



City of Stuart

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

**July 26, 2021 AT 9:00 AM
SPECIAL MAGISTRATE HEARING - 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

CE21060019

10-63(A)(B), 20-20, 20-22

V. Lorenzo

ADJOURNMENT

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

Meeting Date: 7/26/2021

Narrative:

Magistrate Action:

Fine Amount:

\$250 Per Day

Administrative Costs:

\$300.00

ATTACHMENTS:

<i>Description</i>	<i>Upload Date</i>	<i>Type</i>
City of Stuart vs 320 MLK Blvd LLLP	7/23/2021	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 2908 1211

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
FEI/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

07262021 MAGISTRATE

CITY EXHIBIT 2

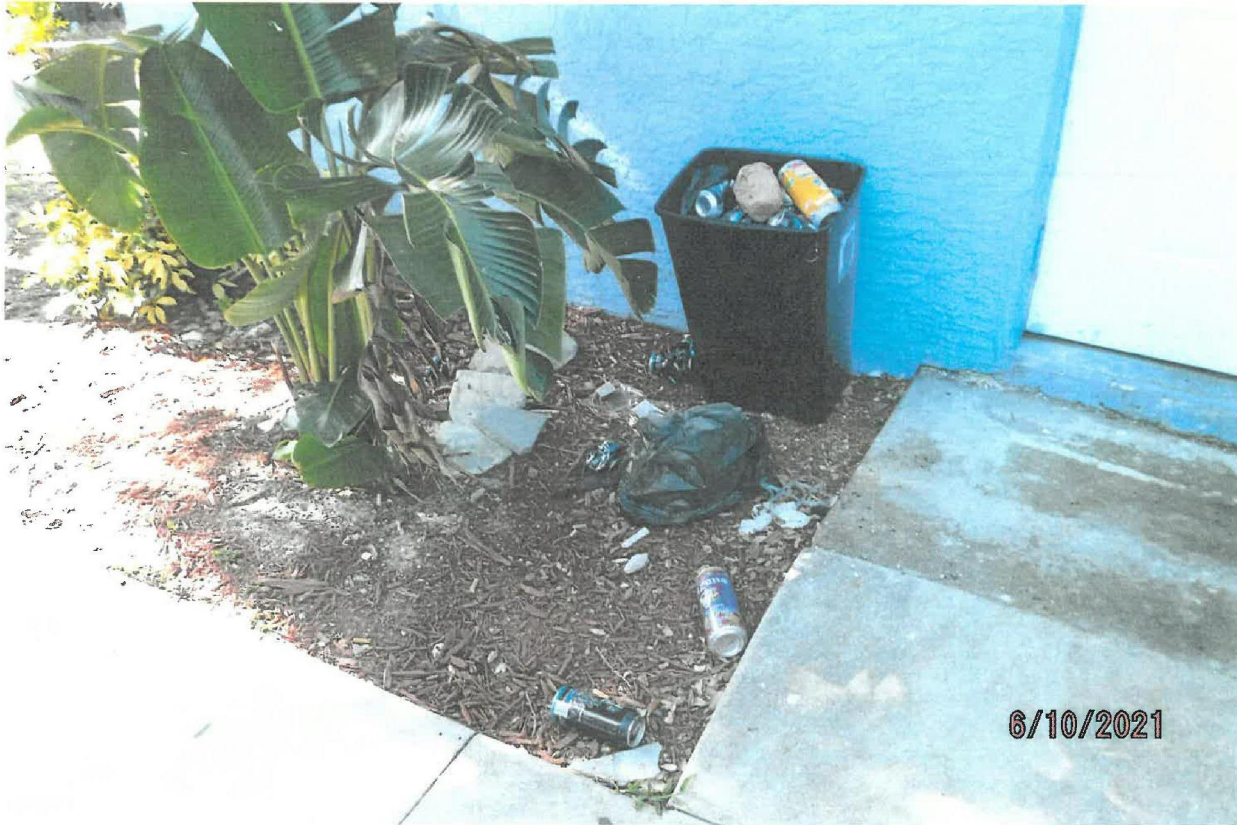




CITY EXHIBIT 4



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: 20-22 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 000J 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 \$	Postmark Here 6/11/21
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 320 MLK 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 000J 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 \$	Postmark Here 6/11/21
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To Michael 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 000J 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 \$	Postmark Here 6/11/21
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To Michael 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 000J 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 \$	Postmark Here 6/11/21
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 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	

