



City of Stuart

MAGISTRATE HEARING DOCKET

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

**AUGUST 21, 2024 AT 2:00 PM
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.

PLEDGE OF ALLEGIANCE

VIOLATION HEARINGS

1. SP CROSSINGS LLC FINE ASSESSMENT

Vito Lorenzo

CASE NO: CE23060039

ADDRESS OF VIOLATION: 3800 SE Gatehouse Circle, Stuart FL
34994

CODE SECTION: 22-61 Fire Codes and publications adopted

DESCRIPTION OF VIOLATION: Failure to comply with the Florida Fire
Prevention Code

ADJOURNMENT

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

Meeting Date: 8/21/2024

Prepared by: Vito Lorenzo

Title of Item:

SP CROSSINGS LLC FINE ASSESSMENT

Address:

3800 SE Gatehouse Circle, Stuart FL 34994

Code Section:

22-61 Fire Codes and publications adopted

Description of Violation:

Failure to comply with the Florida Fire Prevention Code

Summary Explanation/Background Information:

On July 18, 2023, the Respondent signed and agreed to a Stipulation and Agreed Order to be in compliance with the Florida Fire Prevention Code by July 31, 2023. Compliance was not met by this date and fines started to accrue in the amount of \$250.00 per day.

ATTACHMENTS:

1. 3800 gatehouse Circle Exhibits Fine Reduction Case
2. Fire Inspection Reports Exhibits 18-22
3. SP Crossings LLC Exhibits 23-26

Basic Info

PIN 40-38-41-021-000-00010-0	AIN 124997	Situs Address 3800 SE GATEHOUSE CIR STUART FL	Website Updated 7/10/24
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General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners SP CROSSINGS LLC	Parcel ID 40-38-41-021-000-00010-0	Use Code/Property Class 0300 - 0300 Multi family >=10 units
Mailing Address 5403 W GRAY ST TAMPA FL 33609	Account Number 124997	Neighborhood M3 M3-CENTRAL STUART
Tax District STUART	Property Address 3800 SE GATEHOUSE CIR STUART FL	Legal Acres 54
	Legal Description ALL OF PLAT - CROSSINGS AT INDIAN RUN - ...	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
2024	\$ 8,385,000	\$ 15,753,120	\$ 24,138,120	\$ 1,126,439	\$ 23,011,681	\$ 23,011,681	\$ 0

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 11/21/14	Grantor (Seller) INDIAN RUN LTD PARTNERSHIP	Doc Num 2487125
Sale Price \$ 26,363,800	Deed Type Special Warranty Deed	Book & Page <u>2753 0273</u>



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

Detail by Entity Name

Florida Limited Liability Company
SP CROSSINGS LLC

Filing Information

Document Number L14000104462
FEI/EIN Number 47-1238638
Date Filed 07/01/2014
State FL
Status ACTIVE

Principal Address

5403 West Gray Street
Tampa, FL 33609

Changed: 02/23/2016

Mailing Address

2430 ESTANCIA BLVD., SUITE 114
CLEARWATER, FL 33761

Registered Agent Name & Address

TRUSTEE AND CORPORATE SERVICES, INC.
2430 ESTANCIA BLVD., SUITE 114
CLEARWATER, FL 33761

Authorized Person(s) Detail

Name & Address

Title MGRM

SP CROSSINGS MANAGER LLC
5403 West Gray Street
Tampa, FL 33609

Annual Reports

Report Year	Filed Date
2022	03/16/2022
2023	03/01/2023
2024	03/21/2024

Document Images

CITY EXHIBIT

2



CITY OF STUART, FLORIDA
CODE ENFORCEMENT MAGISTRATE

Case No. CE23060039

CITY OF STUART, FLORIDA,

Petitioner,

v.

SP Crossings LLC

Respondent(s).

STATE OF FLORIDA
COUNTY OF MARTIN

I, the undersigned, duly appointed City Clerk of the
City of Stuart, Florida, HEREBY CERTIFY that this is
a true and correct copy of the original.

Signature: Maya L. Kinde
CITY CLERK

DATE: 7/20/2023

PCN# 40-38-41-021-000-00010-0

STIPULATION AND AGREED ORDER

STIPULATION

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

1. The Respondent(s) is the owner or tenant of the property located at 3800 SE Gatehouse Circle Stuart, Florida 34994, and more fully described in the Martin County Property Appraiser's Report attached as **Exhibit 1** ("Subject Property").
2. A copy of the Sunbiz Report showing the current owner of the Subject Property is attached as **Exhibits 2**, and the person(s) signing this Stipulation has the authority to execute the Stipulation and bind the respective parties to the terms contained herein.
3. The violation(s) which is more fully described in the Fire Inspection Report and Notice of Violation/Notice of Hearing filed in this case exists on the Subject Property and is attached as **Exhibits 3-7**.
4. The Respondent(s) is granted until **July 31, 2023** to take the necessary corrective action to bring the property into compliance with the cited sections of the City of Stuart Code of Ordinances, or Florida Building Code, as applicable.
5. If the Respondent(s) does not correct the violations(s) and bring the property into compliance as set forth above, a civil penalty of **\$250.00 per violation, per day** shall be assessed for each day the violation continues after the compliance date. **The assessment of fines and costs may result in a lien being placed on any real or personal property owned by Respondent(s).**
6. Respondent(s) is assessed the administrative costs of this action in the amount of **\$150.00**. In accordance with Sec.162.09, Florida Statutes, a hearing is not necessary for the issuance of an order imposing the fine, and no additional notification will be sent. Additional

CITY EXHIBIT 3

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

7. The Respondent(s) acknowledges that the City of Stuart Code Enforcement Magistrate may enter an Order which requires the Respondent to correct the violations and bring the property into compliance, as stated in this Stipulation and Agreed Order.
8. Should the Respondent(s) come into compliance in accordance with this Stipulation and Agreed order, and subsequently violate the same code sections, such reoccurrences shall subject the Respondent(s) to an administrative fine of up to **\$500.00** per day for each violation, beginning on such day as the violation is found.
9. **The Respondent bears the burden of contacting the City's Code Enforcement Division at 772-600-1254 to arrange for a re-inspection of the property in order to verify that any violations have been corrected and that the property has been brought into compliance with the applicable sections of the City or Building Code.**

CITY OF STUART, FLORIDA
CODE ENFORCEMENT DIVISION

RESPONDENT(S):

SP Crossings LLC

By: Vicki Long

By: Bruce Williams
Bruce Williams -Facilities Director

Date: 7/13/2023

Date: 7-18-2023

Agreed Order on next page

AGREED ORDER

THIS MATTER came before the Magistrate on July 19, 2023, and having been fully advised of the premises;

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

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



Wendy H. Werb, Magistrate

CERTIFICATE OF SERVICE

I hereby certify that a copy hereof has been furnished by email to the Respondent(s), SP Crossings LLC at bwilliams@cmiweb.net on the 20 day of July, 2023.



Vito Lorenzo, Property Inspector



Basic Info

PIN 40-38-41-021-000-00010-0	AIN 124997	Situs Address 3800 SE GATEHOUSE CIR STUART FL	Website Updated 7/11/23
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General Information

Property Owners SP CROSSINGS LLC	Parcel ID 40-38-41-021-000-00010-0	Use Code/Property Class 0300 - 0300 Multi family >=10 units
Mailing Address 5403 W GRAY ST TAMPA FL 33609	Account Number 124997	Neighborhood M2 M2-DOWNTOWN STUART
Tax District STUART	Property Address 3800 SE GATEHOUSE CIR STUART FL	Legal Acres 54
	Legal Description ALL OF PLAT - CROSSINGS AT INDIAN RUN - ...	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
2023	\$ 6,708,000	\$ 14,211,710	\$ 20,919,710	\$ 0	\$ 20,919,710	\$ 20,919,710	\$ 0

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Current Sale

Sale Date 11/21/14	Grantor (Seller) INDIAN RUN LTD PARTNERSHIP	Doc Num 2487125
Sale Price \$ 26,363,800	Deed Type Special Warranty Deed	Book & Page <u>2753 0273</u>

Legal Description

ALL OF PLAT - CROSSINGS AT INDIAN RUN - FIRST EASTERN PUD (R) (PB 14 PG 37) THE CROSSINGS AT INDIAN RUN & STUART FARMS, PART OF LOTS 6 11 & 14 BEING A STRIP APPROX 10 X 1800, LYING ELY OF A LINE 600 ELY OF & PARALLEL TO ELY R/W SR 76 & LYING WLY OF W/LN OF CROSSINGS AT INDIAN RUN IN PB 14 PG 37.. (LESS ADD'L INDIAN ST R/W TO FLDOT PER TAKING IN OR 2507/516)

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 EXHIBIT 1

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

Florida Limited Liability Company

SP CROSSINGS LLC

Filing Information**Document Number** L14000104462**FBI/EIN Number** 47-1238638**Date Filed** 07/01/2014**State** FL**Status** ACTIVE**Principal Address**5403 West Gray Street
Tampa, FL 33609

