther King Jr Blvd, Stuart, Florida 34994 to: 320 MLK Blvd LLLP, 2355 Riviera Dr Delray Beach, FL 33445; and
4. Said Notice was also posted on the public bulletin board for public viewing in front of City of Stuart City Hall located at 121 SW Flagler Avenue, Stuart, Florida 34994 on September 29, 2020; and
5. Said Notice was also served by certified U.S. Mail, postage pre-paid on September 25, 2020 to: 320 MLK Blvd LLLP, 2355 Riviera Dr, Delray Beach, FL 33445.

FURTHER AFFIANT SAYETH NAUGHT.

BY: Vito Lorenzo
Vito Lorenzo, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF MARTIN

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 29th day of September, 2020, by Vito Lorenzo, Code Enforcement Officer for the City of Stuart, Florida who is personally known to me or who has produced na as identification.



(Seal)

Lisa M. Scott
Notary Public, State of Florida

CITY EXHIBIT 31





CITY EXHIBIT 33

9/30/2020



10152020 MAGISTRATE

CITY EXHIBIT 34



10152020 MAGISTRATE

CITY EXHIBIT 35



10152020 MAGISTRATE

CITY EXHIBIT 36







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CITY EXHIBIT 39



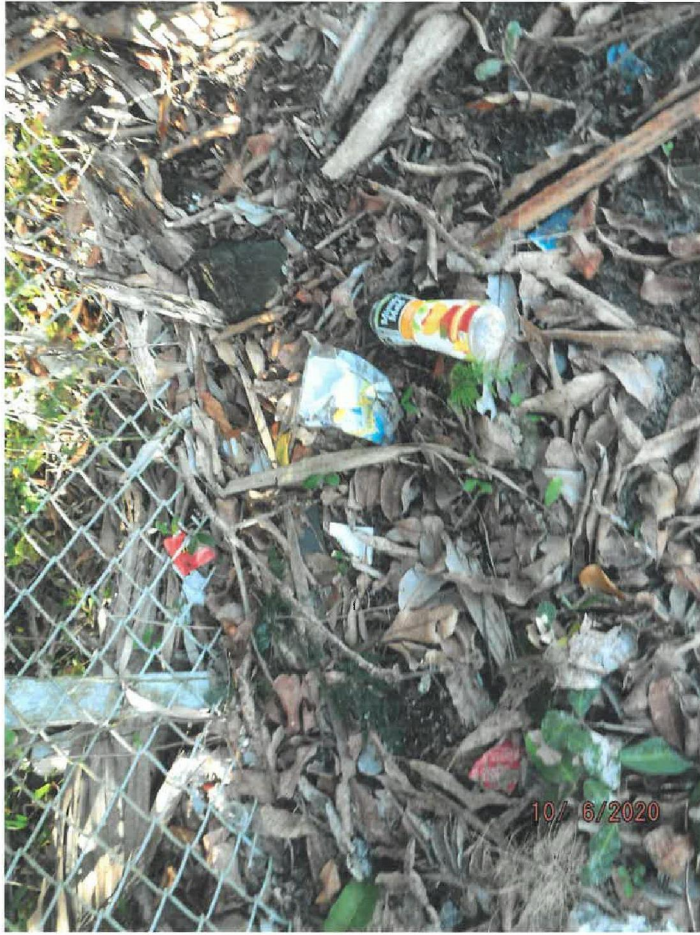




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CITY EXHIBIT 43





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