



City of Stuart

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

**January 20, 2022 AT 10:00 AM
Commission Chambers**

Agenda items are available on our website at <http://www.cityofstuart.us>
Phone: (772) 288-5306 . Fax: (772) 288-5305 . E-mail: mkindel@ci.stuart.fl.us

In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation to attend this meeting should contact the City's ADA coordinator at 772-288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

WHAT IS CIVILITY?: Civility is caring about one's identity, needs and beliefs without degrading someone else's in the process. Civility is more than merely being polite. Civility requires staying "present" even with those persons with whom we have deep-rooted and perhaps strong disagreements. It is about constantly being open to hear, learn, teach and change. It seeks common ground as a beginning point for dialogue. It is patience, grace, and strength of character. Civility is practiced in our City Hall.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

VIOLATION HEARINGS

1. **City of Stuart vs. Stuart Lodge Properties LLC** A. Foster
CE21120035
22-61
Failure to comply with Florida Fire Prevention Code

2. **City of Stuart vs Ramnes Fernandez** S. Nicolosi
CE21120038
10-200, 10.36, 10.51
Working without a permit and not having the proper license to do HVAC work.

ADJOURNMENT

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

Meeting Date: 1/20/2022

Narrative:

Failure to comply with Florida Fire Prevention Code

Magistrate Action:

Fine Amount:

\$250/day

Administrative Costs:

\$300

ATTACHMENTS:

<i>Description</i>	<i>Upload Date</i>	<i>Type</i>
City of Stuart v.s Stuart Lodge Properties LLC	1/13/2022	Exhibit



MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

PIN 10-38-41-010-000-00010-9	AIN 27019	Situs Address 1301 SE PALM BEACH RD STUART FL	Website Updated 1/12/22
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General Information

Property Owners STUART LODGE PROPERTIES LLC	Parcel ID 10-38-41-010-000-00010-9	Use Code/Property Class 7400 - 7400 Homes for the aged
Mailing Address 835 W 6TH ST #1500 AUSTIN TX 78703	Account Number 27019	Neighborhood ACLF Assisted Living Facilities
Tax District STUART	Property Address 1301 SE PALM BEACH RD STUART FL	Legal Acres 2.7769
	Legal Description MILLER'S SUBDIVISION, LOT 1 (LESS W 10 F...	Ag Use Acres N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	\$ 1,512,000	\$ 10,920,110	\$ 12,432,110	\$ 0	\$ 12,432,110	\$ 0	\$ 12,432,110

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

CITY EXHIBIT 1

e Date 1/26/12	Grantor (Seller) STUART LODGE PROPERTIES LLC	Doc Num 2358511
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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
STUART LODGE PROPERTIES LLC

Filing Information

Document Number L12000018333

FEI/EIN Number 90-0799775

Date Filed 02/07/2012

State FL

Status ACTIVE

Last Event LC STMNT OF RA/RO CHG

Event Date Filed 05/23/2016

Event Effective Date NONE

Principal Address

835 W. 6TH STREET,
SUITE 1500
AUSTIN, TX 78703

Changed: 10/09/2017

Mailing Address

835 W. 6TH STREET,
SUITE 1500
AUSTIN, TX 78703

Changed: 10/09/2017

Registered Agent Name & Address

CAPITOL CORPORATE SERVICES INC
515 EAST PARK AVENUE
2ND FL
TALLAHASSEE, FL 32301

Name Changed: 05/23/2016

Address Changed: 08/16/2017

Authorized Person(s) Detail

Name & Address

Title Manager

CITY EXHIBIT 2

City of Stuart
Fire-Prevention Division
Fire Inspection Report

Vince Felicione
Fire Marshal

BUSINESS ID# 27612 **OCCUPANCY TYPE:** Res. Board & Care **CONTACT:** Kim Harry
ADDRESS: 1301 SE Palm Beach Rd **EMAIL:** stuartlodge@americanhouse.com
BUSINESS NAME: Stuart Lodge **PHONE:** 888-1302
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

☒ **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
- ☒ Escutcheon Plates
- ☒ 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 9/17/21 Time _____ Yellow Card _____

- ☒ Exit sign out at memory care double doors to kitchen
- ☒ Dry storage room door cannot be propped open
- ☒ Provide 18 inches clearance from sprinkler heads in walk in coolers
- ☒ add cage to sprinkler head in freezer section
- ☒ push griddle back to align suppression nozzles
- ☒ fire extinguisher in commercial laundry room 1st floor needs recharge
- ☒ laundry room door cannot be propped open
- ☒ fire alarm control panel in trouble - upload reports to www.thecomplianceengine.com
- ☒ power cords cannot extend into ceiling - exit by fire alarm panel

8/2/21
Date

Vince Felicione
Signature Owner/Occupant

A CITY EXHIBIT 3
Inspector

Office (772) 288-5364
Fax (772) 288-5371
Inspector (772) 288-5353
fireprevention@ci.stuart.fl.us

City of Stuart
Fire-Prevention Division
Fire Inspection Report

Vince Felicione
Fire Marshal

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

ADDRESS: _____ **EMAIL:** _____

BUSINESS NAME: _____ **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
- _____ Escutcheon Plates
- _____ 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 _____ Time _____ Yellow Card _____