Changed: 02/23/2016

Mailing Address2430 ESTANCIA BLVD., SUITE 114
CLEARWATER, FL 33761**Registered Agent Name & Address**TRUSTEE AND CORPORATE SERVICES, INC.
2430 ESTANCIA BLVD., SUITE 114
CLEARWATER, FL 33761**Authorized Person(s) Detail****Name & Address**

Title MGRM

SP CROSSINGS MANAGER LLC
5403 West Gray Street
Tampa, FL 33609**Annual Reports**

Report Year	Filed Date
2021	02/18/2021
2022	03/16/2022
2023	03/01/2023

Document Images

CITY EXHIBIT 2

Office (772) 288-5364
Fax (772) 288-5371
Inspector (772) 600-1232
fireprevention@ci.stuart.fl.us

City of Stuart
Fire-Prevention Division
Fire Inspection Report

Matthew Cawley
Fire Marshal

BUSINESS ID# 19596 **OCCUPANCY TYPE:** Apartment **CONTACT:** _____

ADDRESS: 3820 Gatehouse Circle **EMAIL:** _____

BUSINESS NAME: Crossings at Indian Run **PHONE:** _____

BILLING ADDRESS: _____ **OCCUPANCY LOAD:** _____ **SQ. FEET:** 334117

ANNUAL LIFE SAFETY: ☒ **OCCUPATIONAL LICENSE:** _____ **OTHER:** _____

☒ **EGRESS-NFPA 101**

- ☒ Exits Clear of Obstructions
- ☒ Exit Signs
- ☒ Emergency Lighting
- ☒ Sufficient Exits / Size
- ☒ Proper Hardware / Thumb latch

☒ **FIRE EXTINGUISHERS-NFPA 10**

- ☒ Size / Type / Coverage
- ☒ Annual Inspection Tag
- ☒ Mounted/Height

☒ **ELECTRICAL-NFPA 70**

- ☒ Panels / Meters Clear of Obstructions
- ☒ Proper Covers / Voids in Panel
- ☒ Panel Clearly Labeled
- ☒ Wiring in Conduit
- ☒ Multi-Plug Adapters/Ext Cords

☒ **GENERAL REQUIREMENTS-NFPA 101**

- ☒ Correct Address Posted / Rear
- ☒ Occupant Load Posted
- ☒ Flammable Storage
- ☒ Housekeeping (General)
- ☒ NFPA 704M Labeling
- ☒ Knox Box

☒ **SPRINKLER SYSTEMS-NFPA 25**

- ☒ NFPA 25 Inspections / Riser Tagged
- ☒ NFPA 25 Contractor
- ☒ Coverage Compliance / Valves Open
- ☒ Fire Department Connection
- ☒ Spare Heads / wrench, sprinkler guards
- ☒ Clearance (Heads 18")
- ☒ Fire Pump / Stand Pipe
- ☒ Backflow Preventer
- ☒ Private Fire Hydrants

☒ **FIRE ALARM SYSTEMS-NFPA 72**

- ☒ System Tagged / As Builts / Manuals
- ☒ Monitoring Company
- ☒ Smoke/ Heat Detectors
- ☒ Duct Detector / Remote Test
- ☒ Horn Strobe 80"
- ☒ Remote Annunciator

☒ **HOOD EXTINGUISHING SYSTEM-NFPA 96**

- ☒ Semi-Annual Inspections / Tagged
- ☒ Nozzle Coverage
- ☒ Gas / Electric Shutoff / with Sign
- ☒ Exhaust Fans Operational / Labeled
- ☒ K-Class Extinguishers
- ☒ Clean Grease Filters and Ducts

Pass _____ **Fail** ☒ **Re-Inspection Date** 6/13/23 5/12/23 **Time** _____ **Yellow Card** ☒

Leasing Center - Fire Alarm Inspection, Fire hydrant inspection, fire alarm inspection
are all past due. Have inspections completed and uploaded to the complianceengine.com
Buildings 1-22 are all past due on Fire Alarm Inspection and
Sprinkler system inspections. Have inspections completed and uploaded
to the complianceengine.com
Exit light - Bldg 1, 15 not working
Overhead clearance must be 13.5 feet (tree, hanging down)
FDC sign missing - Bldg 1-22

CITY EXHIBIT 3

3/12/23
Date

[Signature]
Signature Owner/Occupant

Rich Hennessy
Inspector

Office (772) 288-5364
Fax (772) 288-5371
Inspector (772) 600-1232
fireprevention@ci.stuart.fl.us

City of Stuart
Fire-Prevention Division
Fire Inspection Report

Matthew Cawley
Fire Marshal

BUSINESS ID# _____ **OCCUPANCY TYPE:** _____ **CONTACT:** _____

ADDRESS: _____ **EMAIL:** _____

BUSINESS NAME: Closings at Indian Run Pt 2 **PHONE:** _____

BILLING ADDRESS: _____ **OCCUPANCY LOAD:** _____ **SQ. FEET:** _____

ANNUAL LIFE SAFETY: ☒ **OCCUPATIONAL LICENSE:** _____ **OTHER:** _____

EGRESS-NFPA 101

- ☐ Exits Clear of Obstructions
- ☐ Exit Signs
- ☐ Emergency Lighting
- ☐ Sufficient Exits / Size
- ☐ Proper Hardware / Thumb latch

FIRE EXTINGUISHERS-NFPA 10

- ☐ Size / Type / Coverage
- ☐ Annual Inspection Tag
- ☐ Mounted/Height

ELECTRICAL-NFPA 70

- ☐ Panels / Meters Clear of Obstructions
- ☐ Proper Covers / Voids in Panel
- ☐ Panel Clearly Labeled
- ☐ Wiring in Conduit
- ☐ Multi-Plug Adapters/Ext Cords

GENERAL REQUIREMENTS-NFPA 101

- ☐ Correct Address Posted / Rear
- ☐ Occupant Load Posted
- ☐ Flammable Storage
- ☐ Housekeeping (General)
- ☐ NFPA 704M Labeling
- ☐ Knox Box

SPRINKLER SYSTEMS-NFPA 25

- ☐ NFPA 25 Inspections / Riser Tagged
- ☐ NFPA 25 Contractor
- ☐ Coverage Compliance / Valves Open
- ☐ Fire Department Connection
- ☐ Spare Heads / wrench, sprinkler guards
- ☐ Clearance (Heads 18")
- ☐ Fire Pump / Stand Pipe
- ☐ Backflow Preventer
- ☐ Private Fire Hydrants

FIRE ALARM SYSTEMS-NFPA 72

- ☐ System Tagged / As Builts / Manuals
- ☐ Monitoring Company
- ☐ Smoke/ Heat Detectors
- ☐ Duct Detector / Remote Test
- ☐ Horn Strobe 80"
- ☐ Remote Annunciator

HOOD EXTINGUISHING SYSTEM-NFPA 96

- ☐ Semi-Annual Inspections / Tagged
- ☐ Nozzle Coverage
- ☐ Gas / Electric Shutoff / with Sign
- ☐ Exhaust Fans Operational / Labeled
- ☐ K-Class Extinguishers
- ☐ Clean Grease Filters and Ducts

Pass _____ Fail X Re-Inspection Date _____ Time _____ Yellow Card _____

Bldg 3 - Alarm is in trouble, riser access is screwed shut.
Bldg 4 - Riser access is screwed shut
Bldg 5 - Riser access is screwed shut
Bldg 6 - Riser access is screwed shut
Bldg 7 - Riser is red tagged - Fire Alarm deficient - riser screwed shut
Bldg 8 - Alarm is in trouble and deficient, riser access is screwed shut
Bldg 9 - Riser is tagged red and screwed shut
Bldg 10 - Riser is screwed shut
Bldg 11 - Alarm is in trouble and deficient - riser is screwed shut

CITY EXHIBIT 4

3/22/25
Date

[Signature]
Signature Owner/Occupant

Rich. Hennessy
Inspector

* All fees associated with this inspection are due within 30 days.