7019 2970 000J 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 \$	Postmark Here 6/11/21
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 Executive Management Consultants International LLC	
Street and Apt. No., or PO Box No.	
2355 Riviera Dr	
City, State, ZIP+4®	
Delray Beach, FL 33445	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

CITY EXHIBIT 8

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: Executive Management Consultants International LLC 2355 Riviera Dr Delray Beach, FL 33445		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 9590 9402 6030 0069 5014 57		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
7019 2970 0001 7694 9043		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery ☐ 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 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: John Holder 2355 Riviera Dr Delray Beach, FL 33445		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 9590 9402 6030 0069 5014 40		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
7019 2970 0001 7694 9050		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery ☐ 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 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: Michael Ball 2355 NE Ocean Blvd #9A Stuart, FL 34996		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 9590 9402 6030 0069 5014 33		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
7019 2970 0001 7694 9074		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 ☐ Restricted Delivery ☐ 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 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 ☒ Agent ☐ Addressee	
1. Article Addressed to: Michael Ball 2355 NE Ocean Blvd Stuart FL 34996		B. Received by (Printed Name) C. Date of Delivery	
2. Article Addressed to: Michael Ball 2355 NE Ocean Blvd Stuart FL 34996		D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below.	
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		PS Form 3811, July 2015 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.		A. Signature ☒ Agent ☐ Addressee	
1. Article Addressed to: 320 MLK Blvd LLLP 2355 Riviera Dr Delray Beach FL 33445		B. Received by (Printed Name) C. Date of Delivery	
2. Article Addressed to: 320 MLK Blvd LLLP 2355 Riviera Dr Delray Beach FL 33445		D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below.	
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		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 8D

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 81

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:

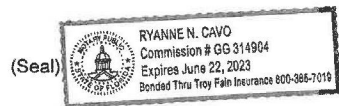
1. That I am an employee of the City of Stuart, Florida Code Enforcement Department; and
2. That part of my duties includes posting Notice of Violations/Notice of Hearing letters, Notice to Abate Nuisance and other correspondence; and
3. That on July 1, 2021 at 9:30 AM, I posted a Notice of Violation, 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 N. Cavo
Notary Public, State of Florida

CITY EXHIBIT 9



CITY EXHIBIT 10

Division of Florida
Environmental Protection

Draft Permit

This notice hereby provides Notice that it has prepared the draft permit as detailed in the application, subject to the review and summarized below. The applicant, City of Stuart, 2020, for a permit to modify a Class 1 Injection Well at the Stuart Water Reclamation Facility, 301 Stymann Road, Indian River County (File No. 0366993-003-UO/ML WACS

0366993-003-UO/ML, which was issued on April 11, 2020, for a Class 1 injection well IW-2 to allow for the basis maintenance, scrubber blowdown, sludge handling, and neutralization waste from the treatment plant (RO). Injection well IW-2 will also receive secondary treated domestic wastewater from the plant. The conversion and additional wastestreams identified from a Class 1 municipal wastewater well (11). Injection well IW-1, as permit #0366993-003-UO/ML, is allowed to be used for disposal of secondary treated wastewater. All fluid that is to be disposed of in the well is non-hazardous. The maximum permitted flow rate is 100 GPM, but once the well is modified to include a pump rate will be 6,701 gpm and maximum volume injected will be 3,252 feet. An 18-inch tubing casing at a depth of approximately 2,878 feet is to be cemented within the 24-inch casing and for this type of injection well. There are no restrictions on effluent to existing injection well IW-1. The existing 2,027 to 2,093 feet is no longer reliable. The proposed monitor well DMW-1R and then identification. Replacement monitor well DMW-1R is to be installed with the monitor interval from changes proposed to existing monitor wells MW-1



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

NOTICE OF VIOLATION

Jun 11, 2021

720 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 the City of Stuart Development Regulations of the City of Stuart exists on the property located at:

