



City of Stuart

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

**July 15, 2021 AT 10:00 AM
Commission Chambers**

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

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

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

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

VIOLATION HEARINGS

1. **City of Stuart vs 320 MLK LLLP** V. Lorenzo
CE21060019
10-63(A)(B), 20-20, 20-22
Trash/Debrish & Rubbish and Garbage

2. **City of Stuart vs LS Dream Inc** V. Lorenzo
CE21060047
20-21
Duty to Keep Property Mowed

3. **City of Stuart vs Leah Bell** V.Lorenzo
CE21050040
10-61(j)(2), 10-66 (D)((1)(3), 10-61 D(3)
Status Conference

ADJOURNMENT

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

Meeting Date: 7/15/2021

Narrative:

Trash/Debrish & Rubbish and Garbage

Magistrate Action:

Fine Amount:

\$250.00 Per day per violation

Administrative Costs:

\$300.00

ATTACHMENTS:

<i>Description</i>	<i>Upload Date</i>	<i>Type</i>
City of Stuart vs 320 MLK Blvd LLLP	7/12/2021	Exhibit



PIN	AIN	Situs Address	Website Updated
04-38-41-013-012-00030-0	21599	320 SE MARTIN LUTHER KING JR BLVD STUART FL	7/9/21

General Information

Property Owners 320 MLK BLVD LLLP	Parcel ID 04-38-41-013-012-00030-0	Use Code/Property Class 0300 - 0300 Multi family >=10 units
Mailing Address 2355 RIVIERA DR DELRAY BEACH FL 33445	Account Number 21599	Neighborhood 30200 Downtown Stuart N of E Ocean
Tax District STUART	Property Address 320 SE MARTIN LUTHER KING JR BLVD STUART FL	Legal Acres .3884
	Legal Description MC DONALD'S LOTS 3, 4 & 5 BLK 12	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
2020	\$ 94,750	\$ 297,700	\$ 392,450	\$ 0	\$ 392,450	\$ 0	\$ 392,450

Current Sale

Sale Date 2/15/17	Grantor (Seller) REINHARDT, ROLAND F (TR)	Doc Num 2620816
Sale Price \$ 470,000	Deed Type Wd Full Covenant and Warranty Deed	Book & Page <u>2908 1211</u>

CITY EXHIBIT



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

Detail by Entity Name

Florida Limited Partnership
320 MLK BLVD LLLP.

Filing Information

Document Number

A17000000037

FE/EIN Number

81-5107122

Date Filed

01/26/2017

State

FL

Status

ACTIVE

Principal Address

2255 GLADES ROAD
STE 324A/63
BOCA RATON, FL 33431

Changed: 06/20/2021

Mailing Address

2255 GLADES ROAD
STE 324A/63
BOCA RATON, FL 33431

Changed: 06/20/2021

Registered Agent Name & Address

holder, john, CFO
2255 GLADES ROAD
STE 324A/63
BOCA RATON, FL 33431

Name Changed: 06/20/2021

Address Changed: 06/20/2021

General Partner Detail

Name & Address

BALL, MICHAEL
2355 NE OCEAN BLVD
STUART, FL 34996

HOLDER, JOHN

2355 RIVERIA DRIVE

CITY EXHIBIT 2





CITY EXHIBIT 4



CITY EXHIBIT 5



CITY EXHIBIT 6



**CITY OF STUART
CODE ENFORCEMENT**

830 SE MARTIN LUTHER KING, JR. BLVD
STUART, FL 34994-2139

NOTICE OF VIOLATION

Jun 11, 2021

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

Case #: CE21060019

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

ADDRESS: **320 SE MARTIN LUTHER KING JR BLVD** OBSERVATION DATE: **06/10/21**
PARCEL ID #: **0438410130120003000000** CORRECTION DATE: **06/21/2021**

VIOLATION(S) 10-63 (A) (B)
AND ACCUMULATION OF RUBBISH AND GARBAGE
CORRECTIVE 20-20
ACTIONS: PROPERTY HAS ACCUMULATION OF TRASH/RUBBISH NEXT TO FENCE.
20-22
TRASH AND SOLID WASTE.