Office (772) 288-5364
Fax (772) 288-5371
Inspector (772) 600-1232
fireprevention@ci.stuart.fl.us

City of Stuart
Fire-Prevention Division
Fire Inspection Report

Matthew Cawley
Fire Marshal

BUSINESS ID# _____ **OCCUPANCY TYPE:** _____ **CONTACT:** _____

ADDRESS: _____ **EMAIL:** _____

BUSINESS NAME: Crossings at Indian Run pt 3 **PHONE:** _____

BILLING ADDRESS: _____ **OCCUPANCY LOAD:** _____ **SQ. FEET:** _____

ANNUAL LIFE SAFETY: ☒ **OCCUPATIONAL LICENSE:** _____ **OTHER:** _____

EGRESS-NFPA 101

- ☐ Exits Clear of Obstructions
- ☐ Exit Signs
- ☐ Emergency Lighting
- ☐ Sufficient Exits / Size
- ☐ Proper Hardware / Thumb latch

FIRE EXTINGUISHERS-NFPA 10

- ☐ Size / Type / Coverage
- ☐ Annual Inspection Tag
- ☐ Mounted/Height

ELECTRICAL-NFPA 70

- ☐ Panels / Meters Clear of Obstructions
- ☐ Proper Covers / Voids in Panel
- ☐ Panel Clearly Labeled
- ☐ Wiring in Conduit
- ☐ Multi-Plug Adapters/Ext Cords

GENERAL REQUIREMENTS-NFPA 101

- ☐ Correct Address Posted / Rear
- ☐ Occupant Load Posted
- ☐ Flammable Storage
- ☐ Housekeeping (General)
- ☐ NFPA 704M Labeling
- ☐ Knox Box

SPRINKLER SYSTEMS-NFPA 25

- ☐ NFPA 25 Inspections / Riser Tagged
- ☐ NFPA 25 Contractor
- ☐ Coverage Compliance / Valves Open
- ☐ Fire Department Connection
- ☐ Spare Heads / wrench, sprinkler guards
- ☐ Clearance (Heads 18")
- ☐ Fire Pump / Stand Pipe
- ☐ Backflow Preventer
- ☐ Private Fire Hydrants

FIRE ALARM SYSTEMS-NFPA 72

- ☐ System Tagged / As Built / Manuals
- ☐ Monitoring Company
- ☐ Smoke/ Heat Detectors
- ☐ Duct Detector / Remote Test
- ☐ Horn Strobe 80"
- ☐ Remote Annunciator

HOOD EXTINGUISHING SYSTEM-NFPA 96

- ☐ Semi-Annual Inspections / Tagged
- ☐ Nozzle Coverage
- ☐ Gas / Electric Shutoff / with Sign
- ☐ Exhaust Fans Operational / Labeled
- ☐ K-Class Extinguishers
- ☐ Clean Grease Filters and Ducts

Pass _____ **Fail** ☒ **Re-Inspection Date** _____ **Time** _____ **Yellow Card** _____

Bldg 12 - Riser access screened shut
Bldg 13 - Riser access Screened shut, Alarm is in trouble
Bldg 14 - Riser access Screened shut
Bldg 15 - Riser access Screened shut, Alarm is in trouble
Bldg 16 - Riser access screened shut, Alarm is in trouble
Bldg 17 - Riser is past due for inspection
Bldg 18 - Remove plant in front of FDC
Bldg 19 - Fire Alarm is down must go on Fire Watch
Bldg 20 - Riser access is Screened shut

CITY EXHIBIT 

3/22/23
Date

[Signature]
Signature Owner/Occupant

Rich Cawley
Inspector

* All fees associated with this inspection are due within 30 days.

Office (772) 288-5364
Fax (772) 288-5371
Inspector (772) 600-1232
fireprevention@ci.stuart.fl.us

City of Stuart
Fire-Prevention Division
Fire Inspection Report

Matthew Cawley
Fire Marshal

BUSINESS ID# _____ **OCCUPANCY TYPE:** _____ **CONTACT:** _____

ADDRESS: _____ **EMAIL:** _____

BUSINESS NAME: Crossings at Indian Run # 4 **PHONE:** _____

BILLING ADDRESS: _____ **OCCUPANCY LOAD:** _____ **SQ. FEET:** _____

ANNUAL LIFE SAFETY: ☒ **OCCUPATIONAL LICENSE:** _____ **OTHER:** _____

EGRESS-NFPA 101
_____ Exits Clear of Obstructions
_____ Exit Signs
_____ Emergency Lighting
_____ Sufficient Exits / Size
_____ Proper Hardware / Thumb latch

FIRE EXTINGUISHERS-NFPA 10
_____ Size / Type / Coverage
_____ Annual Inspection Tag
_____ Mounted/Height

ELECTRICAL-NFPA 70
_____ Panels / Meters Clear of Obstructions
_____ Proper Covers / Voids in Panel
_____ Panel Clearly Labeled
_____ Wiring in Conduit
_____ Multi-Plug Adapters/Ext Cords

GENERAL REQUIREMENTS-NFPA 101
_____ Correct Address Posted / Rear
_____ Occupant Load Posted
_____ Flammable Storage
_____ Housekeeping (General)
_____ NFPA 704M Labeling
_____ Knox Box

SPRINKLER SYSTEMS-NFPA 25
_____ NFPA 25 Inspections / Riser Tagged
_____ NFPA 25 Contractor
_____ Coverage Compliance / Valves Open
_____ Fire Department Connection
_____ Spare Heads / wrench, sprinkler guards
_____ Clearance (Heads 18")
_____ Fire Pump / Stand Pipe
_____ Backflow Preventer
_____ Private Fire Hydrants

FIRE ALARM SYSTEMS-NFPA 72
_____ System Tagged / As Builts / Manuals
_____ Monitoring Company
_____ Smoke/ Heat Detectors
_____ Duct Detector / Remote Test
_____ Horn Strobe 80"
_____ Remote Annunciator

HOOD EXTINGUISHING SYSTEM-NFPA 96
_____ Semi-Annual Inspections / Tagged
_____ Nozzle Coverage
_____ Gas / Electric Shutoff / with Sign
_____ Exhaust Fans Operational / Labeled
_____ K-Class Extinguishers
_____ Clean Grease Filters and Ducts

Pass _____ Fail X Re-Inspection Date _____ Time _____ Yellow Card _____

Bldg 21 - FDC is blocked by PVC pipe, riser access is screwed shut
Bldg 22 - Riser access is screwed shut

All fire hydrants are tagged red
Could not tell if sprinkler systems had spare heads due to most being
screwed shut
Fire Extinguishers in all apartments need to be re-certified

CITY EXHIBIT 6

3/22/25
Date

[Signature]
Signature Owner/Occupant

[Signature]
Inspector

* All fees associated with this inspection are due within 30 days.



**CITY OF STUART
NEIGHBORHOOD SERVICES**

121 SW FLAGLER AVE
STUART, FL 34994-2139

NOTICE OF VIOLATION

Jun 22, 2023

**SP CROSSINGS LLC
2430 ESTANCIA BLVD STE 101
CLEARWATER, FL 33761**

Case #: CE23060039

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: 3800 SE GATEHOUSE CIR
PARCEL ID #: 4038410210000001000000**

OBSERVATION DATE: 06/22/23

CORRECTION DATE: 07/10/2023

VIOLATION(S) 22-61

AND

Failure to comply with Florida Fire Prevention Code.

CORRECTIVE

Correction: 22-61

ACTIONS:

Must comply with specified Fire Code

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 Neighborhood Services Magistrate on **07/19/2023 at 2:00 PM** 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 Neighborhood Services 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 Neighborhood Services at (772) 288-5325 or (772) 600-1254.

Neighborhood Services Officer
Vito Lorenzo / Deborah Carrasco

Certified Mail #

CITY EXHIBIT 7

Building Permit · Add to a project

11/10/2024 2024

Complete

BP-23-2482

**Details**

Submitted on Dec 20, 2023 at 3:56 pm

**Attachments**

4 files

**Activity Feed**

Latest activity on Apr 22, 2024

**Applicant**

Christopher Simonson

0

**Location**

3800 SE GATEHOUSE CIR, STUART, FL 34994



View ▼

Edit Workflow

**Fire Department Approval**

Completed Dec 26, 2023 at 2:59 pm

Due: 12/25/2023

**Mechanical Review**

Completed Dec 27, 2023 at 8:52 am

Due: 12/25/2023

**Plumbing Review**

Completed Dec 27, 2023 at 8:53 am

Due: 12/25/2023

**Electrical Review**

Completed Dec 27, 2023 at 8:54 am

Due: 12/25/2023

**Building Official Approval**

Completed Dec 27, 2023 at 8:55 am

Due: 12/25/2023

CITY EXHIBIT 4

**Impact Fees**

Paid Jan 03, 2024 at 6:28 pm

**General Permit**

Issued Feb 06, 2024 at 4:49 pm

**Fire Alarm -Rough**

Completed Feb 13, 2024 at 10:44 am

**Electric Final- Commercial**

Completed Apr 09, 2024 at 12:27 pm

**Fire Alarm Final**

Completed Feb 15, 2024 at 9:20 am

**Fire Alarm Final**

Completed Apr 16, 2024 at 7:37 am

**Fire Plan Review/Inspect Fee**

Paid Apr 16, 2024 at 3:02 pm

**Close Permit**

Completed Apr 22, 2024 at 11:56 am



Details

Project Information

Applicant Type*

Contractor

Project Name* ?

THE CROSSINGS @ INDIAN RUN -
BUILDING 21

Installation or Construction Permit* ?

Installation Only

Residential or Commercial Property

Commercial Property

Description of Work In Detail*

Replace the existing Fire Alarm panel with a new one. Due to lightning strike.

Permit Type* ?

Fire Alarm

The Alarm system should be registered for FREE on the Building & Permitting page where you began this permit application.