ADDRESS: 320 SE MARTIN LUTHER KING JR BLVD
PARCEL ID #: 0438410130120003000000

VIOLATION(S) 10-43 (A) (B)
AND ACCUMULATION OF RUBBISH AND GARBAGE
CORRECTIVE ACTIONS: 10-20
PROPERTY HAS ACCUMULATION OF TRASH/RUBBISH NEXT TO YARD

10-22
TRASH AND SOLID WASTE
Correction: 10-43 (A) (B)
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 07/1/2021 at 10:00 AM in the City of Stuart Community Chambers located at 121 SW Flagler Avenue, Stuart, Florida. The violator charged is a civil contractor and subjects you to a maximum civil penalty of up to \$200 per offense, plus costs for repeat violations. The Code Enforcement Magistrate will receive testimony and evidence at the hearing and make Findings of Fact, as supported by the testimony and evidence pertaining to the 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. At times 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 corrective actions 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:
Christina Gregory / Vito Lorenzo / Deborah Carrasco



Jun 30, 2021

LS DRUMAY INC
250 NW STUART AVE
STUART, FL 34994

Case #: CE21060047

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

ADDRESS: 500 NW STUART
PARCEL ID #: 325741804000

VIOLATION(S) 10-21
AND CORRECTIVE ACTIONS: 10-21
CORRECTION: 10-21

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 07/1/2021 at 10:00 AM in the City of Stuart Community Chambers located at 121 SW Flagler Avenue, Stuart, Florida. The violator charged is a civil contractor and subjects you to a maximum civil penalty of up to \$200 per offense, plus costs for repeat violations. The Code Enforcement Magistrate will receive testimony and evidence at the hearing and make Findings of Fact, as supported by the testimony and evidence pertaining to the 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. At times 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 corrective actions 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:
Christina Gregory / Vito Lorenzo

7/1/2021

CITY EXHIBIT



CITY EXHIBIT 12



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

Case: **CE21060019**
Officer Name: **V. Lorenzo**

CITY OF STUART, FLORIDA,
Petitioner,

v.

**320 MLK BLVD LLLP
2355 Riviera Dr
Delray Beach, FL 33445**

Respondent(s).

RE-NOTICE OF MAGISTRATE HEARING

Please take notice that on **Monday the 26th day of July 2021, at 9:00 AM**, the City will bring on to be heard the Code Enforcement Case **CE21060019**. 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 **15th** day of **July 2021**.



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

CITY EXHIBIT 14

Remotely of Haring

7018 0680 0001 8397 7708

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

7018 0680 0001 8397 7692

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$

Total Postage and Fees
\$

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

7018 0680 0001 8397 7685

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
John Holder C FO
Street and Apt. No., or PO Box No.
2355 Gladys Rd STE 324A/63
City, State, ZIP+4®
Boca Raton, FL 33431
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7014 1120 0001 1293 1558

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
320 MLK Blvd LLC
Street and Apt. No., or PO Box No.
2355 Riviera Dr
City, State, ZIP+4®
Deltan Beach, FL 33445
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

CITY EXHIBIT 14A

Product Tracking & Reporting



Help

Home

Search

Reports

Manual Entry

Rates/
Commitments

PTR / EDW

USPS Corporate
Accounts

July 20, 2021

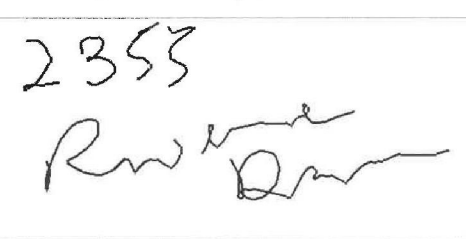
USPS Tracking Intranet

Delivery Signature and Address

Tracking Number: 7019 1120 0001 1293 1558

This item was delivered on 07/17/2021 at 12:54:00

[Return to Tracking Number View](#)

Signature	
Address	2355 

Enter up to 35 items separated by commas.