Correction: 10-63 (A) (B)
ALL EXTERIOR PROPERTY AND PREMISES SHALL BE KEPT FREE OF
RUBBISH AND GARBAGE. REMOVE GARBAGE IMMEDIATELY.
20-20
REMOVE TRASH/RUBBISH.
20-22
ALL LANDS IN CITY SHALL BE KEPT FREE FROM ANY KIND OF TRASH
AND OTHER SOLID WASTE.

NOTICE OF HEARING SUMMONS

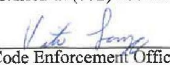
Failure to correct the violation(s) by the above date will result in a presentation of this matter at a hearing before the Code Enforcement Magistrate on **07/15/2021 at 10:00AM** in the City of Stuart Commission Chambers located at 121 SW Flagler Avenue, Stuart, Florida. The violation charged is a civil infraction and subjects you to a maximum civil penalty of up to **\$250 per offense**, per day, for repeat violations.

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

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

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

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


Code Enforcement Officer

Chalimar Gregory / Vito Lorenzo / Deborah Carrasco

CITY EXHIBIT 7

7019 2970 0001 7694 9050
7019 2970 0001 7694 9067
7019 2970 0001 7694 9074
Certified Mail #
7019 2970 0001 7694 9043
7019 2970 0001 7694 9029

7019 2970 0001 7694 9029

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 6/11/21
Sent To 320 Mck Blvd LLLP Street and Apt. No., or PO Box No. 2355 Riviera Dr City, State, ZIP+4® Delray Beach, FL 33445 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7019 2970 0001 7694 9067

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 6/11/21
Sent To Michael Ball Street and Apt. No., or PO Box No. 2355 NE Ocean Blvd City, State, ZIP+4® Stuart, FL 34996 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7019 2970 0001 7694 9043

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 6/11/21
Sent To Executive Management Consultants International LLC Street and Apt. No., or PO Box No. 2355 Riviera Dr City, State, ZIP+4® Delray Beach, FL 33445 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

07152021 MAGISTRATE

7019 2970 0001 7694 9074

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 6/11/21
Sent To Michael Ball Street and Apt. No., or PO Box No. 2355 NE Ocean Blvd #9A City, State, ZIP+4® Stuart, FL 34996 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7019 2970 0001 7694 9050

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 6/11/21
Sent To John Holder Street and Apt. No., or PO Box No. 2355 Riviera Dr City, State, ZIP+4® Delray Beach, FL 33445 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

CITY EXHIBIT 8

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.		COMPLETE THIS SECTION ON DELIVERY A. Signature X	
1. Article Addressed to: Executive Management Consultants International LLC 2355 Riviera Dr Delray Beach, FL 33445 NOV		B. Received by (Printed Name) C. Date of Delivery JUN 16 2021 CODE ENFORCEMENT CITY OF STUART	
2. Article Number (Transfer from service label) 7019 2970 0001 7694 9043		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2015 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.		COMPLETE THIS SECTION ON DELIVERY A. Signature X	
1. Article Addressed to: John Holder 2355 Riviera Dr Delray Beach, FL 33445 NOV		B. Received by (Printed Name) C. Date of Delivery JUN 16 2021 CODE ENFORCEMENT CITY OF STUART	
2. Article Number (Transfer from service label) 7019 2970 0001 7694 9050		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2015 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.		COMPLETE THIS SECTION ON DELIVERY A. Signature X	
1. Article Addressed to: Michael Ball 2355 NE Ocean Blvd #9A Stuart, FL 34996 NOV		B. Received by (Printed Name) C. Date of Delivery JUN 16 2021 CODE ENFORCEMENT CITY OF STUART	
2. Article Number (Transfer from service label) 7019 2970 0001 7694 9074		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