Extension cord in 2nd floor attendant office
Add exit sign to hallway from courtyard into memory care
Add exit sign to stairwell exit from memory care
Remove all storage from stairwells
replace ceiling tiles in maintenance room
penetrations in employee lounge fire door
remove storage from elevator equip room
Remove extension cord in housekeeping office
remove multiplug behind toaster oven in activities kitchen and
Secure oxygen tanks and clear storage 3ft from electrical panels office
Room 223 missing smoke alarm
front mechani office

CITY EXHIBIT 3

Date _____

Signature Owner/Occupant _____

Inspector _____

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

City of Stuart
Fire-Prevention Division
Fire Inspection Report

Vince Felicione
Fire Marshal

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

ADDRESS: _____ **EMAIL:** _____

BUSINESS NAME: _____ **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
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FIRE ALARM SYSTEMS-NFPA 72

- _____ System Tagged / As Built / Manuals
- _____ Monitoring Company
- _____ Smoke/ Heat Detectors
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- _____ 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 _____

✓ 2nd floor south storage door needs self close & 3rd floor
✓ 2nd floor laundry sprinkler head has paint
✓ Remove extension cord connecting TV 3rd floor dining area
+ Escutcheon ring missing on sprinkler head 3rd floor outside of theater
+ Keep shrubbery trimmed down to make backflow preventer
readily visible
+ have fire doors inspected annually

CITY EXHIBIT

3

Date _____

Signature Owner/Occupant _____

Inspector _____

INSPECTION REPORT



Stuart Lodge Entries

1201 SE Palm Beach Rd

Stuart, FL, 34994

Total Surveyed: 93	Compliant: 0	Noncompliant: 93
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SUMMARY

Florida Fire Door's Annual Inspection of the Stuart Lodge Entries. (94 openings) included all fire doors throughout the facility. The fire doors were inspected for compliance with NFPA 80- 2016, NFPA 101-2018, NFPA 105-2016 and the Florida Building Code 2020. A visual inspection and functional test was conducted for each door on both sides and all areas of noted deficiency on the date of inspection can be found on the following pages. At the request of the stakeholder or the representative, the operation test of the automatic closing door was performed by manually releasing the door from the hold open device to ensure self closing compliance. Automatic Release of hold open devices were conducted during fire alarm inspection by another company and noted deficiency can be found on their report. Overall the building is in good condition for its age. All fire doors need more regular preventative maintenance as well as staff being trained, and held accountable, not to attach anything to a fire door, or pop them open. The majority of non-compliant issues are related to door clearances, missing closer arm, holes, and painted labels. Please Refer to our field report for more detailed information on every opening.

Signature of Inspector

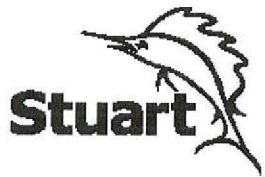
12/09/2021 10:31

Signature of Building Manager

12/09/2021 10:31

Start Date	Completed Date	Reinspection Date
12/09/2021	12/09/2021	12/08/2022
Inspector Information		
Ben Khafed		
Certification:	Exp. Date:	
Inspecting Company Information		
Florida Fire Door Inspection		
801 W River Dr		
Tampa, FL, 33617		
Mobile DOORDATA by DOORDATA Solutions, Inc.		

CITY EXHIBIT 3A



**CITY OF STUART
NEIGHBORHOOD SERVICES**

121 SW FLAGLER AVE
STUART, FL 34994-2139

NOTICE OF VIOLATION

Dec 27, 2021

**STUART LODGE PROPERTIES LLC
7004 BEE CAVE RD BLDG 3 STE 300
AUSTIN, TX 78746**

Case #: CE21120035

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: 1301 SE PALM BEACH RD
PARCEL ID #: 1038410100000001090000**

OBSERVATION DATE: 12/27/21

CORRECTION DATE: 01/06/2022

**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

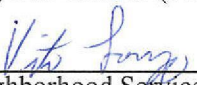
Failure to correct the violation(s) by the above date will result in a presentation of this matter at a hearing before the Neighborhood Services Magistrate on **01/20/2022 at 10:00AM** in the City of Stuart Commission Chambers located at 121 SW Flagler Avenue, Stuart, Florida. The violation charged is a civil infraction and subjects you to a maximum civil penalty of up to **\$250** per offense, per day, for repeat violations.

The 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

7018 0680 0001 8397 5964
7018 0680 0001 8397 7128
7020 0640 0001 1458 6235

Certified Mail #

CITY EXHIBIT 4



NATIONAL FIRE CODES®

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5.5 Maintenance.

5.5.1 *

Repairs shall be made, and defects that could interfere with operation shall be corrected without delay.

5.5.2

Damaged glazing material shall be replaced with labeled glazing.

5.5.3

Replacement glazing materials shall be installed in accordance with their individual listing.

5.5.4

Any breaks in the face covering of doors shall be repaired without delay.

