



MAGISTRATE HEARING DOCKET

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

**JULY 19, 2023 AT 2:00 PM
COMMISSION CHAMBERS**

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

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

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

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

PLEDGE OF ALLEGIANCE

VIOLATION HEARINGS

- 1. City of Stuart VS Royal Palm Financial Center South LLC**
CASE NO: CE23060019
ADDRESS OF VIOLATION: 1111 SE Federal Hwy Stuart FL 34994
CODE SECTION: 22-61
DESCRIPTION OF VIOLATION: Failure to comply with the Florida Fire Prevention Code
- 2. City of Stuart VS SP Crossings LLC**
CASE NO: CE23060039
ADDRESS OF VIOLATION: 3800 SE Gatehouse Circle
CODE SECTION: 22-61
DESCRIPTION OF VIOLATION: Failure to Comply with the Florida Fire Prevention Code

Vito Lorenzo

Vito Lorenzo

3. City of Stuart VS Stuart North LLC

Vito Lorenzo

CASE NO: CE23060037

ADDRESS OF VIOLATION: 2281 SE Federal Hwy Stuart FL 34994

CODE SECTION: 22-61

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

ADJOURNMENT

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

Meeting Date: 7/19/2023

Prepared by: Vito Lorenzo

Title of Item:

City of Stuart VS Royal Palm Financial Center South LLC

Address:

1111 SE Federal Hwy Stuart FL 34994

Code Section:

22-61

Description of Violation:

Failure to comply with the Florida Fire Prevention Code

Summary Explanation/Background Information:

Failure to comply with the Florida Fire Prevention Code

ATTACHMENTS:

1. City of Stuart VS Royal Palm Financial Center South LLC(1)
2. Royal Palm Financial Center South LLC CE23060019 Stipulation and Agreed Order

Basic Info

PIN
09-38-41-000-000-00080-8

AIN
25803

Situs Address
1111 SE FEDERAL HWY 100 STUART FL

Website Updated
6/12/23

General Information

Property Owners

 ROYAL PALM FINANCIAL CENTER
SOUTH LLC

Parcel ID

09-38-41-000-000-00080-8

Use Code/Property Class

 1800 - 1800 Off bldg non-prof mlt
sty

Mailing Address

 13280 NE 6TH AVE #100
NORTH MIAMI FL 33161

Account Number

25803

Neighborhood

 30300 Fed Hwy S of Roosevelt
Bridge

Tax District

STUART

Property Address

1111 SE FEDERAL HWY 100 STUART FL

Legal Acres

3.1655

Legal Description

 W 330' OF NE1/4 OF NW1/4 N OF HWY THE
T...

Ag Use Size (Acre\Sq Ft)

N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2022	\$ 965,230	\$ 4,234,770	\$ 5,200,000	\$ 0	\$ 5,200,000	\$ 0	\$ 5,200,000

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

Current Sale

Sale Date

11/30/21

Grantor (Seller)

STUART TOWER OF MARTIN COUNTY

Doc Num

2929721

Sale Price

\$ 6,459,100

Deed Type

Warranty Deed

Book & Page
3276 1987

Legal Description

W 330' OF NE1/4 OF NW1/4 N OF HWY THE TOWER BUILDING

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.






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

Detail by Entity Name

Florida Limited Liability Company

ROYAL PALM FINANCIAL CENTER SOUTH LLC

Filing Information

Document Number L21000453584

FEI/EIN Number 87-3176075

Date Filed 10/18/2021

State FL

Status ACTIVE

Principal Address

13280 NE 6TH AVE OFFICE #100
NORTH MIAMI, FL 33161

Mailing Address

13280 NE 6TH AVE OFFICE #100
NORTH MIAMI, FL 33161

Registered Agent Name & Address

FEINBERG, JEFFREY
4651 SHERIDAN STREET
SUITE 200
HOLLYWOOD, FL 33021

Authorized Person(s) Detail

Name & Address

Title AMBR

CHELMINSKY, ALLEN
13280 NE 6TH AVE OFFICE #100
NORTH MIAMI, FL 33021

Annual Reports

Report Year	Filed Date
2022	04/04/2022
2023	02/28/2023

Document Images

[02/28/2023 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/04/2022 -- ANNUAL REPORT](#)

[View image in PDF format](#)

CITY EXHIBIT 2

City of Stuart
Fire-Prevention Division
Fire Inspection Report

Matthew Cawley
Fire Marshal

BUSINESS ID# 21492 **OCCUPANCY TYPE:** Business **CONTACT:** Senig
ADDRESS: 1111 SE Federal HWY **EMAIL:** SGibbs@RPM18.com
BUSINESS NAME: Royal Palm Financial Center South **PHONE:** _____
BILLING ADDRESS: Same **OCCUPANCY LOAD:** _____ **SQ. FEET:** 1000
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 Group One
☒ Coverage Compliance / Valves Open
☒ Fire Department Connection
☒ Spare Heads / wrench, sprinkler guards
☒ Clearance (Heads 18")
☒ Fire Pump / Stand Pipe
☒ Backflow Preventer
☒ Private Fire Hydrants

☒ **FIRE ALARM SYSTEMS-NFPA 72**
☒ System Tagged / As Builts / Manuals
☒ Monitoring Company Group One
☒ 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 4/14/23 Time _____ Yellow Card _____

Fire Pump is deficient. Repair All Fire Pump Deficiencies and Upload to the complianceengine.com
Remove Shrubbery around Fire Hydrant. Must have 3 feet of clearance around hydrant and 5 feet of clearance in front.
Fire extinguisher - All fire extinguishers need to be re-certified
Electrical room used for storage - remove items being stored in electrical room

CITY EXHIBIT 3

3/9/23
Date

Signature Owner/Occupant

Rich Hennessy
Inspector



**CITY OF STUART
NEIGHBORHOOD SERVICES**

121 SW FLAGLER AVE
STUART, FL 34994-2139

NOTICE OF VIOLATION

Jun 13, 2023

**ROYAL PALM FINANCIAL CENTER SOUTH
13280 NE 6TH AVE OFFICE #100
NORTH MIAMI, FL 33161**

Case #: CE23060019

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: 1111 SE FEDERAL HWY
PARCEL ID #: 0938410000000008080000**