CITY EXHIBIT 8A

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.		COMPLETE THIS SECTION ON DELIVERY A. Signature X ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? If YES, enter delivery address below: ☐ Yes ☐ No RECEIVED JUN 16 2021 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 ☐ Return Receipt for Merchandise ☐ Collect on Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery	
1. Article Addressed to: Michael Ball 2355 NE Ocean Blvd Stuart FL 34996 NOV 9590 9402 6030 0069 5014 26		2. 7019 2970 0001 7694 9067 Restricted Delivery	
PS Form 3811, July 2015 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.		COMPLETE THIS SECTION ON DELIVERY A. Signature X ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? If YES, enter delivery address below: ☐ Yes ☐ No RECEIVED JUN 16 2021 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 ☐ Return Receipt for Merchandise ☐ Collect on Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery	
1. Article Addressed to: 320 MLK Blvd LLLP 2355 Riviera Dr Delray Beach FL 33445 NOV 9590 9402 6387 0303 5714 70		2. 7019 2970 0001 7694 9029 Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

CITY EXHIBIT 8B

Tracking Number: 70192970000176949029

Remove X

Your item was delivered to an individual at the address at 2:53 pm on June 14, 2021 in DELRAY BEACH, FL 33445.

✓ Delivered, Left with Individual

June 14, 2021 at 2:53 pm
DELRAY BEACH, FL 33445

Get Updates ▾

Text & Email Updates	▾
Tracking History	▾
Product Information	▾

Feedback

See Less ^

Can't find what you're looking for?

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

FAQs

CITY EXHIBIT 8C

Tracking Number: 70192970000176949050

Remove X

Your item was delivered to an individual at the address at 2:53 pm on June 14, 2021 in DELRAY BEACH, FL 33445.

✓ Delivered, Left with Individual

June 14, 2021 at 2:53 pm
DELRAY BEACH, FL 33445

Get Updates ▾

Text & Email Updates	▾
Tracking History	▾
Product Information	▾

Feedback

See Less ^

Can't find what you're looking for?

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

FAQs

CITY EXHIBIT 80

Tracking Number: 70192970000176949043

Remove X

Your item was delivered to an individual at the address at 2:53 pm on June 14, 2021 in DELRAY BEACH, FL 33445.

✓ Delivered, Left with Individual

June 14, 2021 at 2:53 pm
DELRAY BEACH, FL 33445

Get Updates ▾

Text & Email Updates	▾
Tracking History	▾
Product Information	▾

Feedback

See Less ^

Can't find what you're looking for?

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

FAQs

CITY EXHIBIT 8E

STATE OF FLORIDA
CITY OF STUART
CODE ENFORCEMENT

AFFIDAVIT OF POSTING-MAGISTRATE HEARING

Code Enforcement Case Number: CE21060019

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 July 1, 2021 at 9:30 AM, I posted a Notice of Violation, for Case No. CE21060019, 320 MLK Blvd LLLP to: 320 Se Martin Luther King Jr Blvd, 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 July 1, 2021.

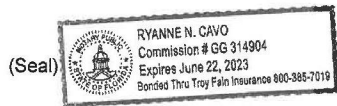
FURTHER AFFIANT SAYETH NAUGHT.

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 July, 2021, 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 M. Cavo
Notary Public, State of Florida



CITY EXHIBIT 9



State of Florida
Environmental Protection

Draft Permit

Notice hereby provides Notice that it has prepared
as detailed in the application, subject to the
and summarized below. The applicant, City of
Planning Director, 121 SW Flagler Avenue, Stuart,
2020, for a permit to modify a Class I Injection
Unit Water Reclamation Facility, 301 Stymann
in County (File No. 0366993-003-UQ/MI, WACS