5.5.5

Where a fire door, frame, or any part of its appurtenances is damaged to the extent that it could impair the door's proper emergency function, the following actions shall be performed:

- (1) The fire door, frame, door assembly, or any part of its appurtenances shall be repaired with labeled parts or parts obtained from the original manufacturer.
- (2) The door shall be tested to ensure emergency operation and closing upon completion of the repairs.

5.5.6

If repairs cannot be made with labeled components or parts obtained from the original manufacturer or retrofitted in accordance with Section 5.3, the fire door frame, fire door assembly, or appurtenances shall be replaced.

5.5.7

When fastener holes are left in a door or frame due to changes or removal of hardware or plant-ons, the holes shall be repaired by the following methods:

- (1) Install steel fasteners that completely fill the holes.
- (2) Fill the screw or bolt holes with the same material as the door or frame.
- (3) Fill holes with material listed for this use and installed in accordance with the manufacturer's procedures.

5.5.8

Holes, other than those as described by 5.5.7, shall be treated as a field modification in accordance with 5.1.4.

5.5.9 *

Upon completion of maintenance work, fire door assemblies shall be inspected and tested in accordance with 5.2.3. A record of these inspections and testing shall be made in accordance with 5.2.2. A record of maintenance performed on existing fire door assemblies shall be provided that includes the following information:

- (1) Date of maintenance
- (2) Name of facility
- (3) Address of facility
- (4) Name of person(s) performing maintenance
- (5) Company name and address of maintenance personnel
- (6) Signature of maintenance personnel performing the work
- (7) Individual listings of each inspected and tested fire door assembly
- (8)* Opening identifier and location of each repaired fire door assembly
- (9)* Type and description of each repaired fire door assembly
- (10)* Description or listing of the work performed on each fire door assembly

CITY EXHIBIT 4A

4.5.6.2.2

Escape facilities shall consist of doors, walkways, stairs, ramps, fire escapes, ladders, or other approved means or devices arranged in accordance with the general principles of the *Code* insofar as they can reasonably be applied to buildings under construction.

4.5.6.3

Flammable, hazardous, or explosive substances or equipment for repairs or alterations shall be permitted in a building while the building is occupied if the condition of use and safeguards provided do not create any additional danger or impediment to egress beyond the normally permissible conditions in the building and is such that materials are safeguarded when the building is unoccupied.

4.5.7 * Changes of Occupancy.

4.5.7.1

In any building or structure, whether or not a physical alteration is needed, a change from one occupancy classification to another shall be permitted only where such a structure, building, or portion thereof conforms with the requirements of this *Code* that apply to new construction for the proposed new use, except as follows:

- (1) Where, in the opinion of the AHJ, the proposed occupancy or change in use is not more hazardous than the existing use, based on life safety and fire risk, the AHJ shall be permitted to approve such change of occupancy provided compliance with the requirements of this *Code* for buildings of like occupancy or use are specifically incorporated to safeguard the life, health, and welfare of persons.
- (2) Change of tenants or ownership shall not be construed to be a change of occupancy classification where the nature of use and assigned occupancy classification remain the same.

4.5.7.2

Where specifically permitted elsewhere in the *Code*, existing construction features shall be permitted to be continued in use in conversions.

4.5.8 Maintenance, Inspection, and Testing.

4.5.8.1

Whenever or wherever any device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or any other feature is required for compliance with the provisions of this *Code*, such device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or other feature shall thereafter be continuously maintained. Maintenance shall be provided in accordance with applicable NFPA requirements or requirements developed as part of a performance-based design, or as directed by the AHJ. [101:4.6.12.1]

4.5.8.2

No existing life safety feature shall be removed or reduced where such feature is a requirement for new construction. [101:4.6.12.2]

4.5.8.3 *

Existing life safety features obvious to the public, if not required by the *Code*, shall be either maintained or removed. [101:4.6.12.3]

4.5.8.4 *

Existing life safety features that exceed the requirements for new buildings shall be permitted to be decreased to those required for new buildings. [101:4.6.7.4]

4.5.8.5 *

Existing life safety features that do not meet the requirements for new buildings, but that exceed the requirements for existing buildings, shall not be further diminished. [101:4.6.7.5]

4.5.8.6

Any device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or any other feature requiring periodic testing, inspection, or operation to ensure its maintenance shall be tested, inspected, or operated as specified elsewhere in this *Code* or as directed by the AHJ. [101:4.6.12.4]

CITY EXHIBIT

4B

4.5.8.7

Maintenance, inspection, and testing shall be performed under the supervision of a responsible person who shall ensure that testing, inspection, and maintenance are made at specified intervals in accordance with applicable NFPA standards or as directed by the AHJ. [101:4.6.12.5]

7018 0680 0001 8397 7128

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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

12/27/21

Sent To
Stuart Lodge Properties LLC
Street and Apt. No., or PO Box No.
301 SE Palm Beach RD
City, State, ZIP+4®
Stuart, FL 34994

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

7020 0640 0001 1458 6235

U.S. Postal Service™
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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

12/27/21

Sent To
Stuart Lodge Properties LLC
Street and Apt. No., or PO Box No.
835 W 6th St #1500
City, State, ZIP+4®
Austin, TX 78703

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

7018 0680 0001 8397 5964

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

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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