**OBSERVATION DATE: 06/13/23
CORRECTION DATE: 06/23/2023**

**VIOLATION(S) 22-61
AND Failure to comply with Florida Fire Prevention Code.
CORRECTIVE Correction:22-61
ACTIONS: Must comply with specified Fire Code**

NOTICE OF HEARING SUMMONS

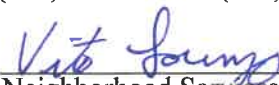
Failure to correct the violation(s) by the above date will result in a presentation of this matter at a hearing before the Neighborhood Services Magistrate on **07/19/2023 at 2:00PM** in the City of Stuart Commission Chambers located at 121 SW Flagler Avenue, Stuart, Florida. The violation charged is 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

7022 1670 0001 3196 1103
7021 2720 0001 6373 0922
Certified Mail #

CITY EXHIBIT 4

7022 1670 0001 3196 1103

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

Jeffrey Feinberg
13280 NE 6th Ave office #100
North Miami, FL 33161

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

See Reverse for Instructions

Postmark
Here

6/13/23

7021 2720 0001 6373 0922

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

Royal Palm Financial Center South LLC
13280 NE 6th Ave #100
North Miami, FL 33161

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

See Reverse for Instructions

Postmark
Here

6/13/23

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:

Royal Palm Financial Center South LLC
13280 NE 6th Ave #100
North Miami, FL 33161



9590 9402 7639 2122 5650 64

2. Article Number (Transfer from service label)

7021 2720 0001 6373 0922

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

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

JUN 12 2023

CODE ENFORCEMENT
CITY OF STUART

3. Service Type

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

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

Domestic Return Receipt

CITY EXHIBIT 5



CITY OF STUART
NEIGHBORHOOD SERVICES
121 SW 11 ADLER AVE
STUART, FL 34994-2139

NOTICE OF VIOLATION

Jun 13, 2023

ROYAL PALM FINANCIAL CENTER SOUTH
13280 NE 6TH AVE OFFICE #100
NORTH MIAMI, FL 33161

Case #: C-12306019

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: 1111 SE FEDERAL HWY
PARCEL ID #: 0938410000000000080000

OBSERVATION DATE: 06/13/23
CORRECTION DATE: 06/25/2023

VIOLATION(S) 22-61

AND
CORRECTIVE ACTIONS: Failure to comply with Florida Fire Prevention Code.
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 in a hearing before the Neighborhood Services Magistrate on 07/19/2023 at 2:00PM 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.

Vito Lorenzo
Neighborhood Services Officer
Vito Lorenzo / Deborah Carrasco

70221670 0001 3196 1103
70212720 0001 6373 0902
Certified Mail #

7/ 5/2023



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

NOTICE OF VIOLATION

Jun 13, 2023

ROYAL PALM FINANCIAL CENTER SOUTH
13280 NE 6TH AVE OFFICE #100
NORTH MIAMI, FL 33161

Case #: CE23060619

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: 1111 SE FEDERAL HWY
PARCEL ID #: 09384100000000000000

OBSERVATION DATE: 06/13/23
CORRECTION DATE: 06/23/2023

VIOLATION(S) 22-61

AND

CORRECTIVE

ACTIONS:

Failure to comply with Florida Fire Prevention Code.

Correction: 22-61

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 in a hearing before the Neighborhood Services Magistrate on 07/19/2023 at 2:00PM 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.

Vito Lourenco
Neighborhood Services Officer
Vito Lourenco / Deborah Carrasco

7822 1670 0001 3196 1103
7821 2280 0001 6323 0934
Certified Mail #

7/ 5/2023

STATE OF FLORIDA
CITY OF STUART
CODE ENFORCEMENT

AFFIDAVIT OF POSTING-MAGISTRATE HEARING

Code Enforcement Case Number: CE23060019

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 5, 2023 at approximately 9:00am, I posted a Notice of Violation, for Case No. CE23060019, Royal Palm Financial Center South LLC to: 1111 SE Federal Hwy, Stuart FL 34997; 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 5, 2023.

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 6th day of July, 2023, by Vito Lorenzo, Code Enforcement Officer for the City of Stuart, Florida who is personally known to me or who has produced N/A as identification.



DARCEE M. PILARSKI
Commission # HH 288146
Expires July 18, 2026

Darcee M. Pilarski
Notary Public, State of Florida

(Seal)

CITY EXHIBIT 9

CITY OF STUART, FLORIDA
CODE ENFORCEMENT MAGISTRATE

Case No. CE23060019

CITY OF STUART, FLORIDA,

Petitioner,

v.

Royal Palm Financial Center South LLC

Respondent(s).

PCN# 09-38-41-000-000-00080-8

STIPULATION AND AGREED ORDER

STIPULATION

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

1. The Respondent(s) is the owner or tenant of the property located at 1111 SE Federal Hwy 100, Stuart, Florida 34994, and more fully described in the Martin County Property Appraiser's Report attached as **Exhibit 1** ("Subject Property").
2. A copy of the Sunbiz Report showing the current owner of the Subject Property is attached as **Exhibits 2**, and the person(s) signing this Stipulation has the authority to execute the Stipulation and bind the respective parties to the terms contained herein.
3. The violation(s) which is more fully described in the Fire Inspection Report and Notice of Violation/Notice of Hearing filed in this case exists on the Subject Property and is attached as **Exhibits 3 and 4**.
4. The Respondent(s) is granted until **August 31, 2023** to take the necessary corrective action to bring the property into compliance with the cited sections of the City of Stuart Code of Ordinances, or Florida Building Code, as applicable.
5. If the Respondent(s) does not correct the violations(s) and bring the property into compliance as set forth above, a civil penalty of **\$250.00 per violation, per day** shall be assessed for each day the violation continues after the compliance date. **The assessment of fines and costs may result in a lien being placed on any real or personal property owned by Respondent(s).**
6. Respondent(s) is assessed the administrative costs of this action in the amount of **\$150.00**. In accordance with Sec.162.09, Florida Statutes, a hearing is not necessary for the issuance of an order imposing the fine, and no additional notification will be sent. Additional

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

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

CITY OF STUART, FLORIDA
CODE ENFORCEMENT DIVISION

RESPONDENT(S):

Royal Palm Financial Center South LLC

By: 

By: 

Date: 7/13/2023

Date: 7/14/23

Agreed Order on next page

AGREED ORDER

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

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

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

Wendy H. Werb, Magistrate

CERTIFICATE OF SERVICE

I hereby certify that a copy hereof has been furnished by email to the Respondent(s), Royal Palm Financial Center South LLC at _____ on the ____ day of _____, 2023.