Select Search Type:

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:

320 MLK BLVD LLLP
 2355 Riviera Dr
 Delray Beach, FL 33445

Barcode



9590 9402 6030 0069 5014 95

2. Article Number (Marked from main label)

7019 1120 0001 1293 1558

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? ☐ YesIf YES, enter delivery address below: ☐ No

RECEIVED
 JUL 19 2021

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 |
| ☐ Restricted Delivery | |

(over 500)

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

Domestic Return Receipt

CITY EXHIBIT 14B

07262021 MAGISTRATE

Product Tracking & Reporting

Home Search Reports Manual Entry Rates/Commitments PTR / EDW USPS Corporate Accounts July 26, 2021

USPS Tracking Intranet
Delivery Signature and Address

Tracking Number: 7018 0680 0001 8397 7708

This item was delivered on 07/17/2021 at 12:54:00

< Return to Tracking Number View

Signature	 John Holder
Address	2355 Riverland Dr

Enter up to 35 items separated by commas.

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: John Holder 2355 Riverland Dr Delray Beach, FL 33445	B. Received by (Printed Name) C. Date of Delivery JUL 19 2021
2. Article Number (Transfer from service label) 7018 0680 0001 8397 7708	D. Is delivery address different from item 1? ☐ Yes ☒ No If YES, enter delivery address below: 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 ☐ Restricted Delivery	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

CITY EXHIBIT 14C

Tracking Number: 70180680000183977685

Remove X

Your item was delivered to the front desk, reception area, or mail room at 2:07 pm on July 17, 2021 in BOCA RATON, FL 33431.

✓ Delivered, Front Desk/Reception/Mail Room

July 17, 2021 at 2:07 pm
BOCA RATON, FL 33431

Get Updates ✓

Text & Email Updates	✓
Tracking History	✓
Product Information	✓

See Less ^

Feedback

Can't find what you're looking for?

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

FAQs

CITY EXHIBIT 14D

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 16, 2021 at 8:32 AM, I posted a Re-notice of Hearing for Magistrate, 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 16, 2021.

FURTHER AFFIANT SAYETH NAUGHT.

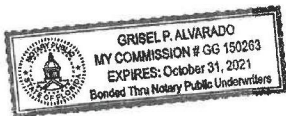
BY: Vito Lorenzo
Vito Lorenzo, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF MARTIN

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 22 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.

[Signature]
Notary Public, State of Florida

(Seal)



CITY EXHIBIT 15



CITY EXHIBIT 15A

Stuart
CITY OF STUART
CODE ENFORCEMENT
3050 MARTIN LUTHER KING, JR. BLVD
STUART, FL 34994-2377

NOTICE OF VIOLATION

On 06/14/2021
320 MLK BLVD LLLP
STUART, FL 34951
MCKINNON, FL 34901

Case # CE21060019
You are hereby notified that the following violation(s) of the Code of Ordinances and/or the Land Ordinance Regulations of the City of Stuart exist on the property listed:

ADDRESS: 320 MLK BLVD LLLP, STUART, FL 34951
PARCEL ID #: 34-0111-0020003-0000
VIOLATION DATE: 06/14/21
EXPIRATION DATE: 06/21/21

VIOLATION(S):
1. EXCESSIVE TRASH OR RUBBISH AND/OR GARBAGE
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100. EXCESSIVE TRASH OR RUBBISH AND/OR GARBAGE

RE-NOTICE OF MAGISTRATE HEARING

Please take notice that on Monday the 26th day of July 2021 at 8:00 AM, the City will bring on to be heard the Code Enforcement Case CE21060019. Please appear in person or by mail.

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 2021.

NOTICE OF HEARING SUMMONS

Failure to correct the violation(s) by the above time will result in a presentation of this matter to a hearing before the Code Enforcement Magistrate on 07/26/21 at 8:00 AM. The City of Stuart Commission Chairman is located at 121 SW Flagler Avenue, Stuart, Florida. The violation charged is a civil infraction and is punishable by a maximum civil penalty of up to \$200 per violation, 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 to be the basis of the 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 \$100.00 will be assessed if you should fail to comply by the correction date above. Should you require additional information regarding this action, please contact the Code Enforcement Division at (772) 288-5325 or (772) 288-5324.