12/27/21

Sent To
Capitol Corporate Services Inc
Street and Apt. No., or PO Box No.
835 W 6th street, suite 1500
City, State, ZIP+4®
Austin, TX 78703

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:

Stuart Lodge Properties LLC
835 W 6th St #1500
Austin, TX 78703



9590 9402 7041 1225 0446 75

2. Article Number (Transfer from carrier label)

7020 0640 0001 1458 6235

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
x Taylor Robertson ☐ Addressee

B. Received by (Printed Name) Taylor Robertson C. Date of Delivery 1/4/22

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

JAN 11 2022

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

Restricted Delivery

Domestic Return Receipt

CITY EXHIBIT 5

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Stuart Lodge Properties LLC
1301 SE Palm Beach RD
Stuart, FL 34994

CE21120035



9590 9402 7041 1225 0446 82

2.

7018 0680 0001 8397 7128

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Virginia M. Little

☐ 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

JAN 03 2022

CODE ENFORCEMENT

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☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Restricted Delivery

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

Domestic Return Receipt

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:

Capital Corporate Services Inc
835 W 6th Street, Suite 1500
Austin, TX 78703

CE2110035



9590 9402 7041 1225 0446 99

2.

Article Number (Transfer from service label)

7018 0680 0001 8397 5964

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Taylor Robertson

☒ 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

JAN 11 2022

CODE ENFORCEMENT

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☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Restricted Delivery

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

Domestic Return Receipt

CITY EXHIBIT 5A



RECEIPT OF HAND DELIVERY

DATE 12/27/21

Property Owner

TO: stuart Lodge / American House senior Living

ATTENTION Lorraine Lopez - Manager

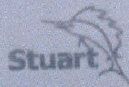
Location of Property in violation 1301 SE Palm Beach RD

Date and Time of Service 12/27/21 12:31 pm

Recipient [Signature]

Signature of Owner/Recipient





CITY OF STUART
NEIGHBORHOOD SERVICES
121 SW FLAGLER AVE
STUART, FL 34994-2139

NOTICE OF VIOLATION

Dec 27, 2021

STUART LODGE PROPERTIES LLC
7004 BEE CAVE RD BLDG 3 STE 300
AUSTIN, TX 78746

Case #: CE21120035

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: 1301 SE PALM BEACH RD
PARCEL ID #: 103841010000001090000

OBSERVATION DATE: 12/27/21
CORRECTION DATE: 01/06/2022

VIOLATION(S): 22-61
AND: Failure to comply with Florida Fire Prevention Code.
CORRECTIVE: 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 **01/20/2022 at 10:00 AM** 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) 680-1254.

Neighborhood Services Officer
Vito Lorenzo / Deborah Carrasco

Certified Mail #

1/ 7/2022

CITY EXHIBIT

7A

STATE OF FLORIDA
CITY OF STUART
CODE ENFORCEMENT

AFFIDAVIT OF POSTING-MAGISTRATE HEARING

Code Enforcement Case Number: CE21120035

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, Notice to Abate Nuisance and other correspondence; and
3. That on January 7, 2022 at 8:34 AM, I posted a Notice of Violation, for Case No. CE21120035, Stuart Lodge Properties LLC to: 1301 Se Palm Beach Rd, Stuart, FL 34994; 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 January 7, 2022

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 7th day of January 2022, by Vito Lorenzo, Code Enforcement Officer for the City of Stuart, Florida who is personally known to me or who has produced _____ as identification.

Ryanne N. Cavo
Notary Public, State of Florida

(Seal)



CITY EXHIBIT 7B

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

Meeting Date: 1/20/2022

Narrative:

Working without a permit and not having the proper license to do HVAC work.

Magistrate Action:

Administrative Costs:

300.00

ATTACHMENTS:

<i>Description</i>	<i>Upload Date</i>	<i>Type</i>
City of Stuart vs Ramnes Fernandez	1/14/2022	Exhibit

Basic Info

PIN	AIN	Situs Address	Website Updated
20-37-41-008-000-00010-0	347726	921 NW FRESCO WAY 101 JENSEN BEACH FL	12/27/21

General Information

Property Owners ARIUM JENSEN BEACH LLC	Parcel ID 20-37-41-008-000-00010-0	Use Code/Property Class 0300 - 0300 Multi family >=10 units
Mailing Address 3340 PEACHTREE RD NE STE 2250 ATLANTA GA 30326	Account Number 347726	Neighborhood 20000 Market Area 2 Acreage
Tax District STUART	Property Address 921 NW FRESCO WAY 101 JENSEN BEACH FL	Legal Acres 76.7410
	Legal Description TRACT A - RESIDENTIAL - PINEAPPLE COMMON...	Ag Use Acres N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	\$ 2,593,500	\$ 32,214,000	\$ 34,807,500	\$ 0	\$ 34,807,500	\$ 0	\$ 34,807,500

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

Current Sale

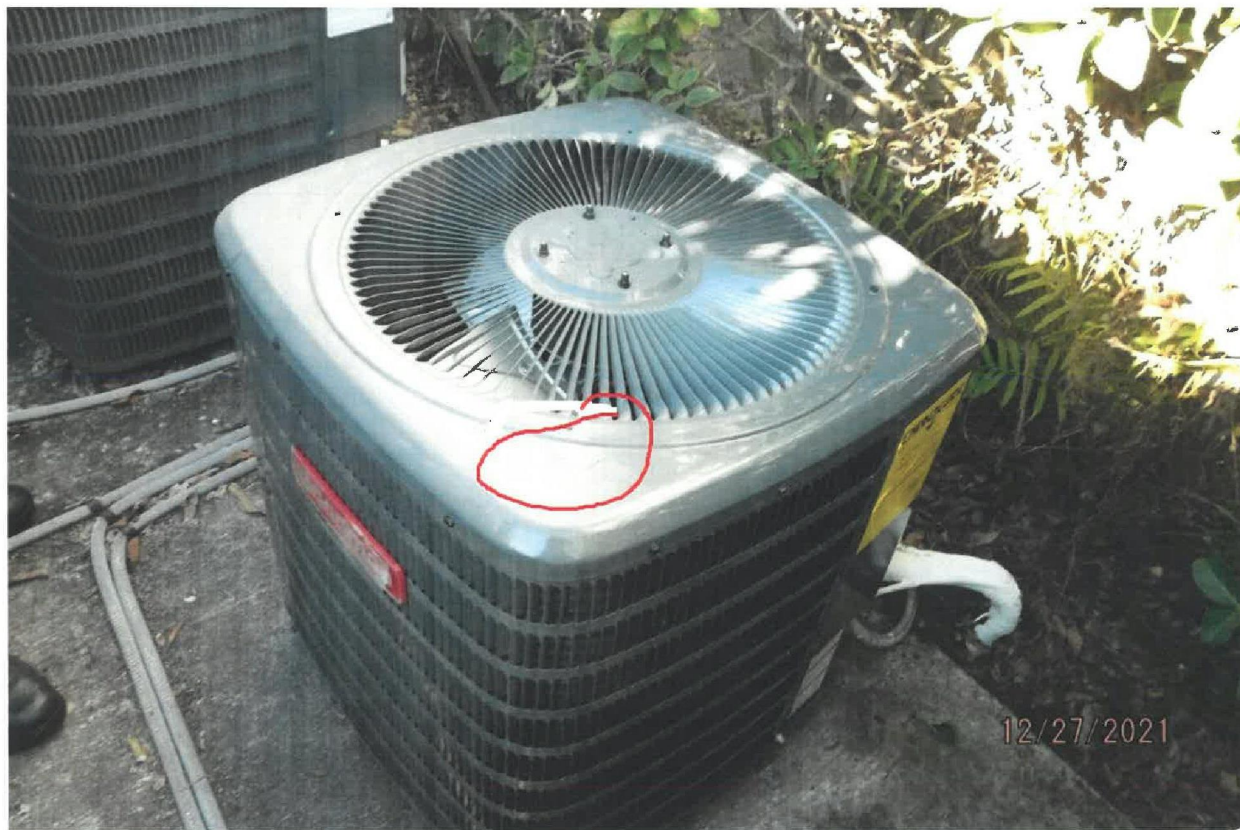
Sale Date 10/9/15	Grantor (Seller) PINEAPPLE COVE LLC	Doc Num 2539384
Sale Price \$ 38,350,000	Deed Type Special Warranty Deed	Book & Page 2812.2553

CITY EXHIBIT 

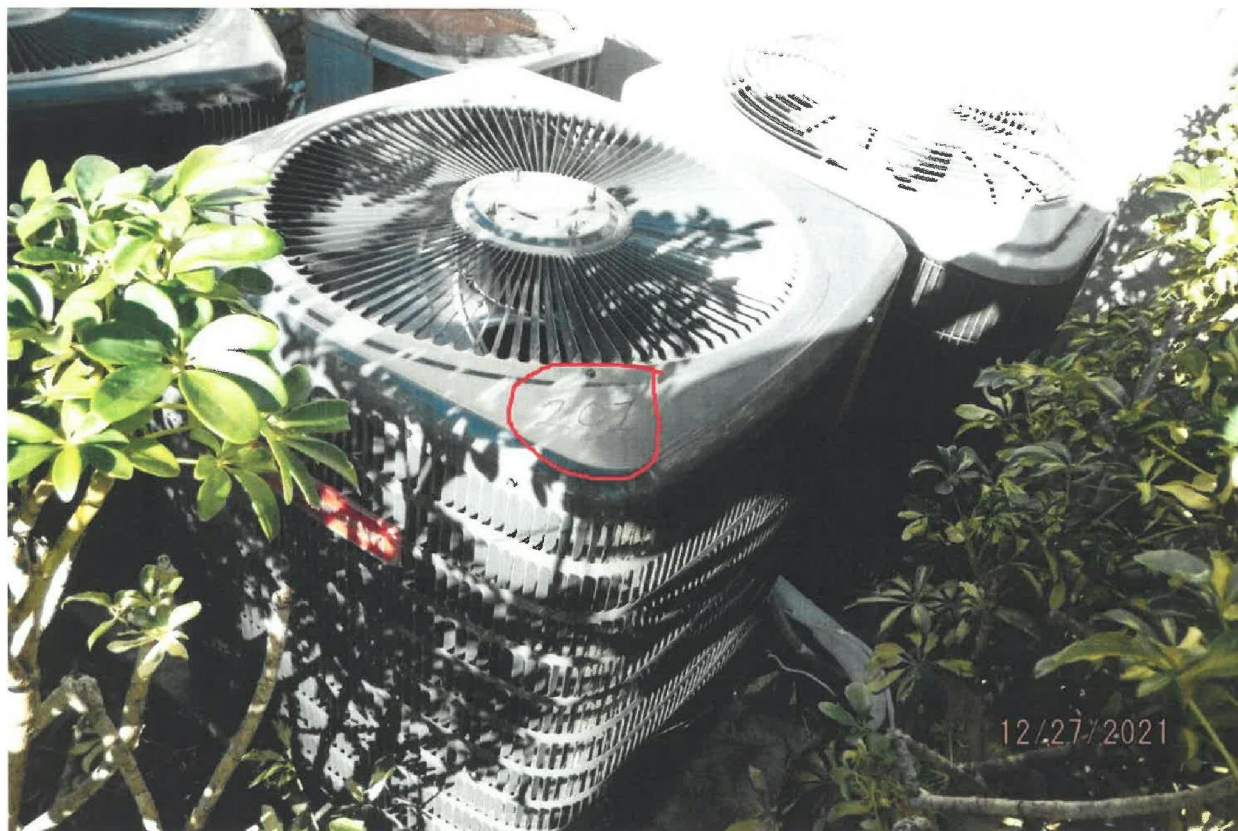


CITY EXHIBIT 2

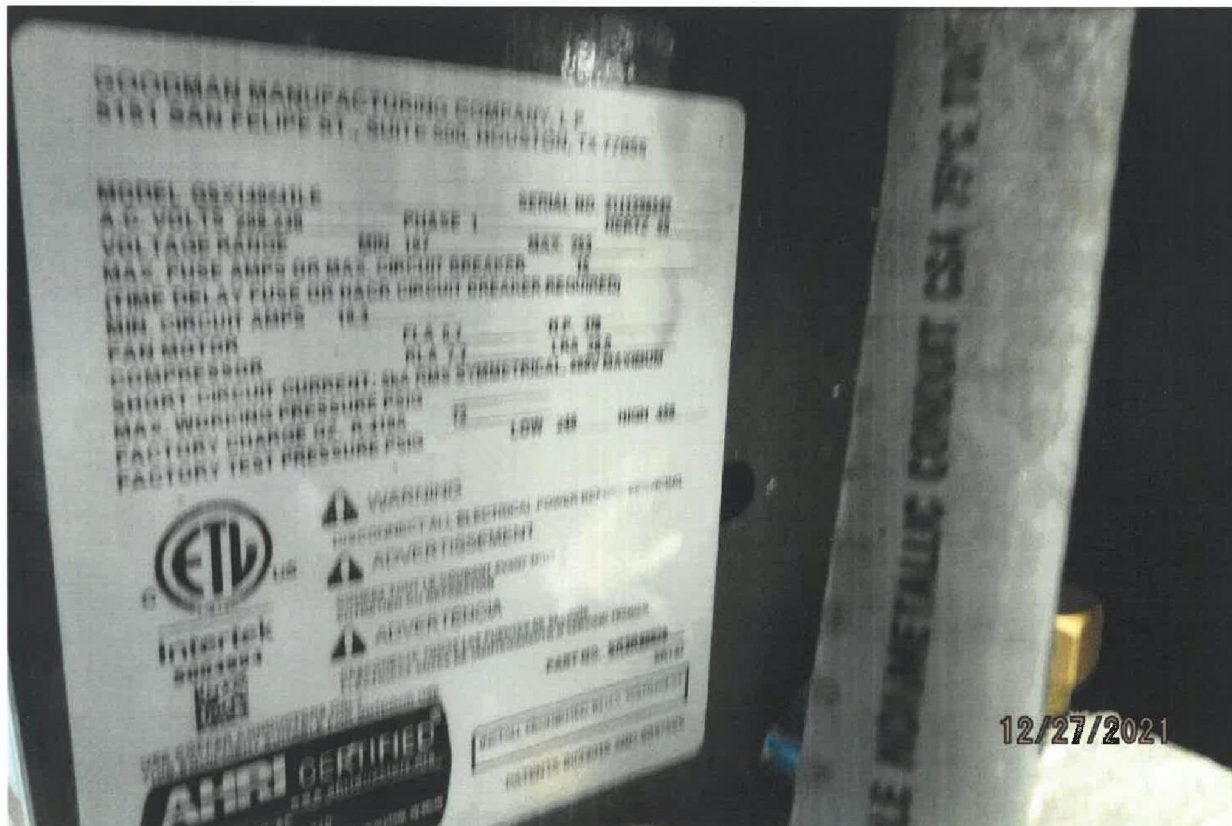




CITY EXHIBIT 4



CITY EXHIBIT 5



CITY EXHIBIT C

Sec. 10-200. - License required—Prohibitions on contracting; penalties; and enforcement.