Vito Lorenzo, Property Inspector



Basic Info

PIN 09-38-41-000-000-00080-8	AIN 25803	Situs Address 1111 SE FEDERAL HWY 100 STUART FL	Website Updated 6/12/23
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General Information

Property Owners ROYAL PALM FINANCIAL CENTER SOUTH LLC	Parcel ID 09-38-41-000-000-00080-8	Use Code/Property Class 1800 - 1800 Off bldg non-prof mlt sty
Mailing Address 13280 NE 6TH AVE #100 NORTH MIAMI FL 33161	Account Number 25803	Neighborhood 30300 Fed Hwy S of Roosevelt Bridge
Tax District STUART	Property Address 1111 SE FEDERAL HWY 100 STUART FL	Legal Acres 3.1655
	Legal Description W 330' OF NE1/4 OF NW1/4 N OF HWY THE T...	Ag Use Size (Acre\Sq Ft) N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2022	\$ 965,230	\$ 4,234,770	\$ 5,200,000	\$ 0	\$ 5,200,000	\$ 0	\$ 5,200,000

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Current Sale

Sale Date 11/30/21	Grantor (Seller) STUART TOWER OF MARTIN COUNTY	Doc Num 2929721
Sale Price \$ 6,459,100	Deed Type Warranty Deed	Book & Page 3276 1987

Legal Description

W 330' OF NE1/4 OF NW1/4 N OF HWY THE TOWER BUILDING

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

CITY EXHIBIT 1



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

Detail by Entity Name

Florida Limited Liability Company
ROYAL PALM FINANCIAL CENTER SOUTH LLC

Filing Information

Document Number L21000453584
FEI/EIN Number 87-3176075
Date Filed 10/18/2021
State FL
Status ACTIVE

Principal Address

13280 NE 6TH AVE OFFICE #100
NORTH MIAMI, FL 33161

Mailing Address

13280 NE 6TH AVE OFFICE #100
NORTH MIAMI, FL 33161

Registered Agent Name & Address

FEINBERG, JEFFREY
4651 SHERIDAN STREET
SUITE 200
HOLLYWOOD, FL 33021

Authorized Person(s) Detail

Name & Address

Title AMBR

CHELMINSKY, ALLEN
13280 NE 6TH AVE OFFICE #100
NORTH MIAMI, FL 33021

Annual Reports

Report Year	Filed Date
2022	04/04/2022
2023	02/28/2023

Document Images

[02/28/2023 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/04/2022 -- ANNUAL REPORT](#)

[View image in PDF format](#)

CITY EXHIBIT 2

City of Stuart
Fire-Prevention Division
Fire Inspection Report

Matthew Cawley
Fire Marshal

BUSINESS ID# 21492 **OCCUPANCY TYPE:** Business **CONTACT:** Senia
ADDRESS: 1111 SE Federal HWY **EMAIL:** SGibbs@APM18.com
BUSINESS NAME: Royal Palm Financial Center South **PHONE:** _____
BILLING ADDRESS: Same **OCCUPANCY LOAD:** _____ **SQ. FEET:** 1000
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 Group One
- ☒ Coverage Compliance / Valves Open
- ☒ Fire Department Connection
- ☒ Spare Heads / wrench, sprinkler guards
- ☒ Clearance (Heads 18")
- ☒ Fire Pump / Stand Pipe
- ☒ Backflow Preventer
- ☒ Private Fire Hydrants

☒ **FIRE ALARM SYSTEMS-NFPA 72**

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

Na **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 1/14/23 Time _____ Yellow Card _____

Fire Pump is deficient. Repair All Fire Pump Deficiencies and Upload to the Compliance Engine.com
Remove Shrubbery around Fire Hydrant. Must have 3 feet of clearance around hydrant and 5 feet of clearance in front.
Fire extinguisher - All fire extinguishers need to be re-certified
Electrical room used for storage - remove items being stored in electrical room

CITY EXHIBIT 3

3/9/23
Date

[Signature]
Signature Owner/Occupant

Rich Hennessy
Inspector



**CITY OF STUART
NEIGHBORHOOD SERVICES**

121 SW FLAGLER AVE
STUART, FL 34994-2139

NOTICE OF VIOLATION

Jun 13, 2023

**ROYAL PALM FINANCIAL CENTER SOUTH
13280 NE 6TH AVE OFFICE #100
NORTH MIAMI, FL 33161**

Case #: CE23060019

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: 1111 SE FEDERAL HWY
PARCEL ID #: 0938410000000008080000**

**OBSERVATION DATE: 06/13/23
CORRECTION DATE: 06/23/2023**

**VIOLATION(S) 22-61
AND Failure to comply with Florida Fire Prevention Code.
CORRECTIVE Correction: 22-61
ACTIONS: Must comply with specified Fire Code**

NOTICE OF HEARING SUMMONS

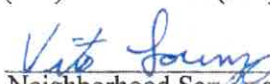
Failure to correct the violation(s) by the above date will result in a presentation of this matter at a hearing before the Neighborhood Services Magistrate on **07/19/2023 at 2:00PM** in the City of Stuart Commission Chambers located at 121 SW Flagler Avenue, Stuart, Florida. The violation charged is 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

7022 1670 0001 3196 1103
7021 2720 0001 6373 0922
Certified Mail #

CITY EXHIBIT 4

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

Meeting Date: 7/19/2023

Prepared by: Vito Lorenzo

Title of Item:

City of Stuart VS SP Crossings LLC

Address:

3800 SE Gatehouse Circle

Code Section:

22-61

Description of Violation:

Failure to Comply with the Florida Fire Prevention Code

Summary Explanation/Background Information:

Failure to Comply with the Florida Fire Prevention Code

ATTACHMENTS:

1. City of Stuart VS SP Crossings LLC
2. Stipulation and Agreed Order SP Crossings LLC 3800 SE Gatehouse Circle CE23060039-Approved