Code Enforcement Officer
Tahira Gregory / Vito Lorenzo / Deborah Caruso

Vito Lorenzo
121 SW Flagler Ave
Stuart, FL 34984
(772) 288-5325

7/16/2021

CITY EXHIBIT 15B

CITY OF STUART, FLORIDA
CODE ENFORCEMENT MAGISTRATE

Case No: CE21060019

CITY OF STUART, FLORIDA

PETITIONER,

v.

320 MLK, LLLP

RESPONDENT(S).

PCN: _____

ORDER GRANTING CONTINUANCE

THIS MATTER came before the Code Enforcement Magistrate on **July 15, 2021**, on Respondent's (email) motion, and without objection by the City, seeking to extend the date set for a violation hearing in this matter, to a time certain.

IT IS HEREBY ORDERED that the Violation Hearing in this matter shall be continued to **July 26, 2021, at 9:00 A.M.**, at which time the case shall be heard.

IT IS FURTHER ORDERED that the parties may submit a Stipulated or Consent Order on or before the date set for hearing.

DONE AND ORDERED this 15th day of July, 2021.

I hereby certify that correct copy of the above Order Granting Continuance has been furnished by email to the Village staff at: rcavo@ci.stuart.fl.us, snicolosi@ci.stuart.fl.us, mkindel@ci.stuart.fl.us, and mmortell@ci.stuart.fl.us for distribution to the Respondent by Hand Delivery, Email, or Certified Mail, return receipt requested, on this 19th day of July, 2021.



Paul J. Nicoletti
Magistrate

CITY EXHIBIT 16

7021 0950 0001 3439 6006

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OFFICIAL USE

Certified Mail Fee \$	Postmark Here 7/20/21
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 320 M/K Blvd. LLP	
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

order wanting continuance

7021 0950 0001 3439 6015

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Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$	Postmark Here 7/20/21
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
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Postage \$	
Total Postage and Fees \$	
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

7021 0950 0001 3439 6022

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 \$	Postmark Here 7/20/21
Extra Services & Fees (check box, add fee as appropriate)	
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☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
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☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
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Street and Apt. No., or PO Box No. 2255 HADERS RD STE 324/63	
City, State, ZIP+4® Boca Raton, FL 33431	

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

CITY EXHIBIT 16A

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 20, 2021 at 12:25 PM, I posted a Re-notice of Order Granting Continuance, 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 20, 2021.

FURTHER AFFIANT SAYETH NAUGHT.

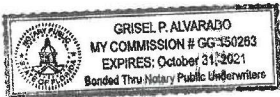
BY: Vito Lorenzo
Vito Lorenzo, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF MARTIN

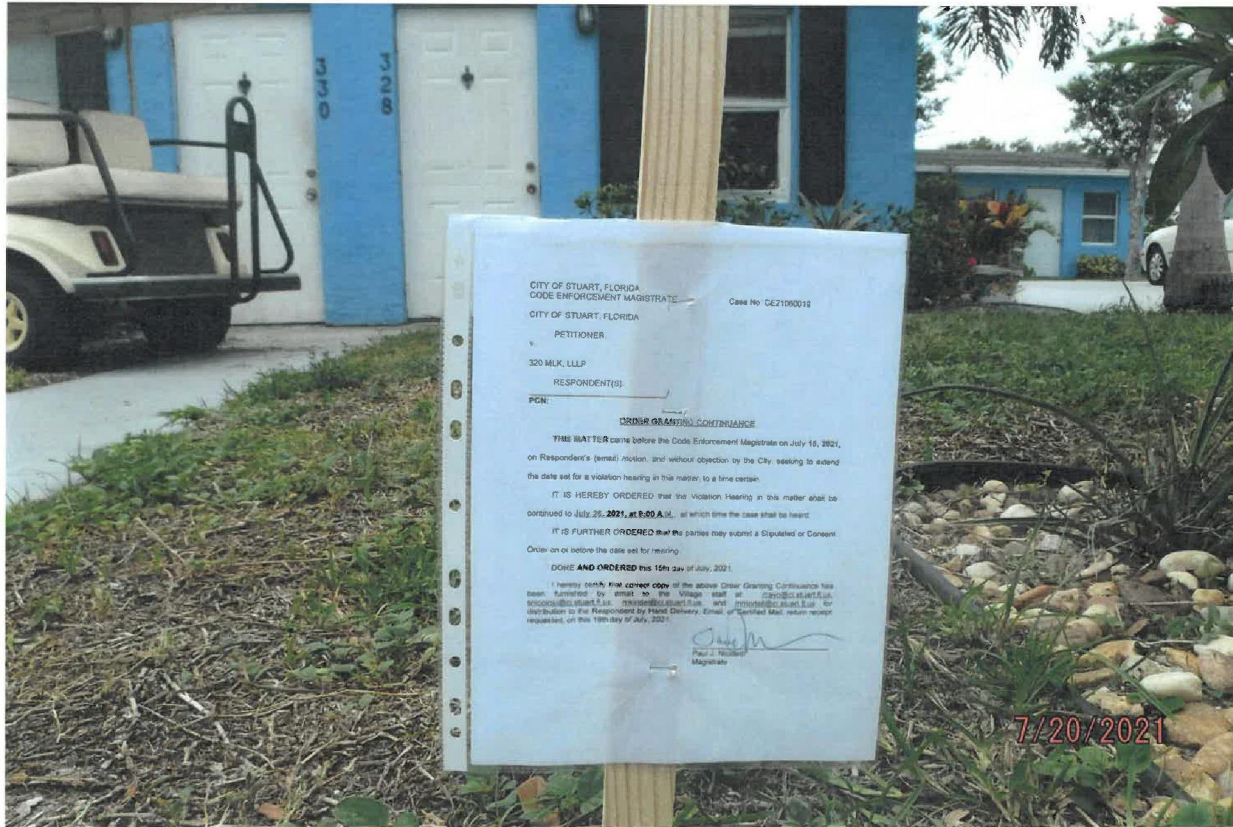
Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 22 day of July, 2021, by Vito Lorenzo, Code Enforcement Officer for the City of Stuart, Florida who is personally known to me or who has produced _____ as identification.

[Signature]
Notary Public, State of Florida

(Seal)



CITY EXHIBIT 17



CITY EXHIBIT 17A

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

Case No: CE21060019

PETITIONER,
v.

320 MLK, LLP

RESPONDENT(S).

PCN:

ORDER GRANTING CONTINUANCE

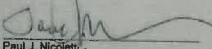
THIS MATTER came before the Code Enforcement Magistrate on July 15, 2021, on Respondent's (email) motion, and without objection by the City, seeking to extend the date set for a violation hearing in this matter, to a time certain.

IT IS HEREBY ORDERED that the Violation Hearing in this matter shall be continued to July 28, 2021, at 9:00 A.M., at which time the case shall be heard.

IT IS FURTHER ORDERED that the parties may submit a Stipulated or Consent Order on or before the date set for hearing.

DONE AND ORDERED this 15th day of July, 2021.

I hereby certify that correct copy of the above Order Granting Continuance has been furnished by email to the Village staff at: rcavo@ci.stuart.fl.us, snicolosi@ci.stuart.fl.us, mkindel@ci.stuart.fl.us, and mmorelli@ci.stuart.fl.us for distribution to the Respondent by Hand Delivery, Email, or Certified Mail, return receipt requested, on this 16th day of July, 2021.


Paul J. Nicolosi,
Magistrate

NOTICE C

NOTICE IS HEREBY GAV
COMMISSION OF THE CITY
2021 AT 4:30 PM. THE ME
CHAMBERS LOCATED AT #
FOR THE PURPOSE OF: BUI

Any person desiring to appeal any
ensure that a verbatim record of t
Disabilities Act (ADA), anyone who
City's ADA coordinator at mkindel@ci.stuart.fl.us
session, excluding Saturday and Sun

CERTIFICATION
I, the undersigned authority, do hereby
at the front door of City Hall 121 S.W.
Luther King Jr Blvd, Stuart, FL 34994
to the general public at all times, and
so posted continuously for at least 5
was given to the news media as requi

STUART CITY COMMISSION
Mary Kindel, City Clerk

7/20/2021

CITY EXHIBIT 17B

Lorenzo, Vito

To: Nicolosi, Stefano
Cc: Mortell, Michael
Subject: RE: You have been assigned a new Request #: 2513

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.

Request # 2513 from the Government Outreach System has been assigned to you.

Request type: Problem

Request area: Code Enforcement - Debris, Weeds, Junked Vehicle, Graffiti

Citizen name: Marci Taylor

Description: Code violations: Trash 67.201 B and Infestation Sec. 21.145

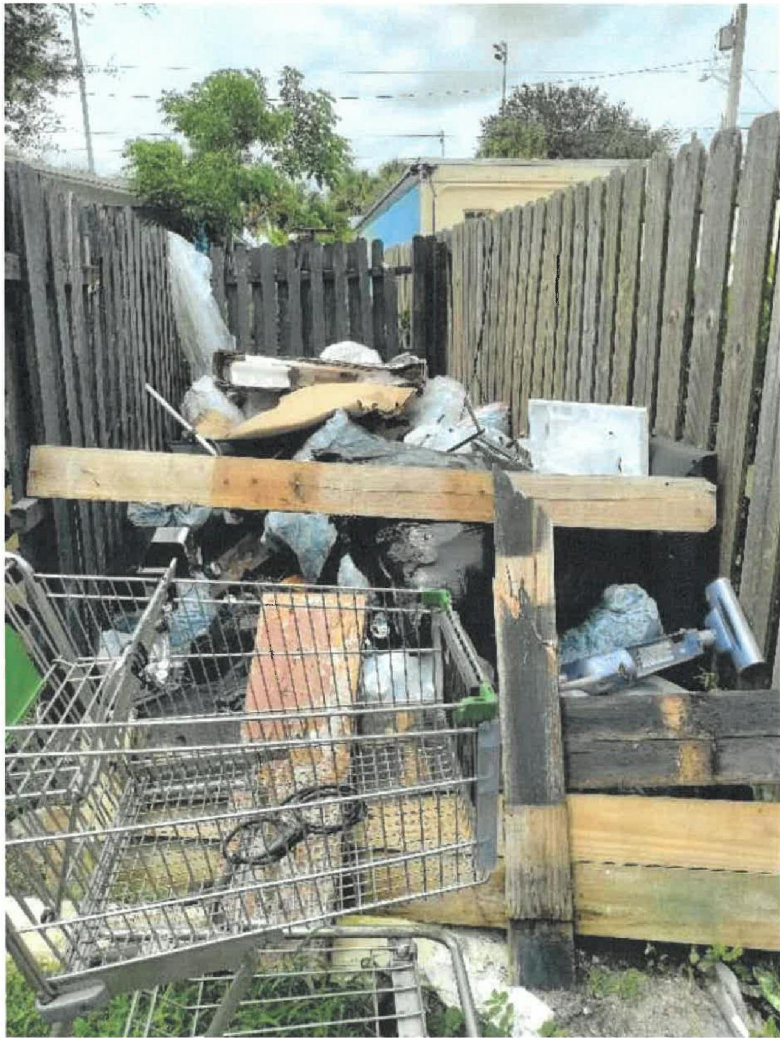
The residence is clearly infested with both rats and roaches. Two different species of roaches as well as several rats were observed at the home. The lack of sanitary living conditions of the home and the property creates a public health concern. It is believed that the other residences are also infested due to lack of pest/rodent control by the landlord. There are open trash bins all over the property which has created a breeding ground for pests and unsanitary conditions along with a very strong odor. The residence has been observed to have open sewage pipes on the property, one is directly in front of this residence. Other residents have reported a clogged drain pipe which has led to sewage back-ups within their homes. It has been reported that the landlord refuses to fix the pipe issue. Many of the homes on the property have broken windows; some have been fixed with a plastic material that has been glued into place making the window inoperable.

There is a large mound of trash next to this residence. It is unclear if the landlord is resolving this issue.

Landlord: Mike Ball 561-213-9151

Location: 334 Southeast Martin Luther King Junior Boulevard

CITY EXHIBIT 18



CITY EXHIBIT 19



[Click here to access the request](#)

Note: This message is for notification purposes only. Please do not reply to this email. Email replies are not monitored and will be ignored.

CITY EXHIBIT 20



CITY EXHIBIT 21