ALL APPLICABLE STATE OR FEDERAL PERMITS MUST BE OBTAINED FOR ANY CONSTRUCTION ACTIVITIES

Are you a registered Contractor with the City?*

Yes

Property Owner Email*

indianrun1@cmiweb.net

Property Owner Phone*

7727811180

Project Value* ?

2855

Building Permit · Add to a project

15 Aug 2024 2024

Complete



BP-23-2483



Details

Submitted on Dec 21, 2023 at 4:38 pm



Attachments

4 files



Activity Feed

Latest activity on Apr 22, 2024



Applicant

Christopher Simonson

0



Location

3800 SE GATEHOUSE CIR, STUART, FL 34994



View

Edit Workflow



Fire Department Approval

Completed Dec 26, 2023 at 3:10 pm



Due: 12/26/2023



Mechanical Review

Completed Dec 27, 2023 at 8:57 am



Due: 12/26/2023



Plumbing Review

Completed Dec 27, 2023 at 8:58 am



Due: 12/26/2023



Electrical Review

Completed Dec 27, 2023 at 8:59 am



Due: 12/26/2023



Building Official Approval

Completed Dec 27, 2023 at 9:01 am



Due: 12/26/2023



**Building Permit Fee**

Paid Jan 02, 2024 at 9:19 am



Due: 01/26/2024

**Impact Fees**

Paid Jan 03, 2024 at 6:28 pm

**NOC Required**

Completed Jan 04, 2024 at 4:15 pm

**General Permit**

Issued Jan 04, 2024 at 4:15 pm

**Fire Alarm Final**

Completed Feb 15, 2024 at 9:19 am

**Electric Final- Commercial**

Completed Feb 13, 2024 at 1:33 pm

**Fire Plan Review/Inspect Fee**

Paid Apr 16, 2024 at 3:05 pm

**Close Permit**

Completed Apr 22, 2024 at 11:56 am



Details

Project Information

[Edit](#)

Applicant Type*

Contractor

Project Name* ?THE CROSSINGS @ INDIAN RUN -
BUILDING 1**Installation or Construction Permit* ?**

Installation Only

Residential or Commercial Property

Residential Property

Description of Work In Detail*

Replace existing Fire Alarm Panel with new Due to lightning strike.

Permit Type* ?

Fire Alarm

The Alarm system should be registered for FREE on the Building & Permitting page where you began this permit application.

ALL APPLICABLE STATE OR FEDERAL PERMITS MUST BE OBTAINED FOR ANY CONSTRUCTION ACTIVITIES

Are you a registered Contractor with the City?*

Yes

Property Owner Email*

Indianrun1@cmiweb.net

Property Owner Phone*

(772)781-1180

Residential Building Type*

Multi-Family

Building Permit · Add to a project

2023 2024 2024

Complete

BP-23-2484

**Details**

Submitted on Dec 21, 2023 at 4:41 pm

**Attachments**

4 files

**Activity Feed**

Latest activity on Apr 22, 2024

**Applicant**

Christopher Simonson

0

**Location**

3800 SE GATEHOUSE CIR, STUART, FL 34994



View ▼

Edit Workflow

**Fire Department Approval**

Completed Dec 26, 2023 at 3:09 pm

Due: 12/26/2023

**Mechanical Review**

Completed Dec 27, 2023 at 9:03 am

Due: 12/26/2023

**Plumbing Review**

Completed Dec 27, 2023 at 9:03 am

Due: 12/26/2023

**Electrical Review**

Completed Dec 27, 2023 at 9:04 am

Due: 12/26/2023

**Building Official Approval**

Completed Dec 27, 2023 at 9:05 am

Due: 12/26/2023

CITY EXHIBIT 6

**Building Permit Fee**

Paid Jan 02, 2024 at 9:14 am



Due: 01/26/2024

**Impact Fees**

Paid Jan 03, 2024 at 6:27 pm

**NOC Required**

Completed Jan 18, 2024 at 4:26 pm

**General Permit**

Issued Jan 18, 2024 at 4:26 pm

**Fire Alarm -Rough**

Completed Jan 22, 2024 at 4:53 pm



Due: 01/22/2024

**Electric Final -Residential**

Completed Jan 24, 2024 at 3:48 pm

**Fire Alarm Final**

Completed Jan 25, 2024 at 10:26 am

**Fire Alarm Final**

Completed Jan 26, 2024 at 10:15 am

**Close Permit**

Completed Jan 31, 2024 at 12:33 pm

**Fire Plan Review/Inspect Fee**

Paid Apr 16, 2024 at 3:04 pm





Close Permit
Completed Apr 22, 2024 at 11:58 am



Details

Project Information

Edit

Applicant Type*

Contractor

Project Name* ?

THE CROSSINGS @ INDIAN RUN -
BUILDING 3

Installation or Construction Permit* ?

Installation Only

Residential or Commercial Property

Residential Property

Description of Work In Detail*

Replace existing Fire Alarm Panel with new due to lightning strike.

Permit Type* ?

Fire Alarm

The Alarm system should be registered for FREE on the Building & Permitting page where you began this permit application.

ALL APPLICABLE STATE OR FEDERAL PERMITS MUST BE OBTAINED FOR ANY
CONSTRUCTION ACTIVITIES

Are you a registered Contractor with the City?*

Yes

Property Owner Email*

Indianrun1@cmiweb.net

Property Owner Phone*

Residential Building Type*

Building Permit · Add to a project

11/08/2024 - 08/23/2024

Complete



BP-23-2485



Details

Submitted on Dec 21, 2023 at 4:44 pm



Attachments

4 files



Activity Feed

Latest activity on Apr 22, 2024

Applicant

Christopher Simonson

0



Location

3800 SE GATEHOUSE CIR, STUART, FL 34994



View

Edit Workflow



Fire Department Approval

Completed Dec 26, 2023 at 3:08 pm



Due: 12/26/2023



Mechanical Review

Completed Dec 27, 2023 at 9:06 am



Due: 12/26/2023



Plumbing Review

Completed Dec 27, 2023 at 9:06 am



Due: 12/26/2023



Electrical Review

Completed Dec 27, 2023 at 9:07 am



Due: 12/26/2023



Building Official Approval

Completed Dec 27, 2023 at 9:08 am



Due: 12/26/2023



CITY EXHIBIT

7



Building Permit Fee
Paid Jan 02, 2024 at 9:10 am

Due: 01/26/2024



Impact Fees
Paid Jan 03, 2024 at 6:27 pm



General Permit
Issued Feb 06, 2024 at 4:59 pm



Fire Alarm -Rough
Completed Feb 13, 2024 at 10:44 am



Electric Final -Residential
Completed Feb 16, 2024 at 10:56 am



Fire Alarm Final
Completed Feb 15, 2024 at 9:20 am



Fire Plan Review/Inspect Fee
Paid Apr 16, 2024 at 2:58 pm



Close Permit
Completed Apr 22, 2024 at 10:12 am



Details

Project Information

Edit

Applicant Type*

Contractor

Project Name* ?THE CROSSINGS @ INDIAN RUN -
BUILDING 11**Installation or Construction Permit* ?**

Installation Only

Residential or Commercial Property

Residential Property

Description of Work In Detail*

Replace existing Fire Alarm Panel with new due to lightning strike.

Permit Type* ?

Fire Alarm

The Alarm system should be registered for FREE on the Building & Permitting page where you began this permit application.

ALL APPLICABLE STATE OR FEDERAL PERMITS MUST BE OBTAINED FOR ANY
CONSTRUCTION ACTIVITIES

Are you a registered Contractor with the City?*

Yes

Property Owner Email*

Indianrun1@cmiweb.net

Property Owner Phone*

(772)781-1180

Residential Building Type*

Multi-Family

Building Permit · Add to a project

1708 Aug 27, 2024

Complete

BP-23-2486



Details

Submitted on Dec 21, 2023 at 4:47 pm



Attachments

4 files



Activity Feed

Latest activity on Apr 22, 2024



Applicant

Christopher Simonson

0



Location

3800 SE GATEHOUSE CIR, STUART, FL 34994



View ▼

Edit Workflow



Fire Department Approval

Completed Dec 26, 2023 at 3:07 pm



Due: 12/26/2023



Mechanical Review

Completed Dec 27, 2023 at 9:10 am



Due: 12/26/2023



Plumbing Review

Completed Dec 27, 2023 at 9:10 am



Due: 12/26/2023



Electrical Review

Completed Dec 27, 2023 at 9:10 am



Due: 12/26/2023



Building Official Approval

Completed Dec 27, 2023 at 9:11 am



Due: 12/26/2023



CITY EXHIBIT 8



Building Permit Fee
Paid Jan 02, 2024 at 9:06 am

Due: 01/26/2024



Impact Fees
Paid Jan 03, 2024 at 6:26 pm



General Permit
Issued Feb 06, 2024 at 4:59 pm



Fire Alarm -Rough
Completed Feb 13, 2024 at 8:00 am



Electric Final -Residential
Completed Feb 20, 2024 at 11:33 am



Fire Alarm Final
Completed Feb 21, 2024 at 9:00 am



Fire Plan Review/Inspect Fee
Paid Apr 16, 2024 at 3:00 pm



Close Permit
Completed Apr 22, 2024 at 11:57 am



Details

Project Information

Edit

Applicant Type*

Contractor

Project Name* ?THE CROSSINGS @ INDIAN RUN -
BUILDING 13**Installation or Construction Permit* ?**

Installation Only

Residential or Commercial Property

Residential Property

Description of Work In Detail*

Replace existing Fire Alarm Panel with new due to lightning strike.