0366993-003-UQ/MI, which was issued on April
of Class I injection well IW-2 to allow for the
toxic membrane potable water treatment by
during plant maintenance, scrubber blowdown,
containment, and neutralization waste from the
treatment Plant (RO). Injection well IW-2 will also
secondary treated domestic wastewater from the
plant. The conversion and additional wastestreams
classified from a Class I municipal wastewater well
(11). Injection well IW-1, as permit #0366993-
only allowed to be used for disposal of secondary
Stuart WRF. All fluid that is to be disposed of in
to be non-hazardous. The maximum permitted
is per minute (GPM) with a maximum injection
(IGD), but once the well is modified to include a
on rate will be 6,701 gpm and maximum volume
nly constructed with a 24-inch diameter casing
total depth of 3,252 feet bls. An 18-inch tubing
casing at a depth of approximately 2,878 feet
to be cemented within the 24-inch casing and
for this type of injection well. There are no
tion or effluent to existing injection well IW-1.
from 2,027 to 2,093 feet bls) is no longer reliable
with proposed monitor well DMW-1R and then
modification. Replacement monitor well DMW-1R is
one monitor well with the monitor interval from
changes proposed to existing monitor wells MW-1



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

NOTICE OF VIOLATION

Jun 11, 2021

310 MILK BLVD LLLP
777 NW 51ST ST STE 116
BOCA RATON, FL 33431

Case #: CE21060019

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

ADDRESS: 320 SE MARTIN LUTHER KING JR BLVD
PARCEL ID #: 0438410130120003060000
VIOLATION(S) 10-43 (A) (8)
AND ACCUMULATION OF RUBBISH AND GARBAGE
CORRECTIVE 10-20
ACTIONS: PROPERTY HAS ACCUMULATION OF TRASH/RUBBISH NEXT TO FENCE
10-22
TRASH AND SOLID WASTE.

Correction: 10-43 (A) (8)
ALL EXTERIOR PROPERTY AND PREMISES SHALL BE KEPT FREE OF
RUBBISH AND GARBAGE. REMOVE GARBAGE IMMEDIATELY.
10-20
REMOVE TRASH/RUBBISH.
10-22
ALL LANDS IN CITY SHALL BE KEPT FREE FROM ANY KIND OF TRASH
AND OTHER SOLID WASTE.

NOTICE OF HEARING SUMMONS

Failure to correct the violation(s) by the above date will result in a presentment of this matter at a hearing before the Code Enforcement Magistrate on 7/1/2021 at 10:00 AM in the City of Stuart Community Chambers located at 121 SW Flagler Avenue, Stuart, Florida. The violation charged is a civil infraction and subjects you to a maximum civil penalty of up to \$250 per offense, per day, for repeat violations.

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

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

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

Should you require additional information regarding this notice, please contact the Code Enforcement Division at (772) 285-5325 or (772) 600-1254.

Code Enforcement Officer
Chalimar Gregory / Vito Lorenza / Deborah Carrasco



Jun 30, 2021

LS DREAM INC
500 NW STUART AVE
STUART, FL 34994

Case #: CE21060047

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

ADDRESS: 500 NW STUART
PARCEL ID #: 32374180400
VIOLATION(S) 10-21
AND 10-22
CORRECTIVE ACTIONS: 10-21
CEN

Failure to correct the violation(s) by the above date will result in a presentment of this matter at a hearing before the Code Enforcement Magistrate on 7/1/2021 at 10:00 AM in the City of Stuart Community Chambers located at 121 SW Flagler Avenue, Stuart, Florida. The violation charged is a civil infraction and subjects you to a maximum civil penalty of up to \$250 per offense, per day, for repeat violations.

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

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

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

Should you require additional information regarding this notice, please contact the Code Enforcement Division at (772) 285-5325 or (772) 600-1254.

Code Enforcement Officer
Chalimar Gregory / Vito Lorenza

CITY EXHIBIT 11



CITY EXHIBIT 12



CITY EXHIBIT 13

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

Meeting Date: 7/15/2021

Narrative:

Duty to Keep Property Mowed

Magistrate Action:

Fine Amount:

\$250.00 Per day, per violation

Administrative Costs:

\$300

ATTACHMENTS:

<i>Description</i>	<i>Upload Date</i>	<i>Type</i>
City of Stuart vs LS Dream INC	7/12/2021	Exhibit



MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

PIN 32-37-41-004-005-00320-7	AIN 8550	Situs Address 500 SW STUART AVE STUART FL	Website Updated 7/9/21
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General Information

Property Owners LS DREAM INC	Parcel ID 32-37-41-004-005-00320-7	Use Code/Property Class 7200 - 7200 Private Schools/Colleges
Mailing Address 123 PORGE ROCK PL JUPITER FL 33458	Account Number 8550	Neighborhood 21100 Fed Hwy N of Roosevelt Bridge
Tax District STUART	Property Address 500 SW STUART AVE STUART FL	Legal Acres .2537
	Legal Description RIVERSIDE PARK, LOTS 32 33 34 & 35 BLK E	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
2020	\$ 71,830	\$ 125,660	\$ 197,490	\$ 0	\$ 197,490	\$ 197,490	\$ 0

Current Sale

Sale Date 3/8/02	Grantor (Seller) M D CHAPMAN, INC	Doc Num N/A
Sale Price \$ 420,000	Deed Type Special Warranty Deed	Book & Page 1628 0288

CITY EXHIBIT 1



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

Detail by Entity Name
Florida Profit Corporation
L'S DREAM, INC.
Filing Information
Document Number P01000074824
FE/EIN Number 65-1133375
Date Filed 07/27/2001
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 02/14/2018
Principal Address
123 Porgee Rock Place
Jupiter, FL 33458

Changed: 02/14/2018
Mailing Address
123 Porgee Rock Place
Jupiter, FL 33458

Changed: 02/14/2018
Registered Agent Name & Address
NAGEL, LAURA
123 Porgee Rock Place
Jupiter, FL 33458

Name Changed: 02/14/2018

Address Changed: 03/18/2013
Officer/Director Detail
Name & Address

Title MS.

NAGEL, LAURA
123 Porgee Rock Place
Jupiter, FL 33458

Annual Reports

CITY EXHIBIT 2

07152021 MAGISTRATE



CITY EXHIBIT 3



CITY EXHIBIT 4



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

NOTICE OF VIOLATION

Jun 30, 2021

LS DREAM INC
500 NW STUART AVE
STUART, FL 34994

Case #: CE21060047

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: 500 NW STUART AVE OBSERVATION DATE: 06/30/21
PARCEL ID #: 3237410040050032070000 CORRECTION DATE: 07/10/2021
VIOLATION(S) 20-21
AND OVERGROWN GRASS.
CORRECTIVE Correction: 20-21
ACTIONS: GRASS AND WEEDS NOT EXCEED EIGHT INCHES.

NOTICE OF HEARING SUMMONS

Failure to correct the violation(s) by the above date will result in a presentation of this matter at a hearing before the Code Enforcement Magistrate on **07/15/2021 at 10:00AM** in the City of Stuart Commission Chambers located at 121 SW Flagler Avenue, Stuart, Florida. The violation charged is a civil infraction and subjects you to a maximum civil penalty of up to **\$250 per offense**, per day, for repeat violations.

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

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

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

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


Code Enforcement Officer

Chalimar Gregory / Vito Lorenzo / Deborah Carrasco

7019 2970 0001 7698 2606
7019 2970 0001 7694 9081
Certified Mail #
7019 1120 0001 1293 1480
CITY EXHIBIT 5

7019 2970 0001 7698 2606

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$

Total Postage and Fees
\$

Sent To
LS Dream Inc
Street and Apt. No., or PO Box No.
123 Porgess Rock Pl
City, State, ZIP+4®
Jupiter, FL 33458

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

Postmark Here
6/30/21

7019 2970 0001 7694 9081

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$

Total Postage and Fees
\$

Sent To
Laura Nagel
Street and Apt. No., or PO Box No.
123 Porgess Rock Place
City, State, ZIP+4®
Jupiter, FL 33458

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

Postmark Here
6/30/21

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:
 Laura Nagel
 123 Porgess Rock Place
 Jupiter, FL 33458

CE21060047 NOV
 9590 9402 6255 0265 2462 03

2. Article Number (Transfer from service label)
 7019 2970 0001 7694 9081

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
☒ 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

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

Restricted Delivery

EXHIBIT 6

7019 1120 0001 1293 1480

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$

Total Postage and Fees
\$

Sent To
LS Dream Inc
Street and Apt. No., or PO Box No.
500 NW Stuart Ave
City, State, ZIP+4®
Stuart, FL 34994

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

Postmark Here
6/30/21

Tracking Number: 70192970000176949081

Remove X

Your item was delivered to an individual at the address at 4:26 pm on July 2, 2021 in JUPITER, FL 33458.