Except for work to be done by a homeowner in accordance with the state building code, no work regulated by or for which a permit is required by this article may be done by nor permit issued to any person who has not been licensed by the law as competent to do such work.

- (1) No person shall:
 - a. Falsely hold himself, herself, or a business organization out as a licensed contractor, certificate holder, or registrant;
 - b. Falsely impersonate a licensed contractor, certificate holder, or registrant;
 - c. Present as his or her own the license, certificate, or registration of another;
 - d. Use or attempt to use a license, certificate or registration that has been suspended or revoked;
 - e. Engage in the business or act in the capacity of a contractor or advertise himself or herself or a business organization as available to engage in the business or act in the capacity of a contractor without being duly registered or certified or having a certificate of authority;
 - f. Operate a business organization engaged in contracting after 60 days following termination of its only qualifying agent, except as provided in F.S. § 489.119 and F.S. § 489.1195;
 - g. Commence or perform work for which a building permit is required without such building permit being in effect;
 - h. Perform work contrary to the state building code.
- (2) No uncertified or unregistered person associated with a contracting firm qualified by a licensed contractor shall:
 - a. Conceal or cause to be concealed, or assist in concealing, from the primary qualifying agent, any material activities or information about the contracting firm;
 - b. Exclude or facilitate the exclusion of any aspect of the contracting firm's financial or other business activities from the primary qualifying agent;
 - c. Knowingly cause any part of the contracting firm's activities, financial or otherwise to be conducted without the primary qualifying agent's supervision; or
 - d. Assist or participate with any license holder, certificate holder or registrant in the violation of any provision of this chapter.
- (3) Any violation of the provisions of this section may result in a civil penalty not to exceed \$2,000.00. Pursuant to F.S. § 489.127(5), the board of city commissioners shall adopt a resolution setting forth a schedule of penalties and may amend said resolution from time

CITY EXHIBIT 7

to time as it determines appropriate.

- (4) The building official, building inspectors and code enforcement officers of the city are hereby designated, authorized and charged with enforcement responsibilities to enforce the provisions of this section.
 - a. The enforcement authorities designated herein may issue a citation, as provided herein, for any violation of F.S. ch. 489 and chapter 10 of this Code, whenever, based upon personal investigation, the enforcement officer has reasonable and probable grounds to believe that such a violation has occurred.
- (5) The act for which a citation is issued shall cease upon the receipt of the citation.
 - a. The person charged with the violation shall pay the civil penalty in the manner indicated on the citation or, within ten days of receipt of the citation, exclusive of weekends and legal holidays, request, in writing to the city's building department office, an administrative hearing before the city magistrate to appeal the issuance of the citation by the enforcement officer.
- (6) Pursuant to F.S. § 489.113(4)(B), the building official may deny, suspend, or revoke the authority of a certified contractor to obtain a building permit or limit such authority to obtaining a permit or permits with specific conditions, if there is proof that such contractor, through the public hearing process, has been found guilty in another county or municipality within the past 12 months, of fraud or a willful building code violation and finds, after providing notice of an opportunity to be heard to the contractor, that such fraud or violation would have been fraud or a violation if committed in the city.
- (7) The provisions of this section shall be enforced pursuant to provisions of F.S. ch. 162 and F.S. ch. 489.

(Code 1981, § 6-22; Code 1995, § 18-52; Ord. No. 2404-2019, § 1, 4-22-2019)

CITY EXHIBIT 7A

	Plan review fee ½ the permit fee or \$142.00 single family residence.	
	Plan revision review to issued permits residential	\$25.00 per page
	Plan review re-review	\$106.00
	Unlicensed contractor 1 st offense \$500.00 2 nd offense \$1,000.00 3 rd and subsequent offense \$2,000.00	Up to \$2,000.00
	Plan revision review to issued permits commercial	\$50.00 per page
	Demolition:	\$106.00 plus \$0.75 for each additional 1,000 cubic feet above \$100,000.00
	Working without a permit	4 times the required permit fee
	Re-inspection or inspection, per inspection	\$106.00
	Plan review resubmittal fee, 25% of the plan review fee to be charged in the event a third plan review is necessitated due to the failure of the applicant to adequately respond to the plan review comments of the city development department	
	Any violation of the chapter 10, land development code, state building code, unless otherwise regulated	\$500.00 per each violation

Nicolosi, Stefano

From: oscar calzadilla <oscar@unicohvac.com>
Sent: Monday, December 27, 2021 2:15 PM
To: Nicolosi, Stefano; Mario Acosta
Subject: Re: Arium

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.

So it's Ramnes and he bought it in the Miami store. My contacts are trying to see how I can get a copy of it.

Oscar Calzadilla,
Unico Air Conditioning

On Dec 27, 2021, at 2:10 PM, oscar calzadilla <oscar@unicohvac.com> wrote:

Steve,
Yes sir I'm going to call Goodman and get back to you asap!

Oscar Calzadilla,
Unico Air Conditioning

On Dec 27, 2021, at 1:47 PM, Nicolosi, Stefano <snicolosi@ci.stuart.fl.us> wrote:

Oscar,
I have a couple of the serial numbers of the units. Can you find out the date of manufacture and who bought them?
Thanks,

Steve Nicolosi | [Building Official](#) | [Building Dept.](#)
City of Stuart | 121 SW Flagler Ave. Stuart Fl. 34994
772-600-1273

CITY EXHIBIT 9



**CITY OF STUART
NEIGHBORHOOD SERVICES**

121 SW FLAGLER AVE
STUART, FL 34994-2139

NOTICE OF VIOLATION

Dec 28, 2021

ARIUM JENSEN BEACH LLC
3340 PEACHTREE RD NE STE 2250
ATLANTA, GA 30326

Case #: CE21120038

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: 921 NW FRESCO WAY
PARCEL ID #: 2037410080000001000000

OBSERVATION DATE: 12/28/21
CORRECTION DATE: 01/07/2022

VIOLATION(S) 10-200
AND 1) No person shall falsely hold himself, herself, or a
CORRECTIVE business organization out as a licensed contractor,
ACTIONS: certificate holder, or registrant.

10-36
Work without a Permit

105.1
CONSTRUCT, ENLARGE, ALTER, REPAIR, MOVE, DEMOLISH OR INSTALL
WITHOUT A PERMIT.

Correction: 10-200
Any violation of the provisions of this section may result
in a civil penalty up to \$2000.00

10-36
Obtain and Complete all Requirements of Permit

105.1
OBTAIN REQUIRED PERMIT.

NOTICE OF HEARING SUMMONS

Failure to correct the violation(s) by the above date will result in a presentation of this matter at a hearing before the Neighborhood Services Magistrate on 01/20/2022 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 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 with the correction date above.

Should you require additional information regarding this notice, please contact Neighborhood Services at (772) 288-5325 or (772) 600-1254.

Vito Lorenzo
Neighborhood Services Officer
Vito Lorenzo / Deborah Carrasco

7021 1970 0000 7170 3281
7021 1970 0000 7170 3298
7021 1970 0000 7170 3304
Certified Mail #
7021 1970 0000 7170 3274
7018 0680 0000 8397 5971

CITY EXHIBIT 10

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: CT Corporation System 10100 Santa Monica Blvd Suite 1000 Los Angeles, CA 90067 CE21120038 9590 9402 7041 1225 0447 43		A. Signature X 6767 ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery C-19 12/31/21 D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: JAN 11 2022 CODE ENFORCEMENT CITY OF STUART 3. Service Type ☒ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Restricted Delivery	
2. Article Number (Transfer from service label) 7021 1970 0000 7170 3298		Restricted Delivery	

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

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: Ramirez Fernandez 3058 Frost RD Palm Springs, FL 33406 CE21120038 9590 9402 7041 1225 0447 05		A. Signature X [Signature] ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery [Signature] 1/3/22 D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: JAN 04 2022 CODE ENFORCEMENT CITY OF STUART 3. Service Type ☒ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Restricted Delivery	
2. Article Number (Transfer from service label) 7021 1970 0000 7170 3274		Restricted Delivery	

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

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: DRAI services Inc 10100 Santa Monica Blvd Suite 1000 Los Angeles, CA 90067 CE21120038 9590 9402 7041 1225 0447 50		A. Signature X 6767 ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery C-19 12/31/21 D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: JAN 11 2022 CODE ENFORCEMENT CITY OF STUART 3. Service Type ☒ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Restricted Delivery	
2. Article Number (Transfer from service label) 7021 1970 0000 7170 3304		Restricted Delivery	

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

CITY EXHIBIT 11

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:

Arium Jensen Beach venture, LLC
c/o CT Corporation system
1200 South Pine Island Road
Plantation, FL 33324

CE#120038



9590 9402 7041 1225 0447 12

2. Article Number (Transfer from service label)

7018 0680 0001 8397 5971

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

RECEIVED

☐ Agent☐ Addressee

B. Received by (Printed Name)

807021

C. Date of Delivery

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

RECEIVED

JAN 10 2022

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

CITY EXHIBIT 12

7018 0680 0001 8397 5971

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 12/28/21
Sent To Arum Jensen Beach LLC 46 CT Corporation Street and Apt. No., or PO Box No. 34574M 1200 South Pine Island Road City, State, ZIP+4® Plantation, FL 33324 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 1970 0000 7170 3304

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 12/28/21
Sent To NRAI Services, Inc Street and Apt. No., or PO Box No. 10100 Santa Monica Blvd suite 1000 City, State, ZIP+4® Los Angeles, CA 90067 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 1970 0000 7170 3281

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 12/28/21
Sent To Arum Jensen Beach LLC Street and Apt. No., or PO Box No. 3340 Peachtree RD NE STE 2250 City, State, ZIP+4® Atlanta, GA 30326 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 1970 0000 7170 3271

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 12/28/21
Sent To Ramirez Fernandez Street and Apt. No., or PO Box No. 3058 Frost RD City, State, ZIP+4® Palm Springs, FL 33406 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 1970 0000 7170 3298

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 12/28/21
Sent To CT Corporation system Street and Apt. No., or PO Box No. 10100 Santa Monica Blvd suite 1000 City, State, ZIP+4® Los Angeles, CA 90067 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

CITY EXHIBIT 13