Basic Info

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

Property Owners SP CROSSINGS LLC	Parcel ID 40-38-41-021-000-00010-0	Use Code/Property Class 0300 - 0300 Multi family >=10 units
Mailing Address 5403 W GRAY ST TAMPA FL 33609	Account Number 124997	Neighborhood M2 M2-DOWNTOWN STUART
Tax District STUART	Property Address 3800 SE GATEHOUSE CIR STUART FL	Legal Acres 54
	Legal Description ALL OF PLAT - CROSSINGS AT INDIAN RUN - ...	Ag Use Size (Acre\Sq Ft) N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2023	\$ 6,708,000	\$ 14,211,710	\$ 20,919,710	\$ 0	\$ 20,919,710	\$ 20,919,710	\$ 0

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

Current Sale

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

Legal Description

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

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

CITY EXHIBIT 



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

Detail by Entity Name

Florida Limited Liability Company
SP CROSSINGS LLC

Filing Information

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

Principal Address

5403 West Gray Street
Tampa, FL 33609

Changed: 02/23/2016

Mailing Address

2430 ESTANCIA BLVD., SUITE 114
CLEARWATER, FL 33761

Registered Agent Name & Address ✓

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

Authorized Person(s) Detail

Name & Address

Title MGRM

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

Annual Reports

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

Document Images

CITY EXHIBIT 2

City of Stuart
Fire-Prevention Division
Fire Inspection Report

Matthew Cawley
Fire Marshal

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

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

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

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

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

☒ **EGRESS-NFPA 101**

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

☒ **FIRE EXTINGUISHERS-NFPA 10**

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

☒ **ELECTRICAL-NFPA 70**

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

☒ **GENERAL REQUIREMENTS-NFPA 101**

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

☒ **SPRINKLER SYSTEMS-NFPA 25**

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

☒ **FIRE ALARM SYSTEMS-NFPA 72**

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

☒ **HOOD EXTINGUISHING SYSTEM-NFPA 96**

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

Pass _____ Fail ☒ Re-Inspection Date 6/13/23 5/12/23 4/28/23 Time _____ Yellow Card _____

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

CITY EXHIBIT 3

3/22/23
Date

[Signature]
Signature Owner/Occupant

Rich Hennessy
Inspector

City of Stuart
Fire-Prevention Division
Fire Inspection Report

Matthew Cawley
Fire Marshal

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

ADDRESS: _____ **EMAIL:** _____

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

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

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

EGRESS-NFPA 101

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

FIRE EXTINGUISHERS-NFPA 10

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

ELECTRICAL-NFPA 70

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

GENERAL REQUIREMENTS-NFPA 101

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

SPRINKLER SYSTEMS-NFPA 25

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

FIRE ALARM SYSTEMS-NFPA 72

- ☐ System Tagged / As 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 X Re-Inspection Date _____ Time _____ Yellow Card _____

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

CITY EXHIBIT 4

3/22/23
Date

[Signature]
Signature Owner/Occupant

Rich Hennessy
Inspector

City of Stuart
Fire-Prevention Division
Fire Inspection Report

Matthew Cawley
Fire Marshal

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

ADDRESS: _____ **EMAIL:** _____

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

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

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

EGRESS-NFPA 101

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

FIRE EXTINGUISHERS-NFPA 10

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

ELECTRICAL-NFPA 70

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

GENERAL REQUIREMENTS-NFPA 101

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

SPRINKLER SYSTEMS-NFPA 25

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

FIRE ALARM SYSTEMS-NFPA 72

- ☐ System Tagged / As 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 _____

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

CITY EXHIBIT 5

3/22/23
Date

[Signature]
Signature Owner/Occupant

Rich Hennege
Inspector

City of Stuart
Fire-Prevention Division
Fire Inspection Report

Matthew Cawley
Fire Marshal

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

ADDRESS: _____ **EMAIL:** _____

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

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

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

EGRESS—NFPA 101

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

FIRE EXTINGUISHERS—NFPA 10

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

ELECTRICAL—NFPA 70

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

GENERAL REQUIREMENTS—NFPA 101

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

SPRINKLER SYSTEMS—NFPA 25

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

FIRE ALARM SYSTEMS—NFPA 72

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

HOOD EXTINGUISHING SYSTEM—NFPA 96

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

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

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

All fire hydrants are tagged red
Could not tell if sprinkler systems had spare heads due to most being
screwed shut

Fire Extinguisher's in all apartments need to be recertified

CITY EXHIBIT 6

3/22/23
Date

[Signature]
Signature Owner/Occupant

Rich Hennessey
Inspector



**CITY OF STUART
NEIGHBORHOOD SERVICES**

121 SW FLAGLER AVE
STUART, FL 34994-2139

NOTICE OF VIOLATION

Jun 22, 2023

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

Case #: CE23060039

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

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

**OBSERVATION DATE: 06/22/23
CORRECTION DATE: 07/10/2023**

**VIOLATION(S) 22-61
AND Failure to comply with Florida Fire Prevention Code.
CORRECTIVE Correction:22-61
ACTIONS: Must comply with specified Fire Code**

NOTICE OF HEARING SUMMONS

Failure to correct the violation(s) by the above date will result in a presentation of this matter at a hearing before the Neighborhood Services Magistrate on **07/19/2023 at 2:00 PM** in the City of Stuart Commission Chambers located at 121 SW Flagler Avenue, Stuart, Florida. The violation charged is a civil infraction and subjects you to a maximum civil penalty of up to \$250 per offense, per day, for repeat violations.

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

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

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

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

Neighborhood Services Officer
Vito Lorenzo / Deborah Carrasco

Certified Mail #

CITY EXHIBIT 7

7021 2720 0002 5246 9399

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	\$	6/22/23	Postmark Here
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 Trustee and Corporate Services
Street and Apt. No., or PO Box No.
City, State, ZIP+4® 2430

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

7021 1970 0000 7170 3472

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	\$	6/22/23	Postmark Here
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 Crossings at Indian
Street and Apt. No., or PO Box No.
City, State, ZIP+4® 3800

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

7021 1970 0000 7170 3489

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	\$	6/22/23	Postmark Here
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 SP Crossings LLC
Street and Apt. No., or PO Box No.
City, State, ZIP+4® 5403

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.

1. Article Addressed to:

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



9590 9402 6391 0303 8439 45

2. Article Number (Transfer from service label)

7021 2720 0002 5246 9399

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent☐ Addressee

B. Received by (Printed Name)

Brittany Borden 6/27/23

C. Date of Delivery

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes☒ No

RECEIVED

JUL 03 2023

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
- ☐ Insured Mail

Restricted Delivery

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

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:

5403 West Gray Street
Tampa, FL 33609
SP Crossings LLC



9590 9402 6391 0303 8440 65

2. Article Number (Transfer from service label)

7021 1970 0000 7170 3489

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent☐ Addressee

B. Received by (Printed Name)

J. H. White 6/27/23

C. Date of Delivery

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes☒ No

RECEIVED

JUL 06 2023

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

il Restricted Delivery

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

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:

Crossings at Indian Run
3800 Gatehouse Circle
Stuart, FL 34994



9590 9402 6391 0303 8440 41

2. Article Number (Transfer from service label)

7021 1970 0000 7170 3472

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent☒ Addressee

B. Received by (Printed Name)

Gabby Perrotta 6/26/23

C. Date of Delivery

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes☒ No

RECEIVED

JUN 30 2023

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

Restricted Delivery

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

Domestic Return Receipt

CITY EXHIBIT 9

The undersigned has been made aware that the Fire Watch is to begin on 3/22/23 3PM until such date that the fire protection system has been fully restored per Fire Code. The undersigned has been provided a copy of this document and a Fire Watch log sheet to be used. Additional copies can be made to fulfill these requirements. These logs shall be kept available for inspection by the Fire Marshal at all times. Any change in status of fire protection systems shall be reported to the City of Stuart Fire Rescue Fire Marshal immediately.

3800 Gatehouse Circle Stuart, FL 34994 Building 19
Site Address

Gabriella Perrotta
Responsible Party (print)

3/22/23
Date

[Signature]
Responsible Party (sign)

cc: Fire Marshal
cc: Responsible Party

CITY EXHIBIT 10

CITY OF STUART, FLORIDA
CODE ENFORCEMENT MAGISTRATE

Case No. CE23060039

CITY OF STUART, FLORIDA,

Petitioner,

v.

SP Crossings LLC

Respondent(s).

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

STIPULATION AND AGREED ORDER

STIPULATION

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

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

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

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

CITY OF STUART, FLORIDA
CODE ENFORCEMENT DIVISION

RESPONDENT(S):

SP Crossings LLC

By: Vito Longo

By: Bruce Williams
Bruce Williams -Facilities Director

Date: 7/13/2023

Date: 7-18-2023

Agreed Order on next page

AGREED ORDER

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

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

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

Wendy H. Werb, Magistrate

CERTIFICATE OF SERVICE

I hereby certify that a copy hereof has been furnished by email to the Respondent(s), SP Crossings LLC at _____ on the ____ day of _____, 2023.

Vito Lorenzo, Property Inspector

Basic Info

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

General Information

Property Owners	Parcel ID	Use Code/Property Class
SP CROSSINGS LLC	40-38-41-021-000-00010-0	0300 - 0300 Multi family >=10 units
Mailing Address	Account Number	Neighborhood
5403 W GRAY ST TAMPA FL 33609	124997	M2 M2-DOWNTOWN STUART
Tax District	Property Address	Legal Acres
STUART	3800 SE GATEHOUSE CIR STUART FL	54
	Legal Description	Ag Use Size (Acre\Sq Ft)
	ALL OF PLAT - CROSSINGS AT INDIAN RUN - ...	N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2023	\$ 6,708,000	\$ 14,211,710	\$ 20,919,710	\$ 0	\$ 20,919,710	\$ 20,919,710	\$ 0

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

Legal Description

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

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

CITY EXHIBIT 



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

Detail by Entity Name

Florida Limited Liability Company
SP CROSSINGS LLC

Filing Information

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

Principal Address

5403 West Gray Street
Tampa, FL 33609

Changed: 02/23/2016

Mailing Address

2430 ESTANCIA BLVD., SUITE 114
CLEARWATER, FL 33761

Registered Agent Name & Address ✓

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

Authorized Person(s) Detail

Name & Address

Title MGRM

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

Annual Reports

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

Document Images

CITY EXHIBIT 2

City of Stuart
Fire-Prevention Division
Fire Inspection Report

Matthew Cawley
Fire Marshal

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

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

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

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

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

☒ **EGRESS-NFPA 101**

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

☒ **FIRE EXTINGUISHERS-NFPA 10**

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

☒ **ELECTRICAL-NFPA 70**

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

☒ **GENERAL REQUIREMENTS-NFPA 101**

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

☒ **SPRINKLER SYSTEMS-NFPA 25**

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

☒ **FIRE ALARM SYSTEMS-NFPA 72**

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

☒ **HOOD EXTINGUISHING SYSTEM-NFPA 96**

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

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

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

CITY EXHIBIT 3

3/22/23
Date

[Signature]
Signature Owner/Occupant

Rich Hennessy
Inspector

City of Stuart
Fire-Prevention Division
Fire Inspection Report

Matthew Cawley
Fire Marshal

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

ADDRESS: _____ **EMAIL:** _____

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

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

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

EGRESS - NFPA 101

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

FIRE EXTINGUISHERS - NFPA 10

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

ELECTRICAL - NFPA 70

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

GENERAL REQUIREMENTS - NFPA 101

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

SPRINKLER SYSTEMS - NFPA 25

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

FIRE ALARM SYSTEMS - NFPA 72

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

HOOD EXTINGUISHING SYSTEM - NFPA 96

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

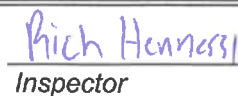
Pass _____ Fail ☒ Re-Inspection Date _____ Time _____ Yellow Card _____

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

CITY EXHIBIT 4

3/22/23
Date


Signature Owner/Occupant


Inspector

City of Stuart
Fire-Prevention Division
Fire Inspection Report

Matthew Cawley
Fire Marshal

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

ADDRESS: _____ **EMAIL:** _____

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

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

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

EGRESS-NFPA 101

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

FIRE EXTINGUISHERS-NFPA 10

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

ELECTRICAL-NFPA 70

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

GENERAL REQUIREMENTS-NFPA 101

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

SPRINKLER SYSTEMS-NFPA 25

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

FIRE ALARM SYSTEMS-NFPA 72

- ☐ System Tagged / As 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 _____

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

CITY EXHIBIT 5

3/22/23
Date

[Signature]
Signature Owner/Occupant

Rich Hennessey
Inspector

City of Stuart
Fire-Prevention Division
Fire Inspection Report

Matthew Cawley
Fire Marshal

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

ADDRESS: _____ **EMAIL:** _____

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

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

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

EGRESS-NFPA 101

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

FIRE EXTINGUISHERS-NFPA 10

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

ELECTRICAL-NFPA 70

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

GENERAL REQUIREMENTS-NFPA 101

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

SPRINKLER SYSTEMS-NFPA 25

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

FIRE ALARM SYSTEMS-NFPA 72

- ☐ System Tagged / As 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 X Re-Inspection Date _____ Time _____ Yellow Card _____

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

All fire hydrants are tagged red
Could not tell if sprinkler systems had spare heads due to most being
screwed shut

Fire Extinguisher's in all apartments need to be recertified

CITY EXHIBIT 6

3/22/23
Date

[Signature]
Signature Owner/Occupant

Rich Hennessey
Inspector



**CITY OF STUART
NEIGHBORHOOD SERVICES**

121 SW FLAGLER AVE
STUART, FL 34994-2139

NOTICE OF VIOLATION

Jun 22, 2023

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

Case #: CE23060039

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

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

**OBSERVATION DATE: 06/22/23
CORRECTION DATE: 07/10/2023**

**VIOLATION(S) 22-61
AND Failure to comply with Florida Fire Prevention Code.
CORRECTIVE Correction:22-61
ACTIONS: Must comply with specified Fire Code**

NOTICE OF HEARING SUMMONS

Failure to correct the violation(s) by the above date will result in a presentation of this matter at a hearing before the Neighborhood Services Magistrate on **07/19/2023 at 2:00 PM** in the City of Stuart Commission Chambers located at 121 SW Flagler Avenue, Stuart, Florida. The violation charged is a civil infraction and subjects you to a maximum civil penalty of up to \$250 per offense, per day, for repeat violations.

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

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

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

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

Neighborhood Services Officer
Vito Lorenzo / Deborah Carrasco

Certified Mail #

CITY EXHIBIT 7

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

Meeting Date: 7/19/2023

Prepared by: Vito Lorenzo

Title of Item:

City of Stuart VS Stuart North LLC

Address:

2281 SE Federal Hwy Stuart FL 34994

Code Section:

22-61

Description of Violation:

Failure to comply with the Florida Fire Prevention Code

Summary Explanation/Background Information:

Failure to comply with the Florida Fire Prevention Code

ATTACHMENTS:

1. City of Stuart VS Stuart North LLC
2. Stipulation and Agreed Order Stuart North LLC & Chipotle Mexican Grill of Colorado LLC
CE23060037

Basic Info

PIN	AIN	Situs Address	Website Updated
10-38-41-000-000-00261-7	26734	2281 SE FEDERAL HWY STUART FL	7/11/23

General Information

Property Owners STUART NORTH LLC	Parcel ID 10-38-41-000-000-00261-7	Use Code/Property Class 1600 - 1600 Community shopping center
Mailing Address C/O FRAGA PROPERTIES 2600 S DOUGLAS RD #610 CORAL GABLES FL 33134	Account Number 26734	Neighborhood 21000 Federal Hwy Jensen Beach
Tax District STUART	Property Address 2281 SE FEDERAL HWY STUART FL	Legal Acres 5.0734
	Legal Description PARCEL LYING IN SW 1/4 OF SEC 10 T38S R4...	Ag Use Size (Acre\Sq Ft) N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2023	\$ 3,093,940	\$ 8,922,220	\$ 12,016,160	\$ 0	\$ 12,016,160	\$ 0	\$ 12,016,160

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 8/15/14	Grantor (Seller) LSREF2 GATOR (STUART) LLC	Doc Num 2472306
Sale Price \$ 14,250,000	Deed Type Special Warranty Deed	Book & Page 2736 1466

CITY EXHIBIT

1

Legal Description

PARCEL LYING IN SW 1/4 OF SEC 10 T38S R41E; COM AT PI ON S/LN OF SEC & OLD ELY R/W US#1, NW ALG OLD R/W 970.74', NE 12' TO NEW ELY R/W US#1 AS IN OR 1074/335, NW 165.95', NLY ALG R/W CURVE 81.5', N 102.66', NLY 64', N 21.41', W 8', N 300.3', SE DEPARTING MONTEREY RD R/W 191.13', NE 186.69', SE 411.69', SW 543' TO POB

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

CITY EXHIBIT



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

Detail by Entity Name

Florida Limited Liability Company
STUART NORTH, LLC

Filing Information

Document Number L14000093732
FEI/EIN Number 47-1072031
Date Filed 06/11/2014
Effective Date 06/11/2014
State FL
Status ACTIVE
Last Event LC AMENDMENT
Event Date Filed 08/04/2014
Event Effective Date NONE

Principal Address

2600 S DOUGLAS ROAD
SUITE 610
CORAL GABLES, FL 33134

Changed: 12/06/2019

Mailing Address

2600 S DOUGLAS ROAD
SUITE 610
CORAL GABLES, FL 33134

Changed: 12/06/2019

Registered Agent Name & Address

FRAGA, ALBERT J
2600 S DOUGLAS ROAD
SUITE 610
CORAL GABLES, FL 33134

Address Changed: 06/08/2020

Authorized Person(s) Detail

Name & Address

Title Member

STUART NORTH MANAGEMENT INC.

CITY EXHIBIT 2



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

Detail by Entity Name

Foreign Limited Liability Company

CHIPOTLE MEXICAN GRILL OF COLORADO, LLC

Filing Information

Document Number	M02000002376
FEI/EIN Number	84-1485992
Date Filed	09/09/2002
State	CO
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	04/20/2020
Event Effective Date	NONE

Principal Address

610 Newport Center Drive
Newport Beach, CA 92660

Changed: 01/26/2021

Mailing Address

PO Box 182566
Columbus, OH 43218

Changed: 03/05/2019

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Name Changed: 04/20/2020

Address Changed: 04/20/2020

Authorized Person(s) Detail

Name & Address

Title MGR

Kaminski, Helen
610 Newport Center Drive
Newport Beach, CA 92660

CITY EXHIBIT 3

City of Stuart
Fire-Prevention Division
Fire Inspection Report

Matthew Cawley
Fire Marshal

BUSINESS ID# 25868 **OCCUPANCY TYPE:** Assembly **CONTACT:** _____

ADDRESS: 2181 SE Federal Hwy **EMAIL:** _____

BUSINESS NAME: Chipotle Mexican Grill 1564 **PHONE:** _____

BILLING ADDRESS: Same **OCCUPANCY LOAD:** 112 **SQ. FEET:** 2369

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

☒ **EGRESS-NFPA 101**

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

☒ **FIRE EXTINGUISHERS-NFPA 10**

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

☒ **ELECTRICAL-NFPA 70**

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

☒ **GENERAL REQUIREMENTS-NFPA 101**

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

☒ **SPRINKLER SYSTEMS-NFPA 25**

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

☒ **FIRE ALARM SYSTEMS-NFPA 72**

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

☒ **HOOD EXTINGUISHING SYSTEM-NFPA 96**

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

Pass _____ Fail ☒ Re-Inspection Date 6/1/16 5/5/123 Time _____ Yellow Card _____

Kitchen Equipment Inspection past due. Have Inspection completed and
uploaded to thecomplianceengine.com

☒ Hood System is deficient- Have repairs made and uploaded to thecomplianceengine.com

☒ Exit doors blocked by boxes

☒ Fire extinguishers need 3 feet of clearance / Electrical Panel blocked by garbage can

☒ Rectified on Site **CITY EXHIBIT 4**

4/5/123

Date

Sadie Rodas

Signature Owner/Occupant

Rich Hennessey

Inspector



**CITY OF STUART
NEIGHBORHOOD SERVICES**

121 SW FLAGLER AVE
STUART, FL 34994-2139

NOTICE OF VIOLATION

Jun 22, 2023

**STUART NORTH LLC
2600 S DOUGLAS RD #610
CORAL GABLES, FL 33134**

Case #: CE23060037

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: 2181 SE FEDERAL HWY
PARCEL ID #: 1038410000000026170000**

**OBSERVATION DATE: 06/22/23
CORRECTION DATE: 07/05/2023**

**VIOLATION(S) 22-61
AND Failure to comply with Florida Fire Prevention Code.
CORRECTIVE Correction:22-61
ACTIONS: Must comply with specified Fire Code**

NOTICE OF HEARING SUMMONS

Failure to correct the violation(s) by the above date will result in a presentation of this matter at a hearing before the Neighborhood Services Magistrate on **07/19/2023 at 2:00 PM** in the City of Stuart Commission Chambers located at 121 SW Flagler Avenue, Stuart, Florida. The violation charged is a civil infraction and subjects you to a maximum civil penalty of up to \$250 per offense, per day, for repeat violations.

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

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

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

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

Neighborhood Services Officer
Vito Lorenzo / Deborah Carrasco

CITY EXHIBIT 5

Certified Mail #

Chipotle

7021 2720 0002 5246 9368

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 \$	6/22/23 Postmark Here
Sent To <u>Chipotle</u> Street and Apt. No., or PO Box No. City, State, ZIP+4® <u>2181</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 2720 0002 5246 9382

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 \$	6/22/23 Postmark Here
Sent To <u>Stuart North</u> Street and Apt. No., or PO Box No. City, State, ZIP+4® <u>2600</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

CITY EXHIBIT 6

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 <i>[Signature]</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: Chipotle Mexican Grill 2181 SE Federal Highway Stuart, FL 34994		B. Received by (Printed Name) <i>[Signature]</i>	C. Date of Delivery 6-29-23
2. Article Number (Transfer from service label) 7021 2720 0002 5246 9368		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
Barcode: 9590 9402 7639 2122 5802 34		RECEIVED JUN 30 2023 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 ☐ Registered Mail ☐ Registered Mail Restricted Delivery (\$500)		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Signature Confirmation™ ☐ Signature Confirmation 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.		A. Signature X <i>Constance Hull</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: Stuart North LLC 2600 S Douglas Rd. #610 Coral Gables, FL 33134		B. Received by (Printed Name) Constance Hull	C. Date of Delivery 6/26
2. Article Number (Transfer from service label) 7021 2720 0002 5246 9362		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
Barcode: 9590 9402 7639 2122 5802 58		RECEIVED JUN 29 2023 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 ☐ Registered Mail ☐ Registered Mail Restricted Delivery (\$500)		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

CITY EXHIBIT 7

CITY LA

CITY OF STUART, FLORIDA
CODE ENFORCEMENT MAGISTRATE

Case No. CE23060037
CITY OF STUART, FLORIDA,

Petitioner,

v.

STUART NORTH LLC, and

CHIPOTLE MEXICAN GRILL OF COLORADO, LLC

PCN# 10-38-41-000-000-00261-7

Respondent(s).

STIPULATION AND AGREED ORDER

STIPULATION

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

1. The Respondent(s) is the owner or tenant of the property located at 2281 SE Federal Highway, Stuart, Florida 34994, and more fully described in the Martin County Property Appraiser's Report attached as **Exhibit 1** ("Subject Property").
2. A copy of the Sunbiz Report showing the current owner and tenant of the Subject Property is attached as **Exhibits 2 and 3**, and the person(s) signing this Stipulation has the authority to execute the Stipulation and bind the respective parties to the terms contained herein.
3. The violation(s) which is more fully described in the Fire Inspection Report and Notice of Violation/Notice of Hearing filed in this case exists on the Subject Property and is attached as **Exhibits 4 and 5**.
4. The Respondent(s) is granted until **July 31, 2023** to take the necessary corrective action to bring the property into compliance with the cited sections of the City of Stuart Code of Ordinances, or Florida Building Code, as applicable.
5. If the Respondent(s) does not correct the violations(s) and bring the property into compliance as set forth above, a civil penalty of **\$250.00 per violation, per day** shall be assessed for each day the violation continues after the compliance date. **The assessment of fines and costs may result in a lien being placed on any real or personal property owned by Respondent(s).**
6. Respondent(s) is assessed the administrative costs of this action in the amount of **\$150.00**. In accordance with Sec.162.09, Florida Statutes, a hearing is not necessary for the issuance of an order imposing the fine, and no additional notification will be sent. Additional

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

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

CITY OF STUART, FLORIDA
CODE ENFORCEMENT DIVISION

By: 

Date: 7/13/2023

RESPONDENT(S):

STUART NORTH LLC

By: 

Date: 7-18-23

CHIPOTLE MEXICAN GRILL OF
COLORADO, LLC

By: _____

Date: _____

Agreed Order on next page

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

CITY OF STUART, FLORIDA
CODE ENFORCEMENT DIVISION

By: Vicki Lopez

Date: 7/13/2023

RESPONDENT(S):

STUART NORTH LLC

By: _____

Date: _____

CHIPOTLE MEXICAN GRILL OF
COLORADO, LLC

By: Walter Cannoli, LLC Manager

Date: 7/17/2023

Agreed Order on next page

AGREED ORDER

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

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

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

Wendy H. Werb, Magistrate

CERTIFICATE OF SERVICE

I hereby certify that a copy hereof has been furnished by email to the Respondent(s), SP Crossings LLC at _____ on the ____ day of _____, 2023.