Permit Type* ?

Fire Alarm

The Alarm system should be registered for FREE on the Building & Permitting page where you began this permit application.

ALL APPLICABLE STATE OR FEDERAL PERMITS MUST BE OBTAINED FOR ANY
CONSTRUCTION ACTIVITIES

Are you a registered Contractor with the City?*

Yes

Property Owner Email*

Indianrun1@cmiweb.net

Property Owner Phone*

(772)781-1180

Residential Building Type*

Multi-Family

Building Permit · Add to a project

12/28/2024 2024

Complete

BP-23-2487**Details**

Submitted on Dec 21, 2023 at 4:49 pm

**Attachments**

4 files

**Activity Feed**

Latest activity on Apr 22, 2024

**Applicant**

Christopher Simonson

0

**Location**

3800 SE GATEHOUSE CIR, STUART, FL 34994



View ▼

Edit Workflow

**Fire Department Approval**

Completed Dec 26, 2023 at 3:06 pm

Due: 12/26/2023

**Mechanical Review**

Completed Dec 27, 2023 at 9:13 am

Due: 12/26/2023

**Plumbing Review**

Completed Dec 27, 2023 at 9:14 am

Due: 12/26/2023

**Electrical Review**

Completed Dec 27, 2023 at 9:14 am

Due: 12/26/2023

**Building Official Approval**

Completed Dec 27, 2023 at 9:19 am

Due: 12/26/2023

**CITY EXHIBIT****9**



Building Permit Fee

Paid Jan 02, 2024 at 9:02 am

Due: 01/26/2024



Impact Fees

Paid Jan 03, 2024 at 6:26 pm



General Permit

Issued Feb 06, 2024 at 4:59 pm



Fire Alarm -Rough

Completed Feb 13, 2024 at 10:43 am



Electric Final -Residential

Completed Feb 20, 2024 at 11:32 am



Fire Alarm Final

Completed Feb 21, 2024 at 9:00 am



Fire Plan Review/Inspect Fee

Paid Apr 16, 2024 at 2:56 pm



Close Permit

Completed Apr 22, 2024 at 11:57 am



Details

Project Information

Edit

Applicant Type*

Contractor

Project Name* ?

THE CROSSINGS @ INDIAN RUN -
BUILDING 15

Installation or Construction Permit* ?

Installation Only

Residential or Commercial Property

Residential Property

Description of Work In Detail*

Replace existing Fire Alarm Panel with new due to lightning strike.

Permit Type* ?

Fire Alarm

The Alarm system should be registered for FREE on the Building & Permitting page where you began this permit application.

ALL APPLICABLE STATE OR FEDERAL PERMITS MUST BE OBTAINED FOR ANY CONSTRUCTION ACTIVITIES

Are you a registered Contractor with the City?*

Yes

Property Owner Email*

Indianrun1@cmiweb.net

Property Owner Phone*

(772)781-1180

Residential Building Type*

Multi-Family

Building Permit · Add to a project

19082024 2024

Complete



BP-23-2488



Details

Submitted on Dec 21, 2023 at 4:52 pm



Attachments

4 files



Activity Feed

Latest activity on Apr 22, 2024



Applicant

Christopher Simonson

0



Location

3800 SE GATEHOUSE CIR, STUART, FL 34994



View



Edit Workflow



Fire Department Approval

Completed Dec 26, 2023 at 3:04 pm



Mechanical Review

Completed Dec 27, 2023 at 9:21 am



Due: 12/26/2023



Plumbing Review

Completed Dec 27, 2023 at 9:22 am



Due: 12/26/2023



Electrical Review

Completed Dec 27, 2023 at 9:22 am



Due: 12/26/2023



Building Official Approval

Completed Dec 27, 2023 at 9:23 am



Due: 12/26/2023



CITY EXHIBIT 10



Building Permit Fee

Paid Jan 02, 2024 at 8:58 am



Due: 01/26/2024



Impact Fees

Paid Jan 03, 2024 at 6:16 pm



General Permit

Issued Feb 06, 2024 at 5:02 pm



Fire Alarm -Rough

Completed Feb 08, 2024 at 9:32 am



Electric Final -Residential

Completed Feb 13, 2024 at 1:28 pm



Fire Alarm Final

Completed Feb 22, 2024 at 12:33 pm



Fire Plan Review/Inspect Fee

Paid Apr 16, 2024 at 2:55 pm



Close Permit

Completed Apr 22, 2024 at 11:57 am



Details

Project Information

Edit

Applicant Type*

Contractor

Project Name* ?THE CROSSINGS @ INDIAN RUN -
BUILDING 16**Installation or Construction Permit* ?**

Installation Only

Residential or Commercial Property

Residential Property

Description of Work In Detail*

Replace existing Fire Alarm Panel with new due to lightning strike.

Permit Type* ?

Fire Alarm

The Alarm system should be registered for FREE on the Building & Permitting page where you began this permit application.

ALL APPLICABLE STATE OR FEDERAL PERMITS MUST BE OBTAINED FOR ANY
CONSTRUCTION ACTIVITIES

Are you a registered Contractor with the City?*

Yes

Property Owner Email*

Indianrun1@cmiweb.net

Property Owner Phone*

(772)781-1180

Residential Building Type*

Multi-Family

Building Permit · Add to a project

~~2008~~ 2024 2024

Complete

BP-23-2490



Details

Submitted on Dec 21, 2023 at 4:58 pm



Attachments

4 files



Activity Feed

Latest activity on Apr 22, 2024



Applicant

Christopher Simonson

0



Location

3800 SE GATEHOUSE CIR, STUART, FL 34994



View ▼

Edit Workflow



Fire Department Approval

Completed Dec 26, 2023 at 3:01 pm

Due: 12/26/2023



Mechanical Review

Completed Dec 27, 2023 at 9:27 am

Due: 12/26/2023



Plumbing Review

Completed Dec 27, 2023 at 9:27 am

Due: 12/26/2023



Electrical Review

Completed Dec 27, 2023 at 9:28 am

Due: 12/26/2023



Building Official Approval

Completed Dec 27, 2023 at 9:29 am

Due: 12/26/2023



CITY EXHIBIT

11

**Building Permit Fee**

Paid Jan 02, 2024 at 8:44 am



Due: 01/26/2024

**Impact Fees**

Paid Jan 03, 2024 at 6:15 pm

**General Permit**

Issued Feb 06, 2024 at 5:04 pm

**Fire Alarm -Rough**

Completed Feb 13, 2024 at 10:37 am

**Electric Final -Residential**

Completed Apr 09, 2024 at 3:47 pm

**Fire Alarm Final**

Completed Feb 16, 2024 at 8:45 am

**Electric Final- Commercial**

Completed Apr 10, 2024 at 10:34 am



Due: 04/10/2024

**Fire Plan Review/Inspect Fee**

Paid Apr 16, 2024 at 2:50 pm

**Close Permit**

Completed Apr 22, 2024 at 10:12 am



Details

Project Information

[Edit](#)**Applicant Type***

Contractor

Project Name* ?THE CROSSINGS @ INDIAN RUN -
BUILDING 20**Installation or Construction Permit* ?**

Installation Only

Residential or Commercial Property

Residential Property

Description of Work In Detail*

Replace existing Fire Alarm Panel with new due to lightning strike.

Permit Type* ?

Fire Alarm

The Alarm system should be registered for FREE on the Building & Permitting page where you began this permit application.

ALL APPLICABLE STATE OR FEDERAL PERMITS MUST BE OBTAINED FOR ANY
CONSTRUCTION ACTIVITIES

Are you a registered Contractor with the City?*

Yes

Property Owner Email*

Indianrun1@cmiweb.net

Building Permit · Add to a project

1908-2024 2024

Complete

BP-23-2489



Details

Submitted on Dec 21, 2023 at 4:55 pm



Attachments

4 files



Activity Feed

Latest activity on Apr 22, 2024



Applicant

Christopher Simonson

0



Location

3800 SE GATEHOUSE CIR, STUART, FL 34994



View ▼

Edit Workflow



Fire Department Approval

Completed Dec 26, 2023 at 3:03 pm

Due: 12/26/2023



Mechanical Review

Completed Dec 27, 2023 at 9:24 am

Due: 12/26/2023



Plumbing Review

Completed Dec 27, 2023 at 9:24 am

Due: 12/26/2023



Electrical Review

Completed Dec 27, 2023 at 9:25 am

Due: 12/26/2023



Building Official Approval

Completed Dec 27, 2023 at 9:26 am

Due: 12/26/2023



CITY EXHIBIT

12



Building Permit Fee

Paid Jan 02, 2024 at 8:54 am

Due: 01/26/2024



Impact Fees

Paid Jan 03, 2024 at 6:16 pm



General Permit

Issued Feb 06, 2024 at 5:04 pm



Fire Alarm -Rough

Completed Feb 13, 2024 at 8:01 am



Electric Final -Residential

Completed Apr 09, 2024 at 3:43 pm



Fire Alarm Final

Completed Feb 22, 2024 at 12:33 pm



Fire Plan Review/Inspect Fee

Paid Apr 16, 2024 at 2:53 pm



Close Permit

Completed Apr 22, 2024 at 11:55 am



Details

Project Information

Edit

Applicant Type*

Contractor

Project Name* ?THE CROSSINGS @ INDIAN RUN -
BUILDING 18**Installation or Construction Permit* ?**

Installation Only

Residential or Commercial Property

Residential Property

Description of Work In Detail*

Replace existing Fire Alarm Panel with new due to lightning strike.

Permit Type* ?

Fire Alarm

The Alarm system should be registered for FREE on the Building & Permitting page where you began this permit application.

ALL APPLICABLE STATE OR FEDERAL PERMITS MUST BE OBTAINED FOR ANY
CONSTRUCTION ACTIVITIES

Are you a registered Contractor with the City?*

Yes

Property Owner Email*

Indianrun1@cmiweb.net

Property Owner Phone*

(772)781-1180

Residential Building Type*

Multi-Family

**CITY OF STUART, FLORIDA
CODE ENFORCEMENT MAGISTRATE**

Case: **CE23060039**

Code Enforcement Officer-Vito Lorenzo

CITY OF STUART, FLORIDA,
Petitioner,

v.
**SP Crossings LLC
5403 W GRAY ST
TAMPA FL 33609**

Respondent(s).

NOTICE OF MAGISTRATE HEARING

Please take notice that on **Wednesday** the 17th day of **July**, at **2:00 PM**, in the City of Stuart Commission Chambers located at **121 SW Flagler Ave, Stuart, FL**, the City will bring on to be heard the Code Enforcement Case **CE23060039**.. Please govern yourself accordingly.

I HEREBY CERTIFY that a true copy of this Notice of Hearing was served upon the Respondent by certified mail on this **27th** day of **June, 2024**.



Vito Lorenzo
121 SW Flagler Ave
Stuart, FL 34994
(772) 288-5325

CITY EXHIBIT 3

**CITY OF STUART, FLORIDA
CODE ENFORCEMENT MAGISTRATE**

Case: **CE23060039**

Code Enforcement Officer-Vito Lorenzo

CITY OF STUART, FLORIDA,
Petitioner,

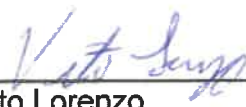
v.
**SP Crossings LLC
5403 W GRAY ST
TAMPA FL 33609**

Respondent(s).

NOTICE OF MAGISTRATE HEARING

Please take notice that on **Wednesday** the 17th day of **July**, at **2:00 PM**, in the City of Stuart Commission Chambers located at **121 SW Flagler Ave, Stuart, FL**, the City will bring on to be heard the Code Enforcement Case **CE23060039**.. Please govern yourself accordingly.

I HEREBY CERTIFY that a true copy of this Notice of Hearing was served upon the Respondent by hand delivery on this **27th** day of **June, 2024**.



Vito Lorenzo
121 SW Flagler Ave
Stuart, FL 34994
(772) 288-5325

Page 45 of 56



RECEIPT OF HAND DELIVERY

DATE 6/27/24

Property Owner

TO: S P CROSSINGS LLC

ATTENTION The crossings at Indian Run - Property Manager

Location of Property in violation 3800 Gatehouse circle Stuart FL

Date and Time of Service 6/27/24 9:22 am

Recipient

Signature of Owner/Recipient

CITY EXHIBIT 16

AFFIDAVIT

☒ **COMPLIANCE** ☐ **NON-COMPLIANCE**

STATE OF FLORIDA
COUNTY OF MARTIN

The undersigned, a duly authorized Code Compliance Officer of the City of Stuart, having been duly sworn, deposes and says:

1. In City of Stuart Code Compliance Case No. CE23060039, a Citation or Notice of Violation and Notice of Hearing was issued on June 22, 2023, to the following:

Name: **SP Crossings LLC**

Address: **3800 SE Gatehouse Circle, Stuart FL 34994**

2. On April 15, 2024 I re-inspected the property to determine if the violation(s) cited had been brought into compliance.

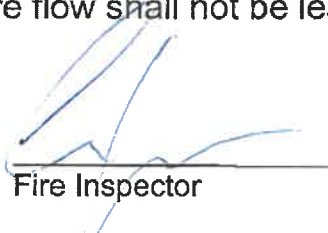
3. On that date, I determined the following regarding the property:

☐ was not in compliance because the following condition(s) existed:

☒ was now in compliance with the codes cited.

- City Ordinance: 22. – Failure to comply with the Florida Fire Prevention Code
- Florida Fire Prevention Code 1-18.4.5.33- Required Fire Flow shall be reduced by 75% when building is protected throughout by an approved automatic sprinkler system, which utilizes quick responses sprinklers throughout. The resulting fire flow shall not be less than 600 GPM.

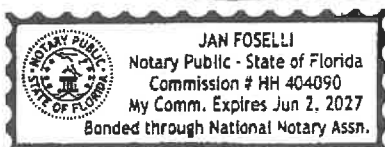
Further Affiant sayeth naught.

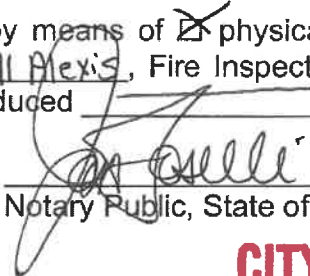


Fire Inspector

STATE OF FLORIDA
COUNTY OF MARTIN

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 17th day of April, 2024, by Campbell Alexis, Fire Inspector for the City of Stuart, Florida who is personally known to me or who has produced _____ as identification.





Notary Public, State of Florida(Seal)

CITY EXHIBIT

17

Office (772) 288-5364
Fax (772) 288-5371
Inspector (772) 600-1232
fireprevention@ci.stuart.fl.us

City of Stuart
Fire-Prevention Division
Fire Inspection Report

Matthew Cawley
Fire Marshal

BUSINESS ID# _____ **OCCUPANCY TYPE:** Apartment **CONTACT:** _____
ADDRESS: 3800 Gatehouse Circle **EMAIL:** _____
BUSINESS NAME: Crossings at Indian Run **PHONE:** _____
BILLING ADDRESS: Same **OCCUPANCY LOAD:** _____ **SQ. FEET:** _____
ANNUAL LIFE SAFETY: _____ **OCCUPATIONAL LICENSE:** _____ **OTHER:** ☒

EGRESS-NFPA 101

- ☐ Exits Clear of Obstructions
- ☐ Exit Signs
- ☐ Emergency Lighting
- ☐ Sufficient Exits / Size
- ☐ Proper Hardware / Thumb latch

FIRE EXTINGUISHERS-NFPA 10

- ☐ Size / Type / Coverage
- ☐ Annual Inspection Tag
- ☐ Mounted/Height

ELECTRICAL-NFPA 70

- ☐ Panels / Meters Clear of Obstructions
- ☐ Proper Covers / Voids in Panel
- ☐ Panel Clearly Labeled
- ☐ Wiring in Conduit
- ☐ Multi-Plug Adapters/Ext Cords

GENERAL REQUIREMENTS-NFPA 101

- ☐ Correct Address Posted / Rear
- ☐ Occupant Load Posted
- ☐ Flammable Storage
- ☐ Housekeeping (General)
- ☐ NFPA 704M Labeling
- ☐ Knox Box

X SPRINKLER SYSTEMS-NFPA 25

- ☐ NFPA 25 Inspections / Riser Tagged
- ☐ NFPA 25 TCE Uploads
- ☐ Coverage Compliance / Valves Open
- ☐ FDC / Clearance / Address
- ☐ Spare Heads / Wrench, Sprinkler Guards
- ☐ Clearance (Heads 18")
- ☐ Fire Pump / Stand Pipe
- ☒ Backflow Preventer / Clearance
- ☐ Private Fire Hydrants

FIRE ALARM SYSTEMS-NFPA 72

- ☐ System Tagged / As Built / Manuals
- ☐ NFPA72 TCE Uploads
- ☐ Smoke / Heat Detectors
- ☐ Duct Detector / Remote Test
- ☐ Horn Strobe 80"
- ☐ Remote Annunciator
- ☐ Breaker Lock

HOOD EXTINGUISHING SYSTEM-NFPA 96

- ☐ Semi-Annual Inspections / TCE
- ☐ Nozzle Coverage
- ☐ Gas / Electric Shutoff / with Sign
- ☐ Exhaust Fans Operational / Labeled
- ☐ K-Class Extinguishers
- ☐ Clean Grease Filters and Ducts

Pass _____ Fail _____ Re-Inspection Date _____ Time _____ Yellow Card _____

IMPAIRMENT- Backflow preventer is deficient. Have backflow preventer repaired and Notify me immediately once repaired.

Rich Hennessy - RHENNESSY@CI-Stuart, FL, US

7/11/12
Date

[Signature]
Signature Owner/Occupant

Rich Hennessy
Inspector

* All fees associated with this inspection are due within 30 days

CITY EXHIBIT 18

City of Stuart
Fire-Prevention Division
Fire Inspection Report

Matthew Cawley
Fire Marshal

BUSINESS ID# _____ **OCCUPANCY TYPE:** _____ **CONTACT:** _____

ADDRESS: 3800 SE Gatehouse Circle **EMAIL:** _____

BUSINESS NAME: Apartmento Crossings at Indian Run **PHONE:** _____

BILLING ADDRESS: _____ **OCCUPANCY LOAD:** _____ **SQ. FEET:** _____

ANNUAL LIFE SAFETY: _____ **OCCUPATIONAL LICENSE:** _____ **OTHER:** _____

EGRESS-NFPA 101

- ☒ Exits Clear of Obstructions
- ☒ Exit Signs
- ☒ Emergency Lighting
- ☒ Sufficient Exits / Size
- ☒ Proper Hardware / Thumb latch

FIRE EXTINGUISHERS-NFPA 10

- ☒ Size / Type / Coverage
- ☒ Annual Inspection Tag
- ☒ Mounted/Height

ELECTRICAL-NFPA 70

- ☒ Panels / Meters Clear of Obstructions
- ☒ Proper Covers / Voids in Panel
- ☒ Panel Clearly Labeled
- ☒ Wiring in Conduit
- ☒ Multi-Plug Adapters/Ext Cords

GENERAL REQUIREMENTS-NFPA 101

- ☒ Correct Address Posted / Rear
- ☒ Occupant Load Posted
- ☒ Flammable Storage
- ☒ Housekeeping (General)
- ☒ NFPA 704M Labeling
- ☒ Knox Box

SPRINKLER SYSTEMS-NFPA 25

- ☒ NFPA 25 Inspections / Riser Tagged
- ☒ NFPA 25 TCE Uploads
- ☒ Coverage Compliance / Valves Open
- ☒ FDC / Clearance / Address
- ☒ Spare Heads / Wrench, Sprinkler Guards
- ☒ Clearance (Heads 18")
- ☒ Fire Pump / Stand Pipe
- ☒ Backflow Preventer / Clearance
- ☒ Private Fire Hydrants Sep 23

FIRE ALARM SYSTEMS-NFPA 72

- ☒ System Tagged / As Builts / Manuals
- ☒ NFPA72 TCE Uploads
- ☒ Smoke / Heat Detectors
- ☒ Duct Detector / Remote Test
- ☒ Horn Strobe 80"
- ☒ Remote Annunciator
- ☒ Breaker Lock

HOOD EXTINGUISHING SYSTEM-NFPA 96

- ☒ Semi-Annual Inspections / TCE
- ☒ Nozzle Coverage
- ☒ Gas / Electric Shutoff / with Sign
- ☒ Exhaust Fans Operational / Labeled
- ☒ K-Class Extinguishers
- ☒ Clean Grease Filters and Ducts

Pass _____ **Fail** _____ **Re-Inspection Date** 1-26-24 **Time** _____ **Yellow Card** _____

- 4- 3720 - Emergency light near 62
- 6- 3700 emergency light near 86, 87, near 95
- 12- 3595
- 13- 3596, Repair Exit sign near 205 and Emergency light, Exit near 200, 199
- 15- 3680, Emergency light near 232, 238 Exit, 232, 237, 238 Red tag
- 14- 3679 Exit- 215
- 16- 3660 - FDC missing cap - Exit- 247, 254 Light 253 (Load station)
- 17- 3640 - Light 263, 264, 269 Exit 269, 263, 270
- 18- 3620 - Exit 280, 286
- 3619 - Light 302, 296 Exit 301

1-4-24
Date

[Signature]
Signature Owner/Occupant

[Signature]
Inspector

* All fees associated with this inspection are due within 30 days

CITY EXHIBIT

19

Office (772) 288-5364
Fax (772) 288-5371
Inspector (772) 600-1232
fireprevention@ci.stuart.fl.us

City of Stuart
Fire-Prevention Division
Fire Inspection Report

Matthew Cawley
Fire Marshal

BUSINESS ID# _____ **OCCUPANCY TYPE:** _____ **CONTACT:** _____

ADDRESS: 3800 SE Gatehouse Circle **EMAIL:** _____

BUSINESS NAME: Crossing at Indian Run **PHONE:** _____

BILLING ADDRESS: _____ **OCCUPANCY LOAD:** _____ **SQ. FEET:** 334117

ANNUAL LIFE SAFETY: L **OCCUPATIONAL LICENSE:** _____ **OTHER:** _____

EGRESS-NFPA 101

- _____ Exits Clear of Obstructions
- _____ Exit Signs
- X _____ Emergency Lighting
- _____ Sufficient Exits / Size
- _____ Proper Hardware / Thumb latch

✓ **FIRE EXTINGUISHERS-NFPA 10**

- _____ Size / Type / Coverage
- _____ Annual Inspection Tag
- _____ Mounted/Height at 23

ELECTRICAL-NFPA 70

- _____ Panels / Meters Clear of Obstructions
- _____ Proper Covers / Voids in Panel
- _____ Panel Clearly Labeled
- _____ Wiring in Conduit
- X _____ Multi-Plug Adapters/Ext Cords

✓ **GENERAL REQUIREMENTS-NFPA 101**

- ✓ _____ Correct Address Posted / Rear
- ✓ _____ Occupant Load Posted
- _____ Flammable Storage
- _____ Housekeeping (General)
- _____ NFPA 704M Labeling
- ✓ _____ Knox Box

SPRINKLER SYSTEMS-NFPA 25

- _____ NFPA 25 Inspections / Riser Tagged
- _____ NFPA 25 TCE Uploads
- _____ Coverage Compliance / Valves Open
- _____ FDC / Clearance / Address
- _____ Spare Heads / Wrench, Sprinkler Guards
- _____ Clearance (Heads 18")
- _____ Fire Pump / Stand Pipe
- _____ Backflow Preventer / Clearance
- _____ Private Fire Hydrants

FIRE ALARM SYSTEMS-NFPA 72

- _____ System Tagged / As Builts / Manuals
- _____ NFPA72 TCE Uploads
- _____ Smoke / Heat Detectors
- _____ Duct Detector / Remote Test
- _____ Horn Strobe 80"
- _____ Remote Annunciator
- _____ Breaker Lock

HOOD EXTINGUISHING SYSTEM-NFPA 96

- _____ Semi-Annual Inspections / TCE
- _____ Nozzle Coverage
- _____ Gas / Electric Shutoff / with Sign
- _____ Exhaust Fans Operational / Labeled
- _____ K-Class Extinguishers
- _____ Clean Grease Filters and Ducts

Pass _____ Fail _____ Re-Inspection Date 2-23-24 Time 2-9-24 Yellow Card _____

- Repair Emergency lights on top of Alarm box
- Do not use extension cords as permanent connection. Sierra last, Back employee only room.

1-5-24
Date

[Signature]
Signature Owner/Occupant

[Signature]
Inspector

* All fees associated with this inspection are due within 30 days.

CITY EXHIBIT 20

Office (772) 288-5364
Fax (772) 288-5371
Inspector (772) 600-1232
fireprevention@ci.stuart.fl.us

City of Stuart
Fire-Prevention Division
Fire Inspection Report

Matthew Cawley
Fire Marshal

BUSINESS ID# _____ **OCCUPANCY TYPE:** _____ **CONTACT:** _____

ADDRESS: 3800 SE Gatehouse Cir **EMAIL:** _____

BUSINESS NAME: Crossings at Indian Run **PHONE:** _____

BILLING ADDRESS: _____ **OCCUPANCY LOAD:** _____ **SQ. FEET:** _____

ANNUAL LIFE SAFETY: ☒ **OCCUPATIONAL LICENSE:** _____ **OTHER:** _____

☒ **EGRESS-NFPA 101**
☒ Exits Clear of Obstructions
☒ Exit Signs
☒ Emergency Lighting
☒ Sufficient Exits / Size
☒ Proper Hardware / Thumb latch

FIRE EXTINGUISHERS-NFPA 10
____ Size / Type / Coverage
____ Annual Inspection Tag
____ Mounted/Height

☒ **ELECTRICAL-NFPA 70**
____ Panels / Meters Clear of Obstructions
____ Proper Covers / Voids in Panel
____ Panel Clearly Labeled
____ Wiring in Conduit
____ Multi-Plug Adapters/Ext Cords

☒ **GENERAL REQUIREMENTS-NFPA 101**
☒ Correct Address Posted / Rear
____ Occupant Load Posted
____ Flammable Storage
____ Housekeeping (General)
____ NFPA 704M Labeling
☒ Knox Box

SPRINKLER SYSTEMS-NFPA 25
____ NFPA 25 Inspections / Riser Tagged
____ NFPA 25 TCE Uploads
____ Coverage Compliance / Valves Open
____ FDC / Clearance / Address
____ Spare Heads / Wrench, Sprinkler Guards
____ Clearance (Heads 18")
____ Fire Pump / Stand Pipe
____ Backflow Preventer / Clearance
____ Private Fire Hydrants Sep 2023

☒ **FIRE ALARM SYSTEMS-NFPA 72**
____ System Tagged / As Builts / Manuals
____ NFPA72 TCE Uploads Wington
____ Smoke / Heat Detectors
____ Duct Detector / Remote Test
____ Horn Strobe 80"
____ Remote Annunciator
____ Breaker Lock

HOOD EXTINGUISHING SYSTEM-NFPA 96
____ Semi-Annual Inspections / TCE
____ Nozzle Coverage
____ Gas / Electric Shutoff / with Sign
____ Exhaust Fans Operational / Labeled
____ K-Class Extinguishers
____ Clean Grease Filters and Ducts

Pass _____ Fail ☒ Re-Inspection Date 1-26-24 Time _____ Yellow Card _____

- 1 - 3799 - Repair the Emergency Light
3780 -
3740 - Repair Emergency Light, missing light near #46
7 - 3493 - Exit sign near 111
5 - 3494 Emergency Light, near
11 - 3474 Emergency Light near 173, exposed electrical wiring on ground behind 163
8 - 3473 Exit sign near 117, 126
9 - 3453 Emergency Light near 136, 142, Exit sign near 142 (red tag)
10 - 3454 Exit sign near 157, 151 (red tag)
Repair the Exit sign that do not have the testing access

01-04-2024
Date

Signature Owner/Occupant

Inspector

* All fees associated with this inspection are due within 30 days

CITY EXHIBIT 21

Office (772) 288-5364
Fax (772) 288-5371
Inspector (772) 600-1232
fireprevention@ci.stuart.fl.us

City of Stuart
Fire-Prevention Division
Fire Inspection Report

Matthew Cawley
Fire Marshal

BUSINESS ID# _____ **OCCUPANCY TYPE:** _____ **CONTACT:** _____

ADDRESS: 3800 SE Gatehouse Cir **EMAIL:** _____

BUSINESS NAME: Crossing at Indian Run **PHONE:** _____

BILLING ADDRESS: _____ **OCCUPANCY LOAD:** _____ **SQ. FEET:** _____

ANNUAL LIFE SAFETY: ☒ **OCCUPATIONAL LICENSE:** _____ **OTHER:** _____

EGRESS-NFPA 101

- _____ Exits Clear of Obstructions
- _____ Exit Signs
- _____ Emergency Lighting
- _____ Sufficient Exits / Size
- _____ Proper Hardware / Thumb latch

FIRE EXTINGUISHERS-NFPA 10

- _____ Size / Type / Coverage
- _____ Annual Inspection Tag
- _____ Mounted/Height

ELECTRICAL-NFPA 70

- _____ Panels / Meters Clear of Obstructions
- _____ Proper Covers / Voids in Panel
- _____ Panel Clearly Labeled
- _____ Wiring in Conduit
- _____ Multi-Plug Adapters/Ext Cords

GENERAL REQUIREMENTS-NFPA 101

- _____ Correct Address Posted / Rear
- _____ Occupant Load Posted
- _____ Flammable Storage
- _____ Housekeeping (General)
- _____ NFPA 704M Labeling
- _____ Knox Box

SPRINKLER SYSTEMS-NFPA 25

- _____ NFPA 25 Inspections / Riser Tagged
- _____ NFPA 25 TCE Uploads
- _____ Coverage Compliance / Valves Open
- _____ FDC / Clearance / Address
- _____ Spare Heads / Wrench, Sprinkler Guards
- _____ Clearance (Heads 18")
- _____ Fire Pump / Stand Pipe
- _____ Backflow Preventer / Clearance
- ☒ Private Fire Hydrants

FIRE ALARM SYSTEMS-NFPA 72

- _____ System Tagged / As Builts / Manuals
- _____ NFPA72 TCE Uploads
- _____ Smoke / Heat Detectors Oct 23
- _____ Duct Detector / Remote Test
- _____ Horn Strobe 80"
- _____ Remote Annunciator
- _____ Breaker Lock

HOOD EXTINGUISHING SYSTEM-NFPA 96

- _____ Semi-Annual Inspections / TCE
- _____ Nozzle Coverage
- _____ Gas / Electric Shutoff / with Sign
- _____ Exhaust Fans Operational / Labeled
- _____ K-Class Extinguishers
- _____ Clean Grease Filters and Ducts

Pass _____ **Fail** _____ **Re-Inspection Date** 1-26-24 **Time** _____ **Yellow Card** _____

20-3600 Exit 320

21-3599 Light 328, 325

22-3549 Light 342

Exit 333, 336

Exit 341

1-5-24
Date

[Signature]
Signature Owner/Occupant

[Signature]
Inspector

* All fees associated with this inspection are due within 30 days.

CITY EXHIBIT

22

**CITY OF STUART, FLORIDA
CODE ENFORCEMENT MAGISTRATE**

Case: **CE23060039**

Code Enforcement Officer-Vito Lorenzo

CITY OF STUART, FLORIDA,
Petitioner,

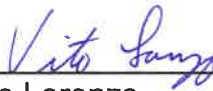
v.
**SP Crossings LLC
5403 W GRAY ST
TAMPA FL 33609**

Respondent(s).

RE-NOTICE OF MAGISTRATE HEARING

Please take notice that on **Wednesday** the 21st day of **August**, at **2:00 PM**, in the City of Stuart Commission Chambers located at **121 SW Flagler Ave, Stuart, FL**, the City will bring on to be heard the Code Enforcement Case **CE23060039**.. Please govern yourself accordingly.

I HEREBY CERTIFY that a true copy of this Notice of Hearing was served upon the Respondent by Hand Delivery on this **16th** day of **July, 2024**.



Vito Lorenzo
121 SW Flagler Ave
Stuart, FL 34994
(772) 288-5325

CITY EXHIBIT 23



RECEIPT OF HAND DELIVERY

DATE 7/16/24

Property Owner

TO: SP crossings LLC

ATTENTION The crossings At Indian Run - Gabriella Perrotta - property manager

Location of Property in violation 3800 Gatehouse cir stuart FL

Date and Time of Service 7/16/24 9:28am

Recipient 
Signature of Owner/Recipient

**CITY OF STUART, FLORIDA
CODE ENFORCEMENT MAGISTRATE**

Case: **CE23060039**

Code Enforcement Officer-Vito Lorenzo

CITY OF STUART, FLORIDA,
Petitioner,

v.
**SP Crossings LLC
5403 W GRAY ST
TAMPA FL 33609**

Respondent(s).

RE-NOTICE OF MAGISTRATE HEARING

Please take notice that on **Wednesday** the 21st day of **August**, at **2:00 PM**, in the City of Stuart Commission Chambers located at **121 SW Flagler Ave, Stuart, FL**, the City will bring on to be heard the Code Enforcement Case **CE23060039**.. Please govern yourself accordingly.

I HEREBY CERTIFY that a true copy of this Notice of Hearing was served upon the Respondent by certified mail on this **16th** day of **July, 2024**.



Vito Lorenzo
121 SW Flagler Ave
Stuart, FL 34994
(772) 288-5325

CITY EXHIBIT 25

7022 3330 0000 9822 4968

**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

7/16/24

Postage

\$
Total Postage and Fees

Sent To

SP crossings LLC
5403 W Gray St
Tampa, FL 33609

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

See Reverse for Instructions

7022 3330 0000 9822 4975

**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

7/16/24

Postage

\$
Total Postage and Fees

Sent To

Trustee and Corporate Services Inc
2430 Estancia Blvd Suite 114
Clearwater, FL 33761

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:

SP crossings LLC
5403 W Gray St
Tampa, FL 33609

CE23060039



9590 9402 7639 2122 5653 23

2. Article Number (Transfer from service label)

7022 3330 0000 9822 4968

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [Signature]

☐ Agent

☐ Addressee

B. Received by (Printed Name)

[Signature]

C. Date of Delivery

7-18-24

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

☐ Yes
☒ No

JUL 22 2024

CODE ENFORCEMENT
CITY OF STUART

3. Service Type

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

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

all Restricted Delivery

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:

Trustee and Corporate Services Inc
2430 Estancia Blvd Suite 114
Clearwater, FL 33761

CE23060039



9590 9402 7639 2122 5653 30

2. Article Number (Transfer from service label)

7022 3330 0000 9822 4975

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [Signature]

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Reker

C. Date of Delivery

7-18-24

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

☐ Yes
☒ No

JUL 22 2024

CODE ENFORCEMENT
CITY OF STUART

3. Service Type

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

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

all Restricted Delivery

CITY EXHIBIT 26