✓ Delivered, Left with Individual

July 2, 2021 at 4:26 pm
JUPITER, FL 33458

Get Updates ∨

Text & Email Updates	∨
Tracking History	∨
Product Information	∨

Feedback

See Less ^

Can't find what you're looking for?

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

FAQs

CITY EXHIBIT 6A

Tracking Number: 70192970000176982606

Remove X

Your item was delivered to an individual at the address at 4:26 pm on July 2, 2021 in JUPITER, FL 33458.

✓ Delivered, Left with Individual

July 2, 2021 at 4:26 pm
JUPITER, FL 33458

Get Updates ✓

Text & Email Updates ✓

Tracking History ✓

Product Information ✓

Feedback

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X ☐ Agent ☐ Addressee
1. Article Addressed to: LS Dream Inc 123 Porgee Rock PL Jupiter, FL 33458	B. Received by (Printed Name) C. Date of Delivery JUL 09 2021
2. Article Number (Transfer from service label) 9590 9402 6030 0069 5014 19 7019 2970 0001 7698 2606	D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: CODE ENFORCEMENT OF STUART
	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)
	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7500-01-000-9000

EXHIBIT 6B

STATE OF FLORIDA
CITY OF STUART
CODE ENFORCEMENT

AFFIDAVIT OF POSTING-MAGISTRATE HEARING

Code Enforcement Case Number: CE21060047

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 July 1, 2021 at 9:00 AM, I posted a Notice of Violation, for Case No. CE21060047, LS Dream Inc to: 500 SW Stuart Ave, 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 July 1, 2021.

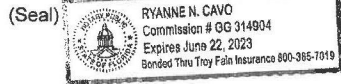
FURTHER AFFIANT SAYETH NAUGHT.