Vito Lorenzo, Property Inspector

Basic Info

PIN 10-38-41-000-000-00261-7	AIN 26734	Situs Address 2281 SE FEDERAL HWY STUART FL	Website Updated 7/13/23
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General Information

Property Owners STUART NORTH LLC	Parcel ID 10-38-41-000-000-00261-7	Use Code/Property Class 1600 - 1600 Community shopping center
Mailing Address C/O FRAGA PROPERTIES 2600 S DOUGLAS RD #610 CORAL GABLES FL 33134	Account Number 26734	Neighborhood 21000 Federal Hwy Jensen Beach
Tax District STUART	Property Address 2281 SE FEDERAL HWY STUART FL	Legal Acres 5.0734
	Legal Description PARCEL LYING IN SW 1/4 OF SEC 10 T38S R4...	Ag Use Size (Acre\Sq Ft) N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2023	\$ 3,093,940	\$ 8,922,220	\$ 12,016,160	\$ 0	\$ 12,016,160	\$ 0	\$ 12,016,160

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 8/15/14	Grantor (Seller) LSREF2 GATOR (STUART) LLC	Doc Num 2472306
Sale Price \$ 14,250,000	Deed Type Special Warranty Deed	Book & Page 2736 1466



Legal Description

PARCEL LYING IN SW 1/4 OF SEC 10 T38S R41E; COM AT PI ON S/LN OF SEC & OLD ELY R/W US#1, NW ALG OLD R/W 970.74', NE 12' TO NEW ELY R/W US#1 AS IN OR 1074/335, NW 165.95', NLY ALG R/W CURVE 81.5', N 102.66', NLY 64', N 21.41', W 8', N 300.3', SE DEPARTING MONTEREY RD R/W 191.13', NE 186.69', SE 411.69', SW 543' TO POB

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.





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

Detail by Entity Name

Florida Limited Liability Company

STUART NORTH, LLC

Filing Information

Document Number	L14000093732
FEI/EIN Number	47-1072031
Date Filed	06/11/2014
Effective Date	06/11/2014
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/04/2014
Event Effective Date	NONE

Principal Address

2600 S DOUGLAS ROAD
SUITE 610
CORAL GABLES, FL 33134

Changed: 12/06/2019

Mailing Address

2600 S DOUGLAS ROAD
SUITE 610
CORAL GABLES, FL 33134

Changed: 12/06/2019

Registered Agent Name & Address

FRAGA, ALBERT J
2600 S DOUGLAS ROAD
SUITE 610
CORAL GABLES, FL 33134

Address Changed: 06/08/2020

Authorized Person(s) Detail

Name & Address

Title Member

STUART NORTH MANAGEMENT INC.

CITY EXHIBIT 2



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

Detail by Entity Name

Foreign Limited Liability Company

CHIPOTLE MEXICAN GRILL OF COLORADO, LLC

Filing Information

Document Number	M02000002376
FEI/EIN Number	84-1485992
Date Filed	09/09/2002
State	CO
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	04/20/2020
Event Effective Date	NONE

Principal Address

610 Newport Center Drive
Newport Beach, CA 92660

Changed: 01/26/2021

Mailing Address

PO Box 182566
Columbus, OH 43218

Changed: 03/05/2019

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Name Changed: 04/20/2020

Address Changed: 04/20/2020

Authorized Person(s) Detail

Name & Address

Title MGR

Kaminski, Helen
610 Newport Center Drive
Newport Beach, CA 92660

CITY EXHIBIT 3

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

City of Stuart
Fire-Prevention Division
Fire Inspection Report

Matthew Cawley
Fire Marshal

BUSINESS ID# 25868 **OCCUPANCY TYPE:** Assembly **CONTACT:** _____

ADDRESS: 2181 SE Federal Hwy **EMAIL:** _____

BUSINESS NAME: Chippelle Mexican Grill 1564 **PHONE:** _____

BILLING ADDRESS: Same **OCCUPANCY LOAD:** 112 **SQ. FEET:** 2369

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

☒ **EGRESS-NFPA 101**

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

☒ **FIRE EXTINGUISHERS-NFPA 10**

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

☒ **ELECTRICAL-NFPA 70**

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

☒ **GENERAL REQUIREMENTS-NFPA 101**

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

☒ **SPRINKLER SYSTEMS-NFPA 25**

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

☒ **FIRE ALARM SYSTEMS-NFPA 72**

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

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Pass _____ Fail X Re-Inspection Date 6/16 5/17 5/5/23 Time _____ Yellow Card _____

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✓ Hood System is deficient - Have repairs made and uploaded to thecomplianceengine.com

✓ Exit doors blocked by boxes

✓ Fire extinguishers need 3 feet of clearance / Electrical Panel blocked by garbage can

Rectified on Site **CITY EXHIBIT** 4

4/5/23
Date

Sadie Rojas
Signature Owner/Occupant

Rich Hennessy
Inspector

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



**CITY OF STUART
NEIGHBORHOOD SERVICES**

121 SW FLAGLER AVE
STUART, FL 34994-2139

NOTICE OF VIOLATION

Jun 22, 2023

**STUART NORTH LLC
2600 S DOUGLAS RD #610
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Case #: CE23060037

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AND Failure to comply with Florida Fire Prevention Code.
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Neighborhood Services Officer
Vito Lorenzo / Deborah Carrasco

CITY EXHIBIT 5

Certified Mail #