BY: Vito Lorenzo
Vito Lorenzo, Code Enforcement Officer

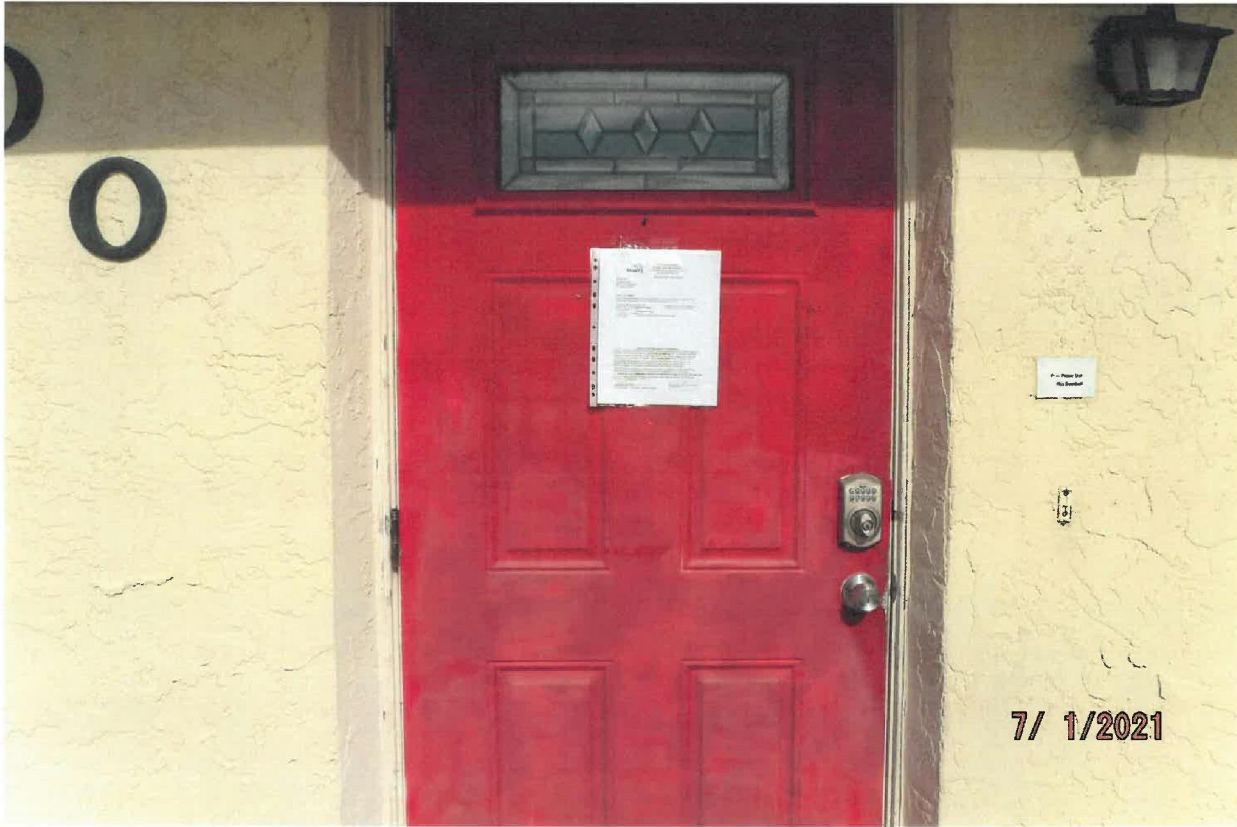
STATE OF FLORIDA
COUNTY OF MARTIN

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 7th day of July, 2021, 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 U. Cavo
Notary Public, State of Florida



CITY EXHIBIT 7



CITY EXHIBIT 7A

STUART
CEMENT
(KNOX), JR., BLVD
#4, 2139

VIOLATION

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

NOTICE OF VIOLATION

Jan 09, 2021
1.8 DREAM INC
500 NW STUART AVE
STUART, FL 34994

Case #: CE21060047

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: 500 NW STUART AVE
PARCEL ID #: 3237418040050032070000
VIOLATION(S): 90-21
AND OVERGROWN GRASS.
CORRECTIVE ACTIONS: 78-21
GRASS AND WEEDS NOT EXCEED EIGHT INCHES.

OBSERVATION DATE: 06/30/21
CORRECTION DATE: 07/10/2021

Ordinances and/or the Land Development Regulations of the City of Stuart exist on the property listed:

VIOLATION(S): 90-21
OBSERVATION DATE: 06/30/21
CORRECTION DATE: 07/10/2021

SHALL BE KEPT FREE OF WEEDS AND GRASS

FROM ANY KIND OF TRASH

MONS

Failure to correct the violation(s) by the above date will result in a presentation of this matter as a hearing before the Code Enforcement Magistrate on 07/15/2021 at 10:00AM in the City of Stuart Commission Chambers located at 121 SW Flagler Avenue, Stuart, Florida. The violation charged is a civil infraction and subjects you to a maximum civil penalty of up to \$250 per offense, per day, for repeat violations.

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

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

An administrative fee of \$500.00 will be assessed if you should fail to comply by the correction date above.

Should you require additional information regarding this notice, please contact the Code Enforcement Division at (772) 288-3323 or (772) 600-1254.

Code Enforcement Office
Challamar Orvigory / Vito Lorenzo / Deborah Camacho

7019 3470 0001 7197 3866
7019 3470 0001 7197 3866
7019 1120 0001 1293 1470

7/ 1/2021

CITY EXHIBIT 73



CITY EXHIBIT 8



CITY EXHIBIT 9

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

Meeting Date: 7/15/2021

Narrative:

Status Conference

Magistrate Action: