



City of Stuart

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

**January 21, 2021 AT 9:00 AM
Commission Chambers**

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

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

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

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

VIOLATION HEARINGS

1. **City of Stuart vs NP I Inc** S. Nicolosi
CE20120048
110
Failure to obtain necessary inspections.
2. **City of Stuart vs Christopher M. Quinn** S. Nicolosi
CE20120048
110
Failure to obtain necessary inspections.
3. **City of Stuart Vs LakeWorth Town Plaza LLC & The Home Depot** Stephen Mayer
CE20070047
6.10.00
4. **City of Stuart vs Pearce Andrews** S. Nicolosi
CE20120018
10-200
Work performed by unlicensed contractor.
5. **Stipulation and Agreed Order/Carmen Anderson** D. Carrasco
CE20110046
10-61

ADJOURNMENT

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

Meeting Date: 1/21/2021

Narrative:

Failure to obtain necessary inspections.

Magistrate Action:

Fine Amount:

Tenant must close business until repairs are made within 20 days.

Administrative Costs:

\$300.00

ATTACHMENTS:

<i>Description</i>	<i>Upload Date</i>	<i>Type</i>
City of Stuart vs NP I Inc	1/19/2021	Exhibit

**Martin County, Florida - Laurel Kelly,
C.F.A***generated on 1/11/2021 8:29:47 AM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
09-38-41-000-000-00400-1	25846	1990 SE FEDERAL HWY 2260, STUART	\$13,325,000	1/9/2021

Owner Information

Owner(Current)	NP I INC
Owner/Mail Address	4280 PROFESSIONAL CENTER DR STE 100 PALM BEACH GARDENS FL 33410
Sale Date	9/19/1997
Document Book/Page	<u>1261 2603</u>
Document No.	
Sale Price	0

Location/Description

Account #	25846	Map Page No.	O-9B
Tax District	3100	Legal Description	A PARCEL OF LAND LYING IN SEC 9-38-41 BEING MORE PARTICULARLY DESCRIBED IN OR 1261 / 2592 PUBLIC RECORDS MARTIN COUNTY FLORIDA
Parcel Address	1990 SE FEDERAL HWY 2260, STUART		
Acres	15.2800		

NOTE: Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.

Parcel Type

Use Code	1600 Community shopping center
Neighborhood	30300 Fed Hwy S of Roosevelt Bridge

Assessment Information

Market Land Value	\$3,660,610
Market Improvement Value	\$9,664,390
Market Total Value	\$13,325,000

CITY EXHIBIT 1

110.6 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the *building official*. The *building official*, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the *permit* holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the *building official*

[A] 111.1 Use and occupancy. A building or structure shall not be used or occupied, and a change in the existing use or occupancy classification of a building or structure or portion thereof shall not be made, until the *building official* has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

CITY EXHIBIT 2

7019 2970 0001 7698 1692

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com .	
Certified Mail Fee \$	Postmark Here 12 23 20
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 NPI INC 4280 Professional Center Ste 100 Palm Beach Gardens, FL 33410	
PS Form 3800, April 2015 PSN 7530-02-000-0047 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: NPI INC 4280 Professional Center Ste-100 Palm Beach Gardens, FL 33410 2. Article Number (Transfer from service label) 7019 2970 0001 7698 1692		A. Signature X [Signature] B. Received by (Printed Name) C. Date of Delivery 12/28/20 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
9590 9402 6255 0265 2548 40		restricted Delivery	

CITY EXHIBIT 3

ALERT: USPS IS EXPERIENCING UNPRECEDENTED VOLUME INCREASES AND LIMITATIONS**USPS Tracking®****FAQs >****Track Another Package +****Track Packages
Anytime, Anywhere**Get the free Informed Delivery® feature to receive
automated notifications on your packages**Learn More**<https://reg.usps.com>[/xsell?app=USpsTools&ref=homepageBanner&appURL=https%3A%2F%2Finformeddelivery.usps.com/box/pages/intro/start.action](https://tools.usps.com/go/TrackConfirmAction?_s=1&_af=USPSTools&ref=homepageBanner&appURL=https%3A%2F%2Finformeddelivery.usps.com/box/pages/intro/start.action)**Tracking Number: 70192970000176981692**Remove Your item was delivered to an individual at the address at 12:01 pm on
December 28, 2020 in PALM BEACH GARDENS, FL 33410. **Delivered**December 28, 2020 at 12:01 pm
Delivered, Left with Individual
PALM BEACH GARDENS, FL 33410CITY EXHIBIT 3**Get Updates** **Text & Email Updates****Tracking History****Product Information**



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

NOTICE OF VIOLATION

Dec 21, 2020

NP I INC
4280 PROFESSIONAL CENTER DR STE 100
PALM BEACH GARDENS, FL 33410

Case #: CE20120048

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: 2006 SE FEDERAL HWY
PARCEL ID #: 0938410000000040010000

OBSERVATION DATE: 12/21/20
CORRECTION DATE: 01/07/2021

VIOLATION(S) **110**
AND **Failure to Obtain Necessary Inspection(s)**
CORRECTIVE **Correction: 110**
ACTIONS: **Obtain Required Inspections or Provide Engineer's Letter**

CITY EXHIBIT 4

NOTICE OF HEARING SUMMONS

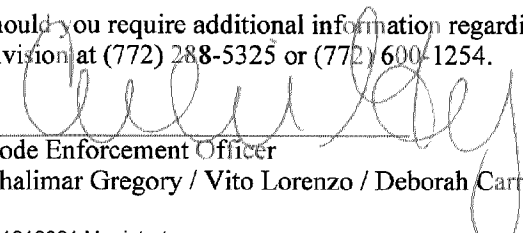
Failure to correct the violation(s) by the above date will result in a presentation of this matter at a hearing before the Code Enforcement Magistrate on **01/21/2021 at 09:00 AM** in the City of Stuart Commission Chambers located at 121 SW Flagler Avenue, Stuart, Florida. The violation charged is a civil infraction and subjects you to a maximum civil penalty of up to \$250 per offense, per day, for repeat violations.

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

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

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

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


Code Enforcement Officer
Chalimar Gregory / Vito Lorenzo / Deborah Carrasco

7019297000017698 169
7019297000017698 1685
Certified Mail #

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

Meeting Date: 1/21/2021

Narrative:

Failure to obtain necessary inspections.

Magistrate Action:

Fine Amount:

\$250 one time fine. \$100 per day and suspend permit privileges for 180 days.

Administrative Costs:

\$300.00

ATTACHMENTS:

<i>Description</i>	<i>Upload Date</i>	<i>Type</i>
City of Stuart vs Christopher M. Quinn	1/19/2021	Exhibit

5
Licensee Details

Licensee Information

Name: QUINN, CHRISTOPHER MICHAEL (Primary Name)
LUXURY RENOVATIONS & ADDITIONS INC. (DBA Name)
Main Address: 56 BAKER ROAD
SALISBURY Massachusetts 01952
County: OUT OF STATE
License Mailing:

LicenseLocation: 640 SE MONTEIRO DRIVE
PORT ST LUCIE FL 34984
County: ST. LUCIE

License Information

License Type: Certified General Contractor
Rank: Cert General
License Number: CGC1523559
Status: Current,Active
Licenseure Date: 09/01/2015
Expires: 08/31/2022

Special Qualifications

Construction Business Qualification Effective
12/05/2018

Alternate Name:

CITY EXHIBIT 1

110.6 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the *building official*. The *building official*, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the *permit* holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the *building official*

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CITY EXHIBIT 2

INSPECTION WORK LOG - ONE PER PAGE DETAIL FORMAT
PRINTED ON 01/11/21

PAGE-001

PERMIT NUMBER: 20080055 2006 SE FEDERAL HWY STUART
PERMIT TYPE: INTREMDLC INTERIOR REMODEL COMMERCIAL
USAGE CLASS: STD_COM STANDARD COMMERCIAL

SPECIAL :
PERMIT :
CONDITIONS:
AND NOTES :

PARCEL ID: 0938410000000040010000
LOT: 00400 BLOCK: 000
SUBDIVISION: 000
OWNER NAME: NP I INC
OWNER ADDRESS: 4280 PROFESSIONAL CENTER DR ST 10

CONTRACTOR ID: AP03866
CONTRACTOR NAME: QUINN, CHRISTOPHER
CONTRACTOR PHONE: (561) 719-9709

SUB-CONTRACTOR ID: AP03422
SUB-CONTRACTOR CATEGORY: EC
SUB-CONTRACTOR NAME: RACEWAY ELECTRIC, LLC
SUB-CONTRACTOR PHONE: (772) 260-6530

INSPECTION TYPE: ABOVECEIL ABOVE CEILING
INSPECTION AREA:
SCHED DATE: INSPECT TIME:
CONTACT INFO:
INSPECTOR: _____

INSTRUCTIONS:
COMMENTS:

INSPECTION NOTES:
09/02/20 needs electrical sub, provide electrical plans and can
not use wood in Type II Bldg.

RESULTS: PASS FAIL CANCEL RE-FEE FAIL CODE: _____

NOTES:

PRIOR INSPECTION RESULTS:

DRYWLSRW	DRYWALL SCREW	10/16/20	P	
DRYWLSRW	DRYWALL SCREW	10/15/20	F	FRONT & BACK DOORS LOCKED GFA
FFINAL	FIRE FINAL	11/12/20	C	MCAWLEY
FWALL	FIRE RATED WALL	10/08/20	F	NOT SEALED AT ROOF DECK SN
FRAMEALL	FRAME ALL INSPECTION	10/08/20	P	SN

CITY EXHIBIT 3

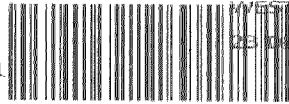
Neighborhood Services
City of Stuart
121 S.W. Flagler Avenue • Stuart, FL 34994-2

01/21/2021 Magistrate

RTS

AMK
need
state #

CITY EXHIBIT 4



WEST PALM BCH FL 334
23 DEC 2020 PM 1 1

NEOPOST

FIRST-CLASS MAIL

12/23/2020

US POSTAGE \$006.90⁰

7019 2970 0001 7698 1708

Christopher Quinn need state #

-R-T-S- 34990-RFS-1N

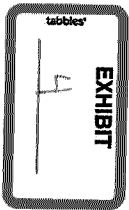
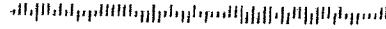
01/07/21

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
RETURN TO SENDER

R
E
S



34990-604699



7019 2970 0001 7658 1706

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Certified Mail Fee

Extra Services & Fees (check box, and 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 Christopher Orem
 Street and Apt. No., or PO Box No. 2740 SW Martin Drive
 City, State, ZIP+4® Palm City FL 34990

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

Postmark
 Here
 12-23-20

CITY EXHIBIT 5



**CITY OF STUART
CODE ENFORCEMENT**

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

NOTICE OF VIOLATION

Dec 21, 2020

**NP I INC
4280 PROFESSIONAL CENTER DR STE 100
PALM BEACH GARDENS, FL 33410**

Case #: CE20120048

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: **2006 SE FEDERAL HWY** OBSERVATION DATE: **12/21/20**
PARCEL ID #: **0938410000000040010000** CORRECTION DATE: **01/07/2021**
VIOLATION(S) **110**
AND **Failure to Obtain Necessary Inspection(s)**
CORRECTIVE **Correction: 110**
ACTIONS: **Obtain Required Inspections or Provide Engineer's Letter**

NOTICE OF HEARING SUMMONS

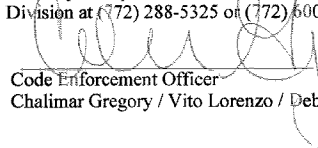
Failure to correct the violation(s) by the above date will result in a presentation of this matter at a hearing before the Code Enforcement Magistrate on **01/21/2021 at 09:00 AM** in the City of Stuart Commission Chambers located at 121 SW Flagler Avenue, Stuart, Florida. The violation charged is a civil infraction and subjects you to a maximum civil penalty of up to \$250 per offense, per day, for repeat violations.

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Code Enforcement Officer
Chalimar Gregory / Vito Lorenzo / Deborah Carrasco

20192970 0001 7698 1708
Certified Mail #

CITY EXHIBIT 6

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

Meeting Date: 1/21/2021

Narrative:

Magistrate Action:

Fine Amount:

\$250.00

Administrative Costs:

\$300.00

ATTACHMENTS:

<i>Description</i>	<i>Upload Date</i>	<i>Type</i>
City of Stuart vs LakeWorth Town Plaza LLC & The Home Depot	1/15/2021	Cover Memo

Martin County, Florida - Laurel Kelly, C.F.A

generated on 1/13/2021 8:04:39 AM EST

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
38-38-41-002-026-00000-7	35130	2930 SE FEDERAL HWY 3160, STUART	\$16,010,810	1/9/2021

Owner Information

Owner(Current)	LAKEWORTH TOWN PLAZA LLC
Owner/Mail Address	696 NE 125TH ST MIAMI FL 33161
Sale Date	7/18/2018
Document Book/Page	3005 1715
Document No.	2706472
Sale Price	22000000

Location/Description

Account #	35130	Map Page No.	HG-7
Tax District	3100	Legal Description	SEWALLS POINT LAND CO TRS 26 TO 29 & 56 TO 59 & CLSD ST & PT OF WASHINGTON PK BLKS 2,4 & 6, ALL W OF US1, LESS OUTPARCELS A,B,C,D,E & LESS N 15' TO CITY & LESS WLY 15' OF TR 29 & 56 & LESS S 25' OF TRS 56 TO 59 MARTIN SQUARE
Parcel Address	2930 SE FEDERAL HWY 3160, STUART		
Acres	33.7043		

NOTE: Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.

Parcel Type

Use Code	1600 Community shopping center
Neighborhood	50400 Federal_Indian St

Assessment Information

Market Land Value	\$4,698,110
Market Improvement Value	\$11,312,700

CITY EXHIBIT 1

DIVISION OF CORPORATIONS

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /**Detail by Entity Name**Florida Limited Liability Company
LAKEWORTH TOWN PLAZA, LLC**Filing Information**

Document Number	L13000069323
FEI/EIN Number	46-2755497
Date Filed	05/10/2013
Effective Date	05/10/2013
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	06/15/2018
Event Effective Date	NONE

Principal Address696 NE 125TH STREET
NORTH MIAMI, FL 33161**Mailing Address**696 NE 125TH STREET
NORTH MIAMI, FL 33161**Registered Agent Name & Address**REYES, DAISY
696 NE 125TH STREET
NORTH MIAMI, FL 33161

Name Changed: 04/21/2014

Authorized Person(s) Detail**Name & Address**

Title MGR

IZHAK, YORAM
696 NE 125TH STREET
NORTH MIAMI, FL 33161

Title MGR

SHASHUA, CARMEL
1111 LEE WAGNER BLVD #324CITY EXHIBIT 2

DIVISION OF CORPORATIONS



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Foreign Profit Corporation
HOME DEPOT U.S.A., INC.

Filing Information

Document Number P25963
FEI/EIN Number 58-1853319
Date Filed 09/08/1989
State DE
Status ACTIVE

Principal Address

2455 PACES FERRY ROAD
ATLANTA, GA 30339

Changed: 04/02/2010

Mailing Address

2455 PACES FERRY ROAD
ATLANTA, GA 30339

Changed: 04/30/2015

Registered Agent Name & Address

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

Name Changed: 07/25/2006

Address Changed: 07/25/2006

Officer/Director Detail

Name & Address

Title CHIEF EXECUTIVE OFFICER, PRESIDENT

MENEAR, CRAIG A.
2455 PACES FERRY ROAD
ATLANTA, GA 30339

Title DIRECTOR, EXECUTIVE VICE PRESIDENT, SECRETARY, GENERAL COUNSEL

WYNN ROSEBOROUGH, TERESA

CITY EXHIBIT 3









01212021 Magistrate

CITY EXHIBIT 7



01212021 Magistrate

CITY EXHIBIT _____



01212021 Magistrate

CITY EXHIBIT 9



01212021 Magistrate

CITY EXHIBIT 10



**CITY OF STUART
CODE ENFORCEMENT**

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

NOTICE OF VIOLATION

Aug 05, 2020

LAKEWORTH TOWN PLAZA LLC
696 NE 125TH ST
MIAMI, FL 33161

Case #: CE20070047

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: 3030 SE FEDERAL HWY
PARCEL ID #: 3838410020260000070000

OBSERVATION DATE: 07/29/20

CORRECTION DATE: 08/14/2020

VIOLATION(S) 6.10.00

AND
CORRECTIVE
ACTIONS: Correction: 6.10.00

Property Zoned B-2: All businesses and services shall be conducted within completely enclosed building in B-2 zoning district

Cease Outdoor Sales/Storage per 6.10.00

NOTICE OF HEARING SUMMONS

Failure to correct the violation(s) by the above date will result in a presentation of this matter at a hearing before the Code Enforcement Magistrate on **09/17/2020 at 10:00AM** in the City of Stuart Commission Chambers located at 121 SW Flagler Avenue, Stuart, Florida. The violation charged is a civil infraction and subjects you to a maximum civil penalty of up to \$250 per offense, per day, for repeat violations.

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Code Enforcement Officer

Chalimar Gregory / Vito Lorenzo / Deborah Carrasco

7018 0680 0001 8397 8125
7018 0680 0001 8397 8132
7018 0680 0001 8397 8149

Certified Mail #

7018 0680 0001 8397 8118
7018 0680 0001 8397 8156

01212021 Magistrate

CITY EXHIBIT 11

1/20

7018 0680 0001 8397 8156

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ™	
OFFICIAL USE	
Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$	Postmark Here 8/6/2020
Postage \$ Total Postage and Fees \$	
Sent To Daisy Reyes Street and Apt. No., or PO Box No. 696 NE 125th St City, State, ZIP+4® North Miami, FL 33161 PS Form 3800, April 2012 PSN 7530-02-000-9047 See Reverse for Instructions	

7018 0680 0001 8397 8125

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ™	
OFFICIAL USE	
Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$	Postmark Here 8/6/2020
Postage \$ Total Postage and Fees \$	
Sent To The Home Depot Street and Apt. No., or PO Box No. 3050 SE Federal Hwy City, State, ZIP+4® Stuart, FL 34994 PS Form 3800, April 2012 PSN 7530-02-000-9047 See Reverse for Instructions	

7018 0680 0001 8397 8149

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ™	
OFFICIAL USE	
Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$	Postmark Here 8/6/2020
Postage \$ Total Postage and Fees \$	
Sent To Craig A Menear Street and Apt. No., or PO Box No. 2455 Paces Ferry RD City, State, ZIP+4® Atlanta, GA 30339 PS Form 3800, April 2012 PSN 7530-02-000-9047 See Reverse for Instructions	

7018 0680 0001 8397 8156

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ™	
OFFICIAL USE	
Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$	Postmark Here 8/6/2020
Postage \$ Total Postage and Fees \$	
Sent To Lakewood Town Plaza LLC Street and Apt. No., or PO Box No. 696 NE 125th St City, State, ZIP+4® Miami, FL 33161 PS Form 3800, April 2012 PSN 7530-02-000-9047 See Reverse for Instructions	

7018 0680 0001 8397 8132

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For delivery information, visit our website at www.usps.com ™	
OFFICIAL USE	
Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$	Postmark Here 8/6/2020
Postage \$ Total Postage and Fees \$	
Sent To Corporation service company Street and Apt. No., or PO Box No. 2455 Paces Ferry RD City, State, ZIP+4® Atlanta, GA 30339 PS Form 3800, April 2012 PSN 7530-02-000-9047 See Reverse for Instructions	

CITY EXHIBIT 12

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: The Home Depot 3030 SE Federal Hwy Stuart, FL 34994 NOV CE 20070047 9590 9402 4075 8092 9632 03 2. Article Number (Transfer from service label) 7018 0680 0001 8397 8125		A. Signature X <i>EMS</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery AUG 12 2020 D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: CODE ENFORCEMENT CITY OF STUART 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Collect on Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Restricted Delivery	

PS Form 3811, July 2015 PSN 7530-02-000-8053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: Daisy Reyes 696 NE 125th St North Miami, FL 33161 NOV CE 20070047 9590 9402 4075 8092 9629 85 2. Article Number (Transfer from service label) 7018 0680 0001 8397 8156		A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery AUG 19 2020 D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: CODE ENFORCEMENT CITY OF STUART 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Collect on Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Restricted Delivery	

PS Form 3811, July 2015 PSN 7530-02-000-8053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: Corporation Service Company 2455 Paces Ferry RD Atlanta, GA 30339 NOV CE 20070047 9590 9402 4075 8092 9632 10 2. Article Number (Transfer from service label) 7018 0680 0001 8397 8132		A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery AUG 20 2020 D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: CODE ENFORCEMENT CITY OF STUART 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Collect on Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Restricted Delivery	

PS Form 3811, July 2015 PSN 7530-02-000-8053 Domestic Return Receipt

CITY EXHIBIT 13

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: Craig A Meneay 2455 Paces Ferry RD Atlanta, GA 30339 Now CE 20070047 9590 9402 4075 8092 9631 28		A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery Washington AUG 20 2020 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below ☐ No RECEIVED CODE ENFORCEMENT	
2. Article Number (Transfer from service label) 7018 0680 0001 8397 8149		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Collect on Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Restricted Delivery	
PS Form 3811, July 2015 PSN 7530-02-000-9083		Domestic Return Receipt	

CITY EXHIBIT 14

ALERT: USPS IS EXPERIENCING UNPRECEDENTED VOLUME INCREASES AND LIMITE...

USPS Tracking®

FAQs >

Track Another Package +

Track Packages
Anytime, Anywhere

Get the free In formed Delivery® feature to receive
automated nc tifications on your packages

Learn More
(https://reg.usps.com
/xsell?app=UspsTools&ref=ho nepageBanner&appURL=https%3A%2F%2Finformeddelivery.usps.com/box/pages/intro/start.action)

Tracking Number: 70180680000183978156

Remove X Feedback

Your item was delivered to an individual at the address at 10:49 am on
August 12, 2020 in MIAMI, FL 33161.

✓ Delivered

August 12, 2020 at 10:49 am
Delivered, Left with Individual
MIAMI, FL 33161

Get Updates ▾

Text & Email Updates	▾
Tracking History	▾
Product Information	▾

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

Case: **CE20070047**
Officer Name: **Stephen Mayer**

CITY OF STUART, FLORIDA,
Petitioner,

v.

Lakeworth Town Plaza LLC
696 NE 125th St
Miami FL 33161

Respondent(s).

RE-NOTICE OF MAGISTRATE HEARING

Please take notice that on **Thursday** the **21st** day of **January**, at **9:00 AM**, the City will bring on to be heard the Code Enforcement Case **CE20070047**. Please govern yourself accordingly.

I **HEREBY CERTIFY** that a true copy of this Notice of Hearing was served upon the Respondent by Certified Mail on this **16th** day of **December, 2020**.



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

CITY EXHIBIT 16

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
 The Home Depot
 Street and Apt. No., or PO Box No.
 3050 SE Federal Hwy
 City, State, ZIP+4[®]
 Stuart, FL 34994

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

Renotice of Hearing

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
 Corporation Service Company
 Street and Apt. No., or PO Box No.
 1455 Paces Ferry RD
 City, State, ZIP+4[®]
 Atlanta, GA 30339

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

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
 Grata Amear, CEO
 Street and Apt. No., or PO Box No.
 2453 Paces Ferry RD
 City, State, ZIP+4[®]
 Atlanta, GA 30339

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

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
 Daisy Reyes
 Street and Apt. No., or PO Box No.
 696 NE 125th St
 City, State, ZIP+4[®]
 North Miami, FL 33161

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

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
 Luke Worth Town Plaza LLC
 Street and Apt. No., or PO Box No.
 696 NE 125th St
 City, State, ZIP+4[®]
 Miami, FL 33161

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

CITY EXHIBIT 17

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: The Home Depot 3030 SE Federal Hwy Stuart, FL 34994 CE 20070047  9590 9402 6255 0265 2547 96 2. Article Number (Transfer from service label) 7019 2970 0001 7698 1661	A. Signature X  B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No DEC 28 2020 CODE ENFORCEMENT 3. Service Type CITY OF STUART ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: Corporation Service Company 2455 Paces Ferry Road Atlanta, GA 30339 CE 20070047  9590 9402 6255 0265 2548 02 2. Article Number (Transfer from service label) 7019 2970 0001 7698 1654	A. Signature X  B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No JAN 04 2021 CODE ENFORCEMENT 3. Service Type CITY OF STUART ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: C. A. M. Mear, CEO 2455 Paces Ferry RD Atlanta, GA 30339 CE 20070047  9590 9402 6255 0265 2547 89 2. Article Number (Transfer from service label) 7019 2970 0001 7698 1630	A. Signature X  B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No JAN 04 2021 CODE ENFORCEMENT 3. Service Type CITY OF STUART ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery

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

CITY EXHIBIT 18

STATE OF FLORIDA
CITY OF STUART
CODE ENFORCEMENT

AFFIDAVIT OF POSTING-RENOTICE OF HEARING

Code Enforcement Case Number: CE20070047

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, and other correspondence; and
3. That on January 7, 2021 at 1:30 PM, I posted a Re-notice of Hearing for Magistrate to be held on January 21, 2021 at 9:00 AM, at City of Stuart City Hall, 121 SW Flagler Avenue, Stuart, Florida 34994, for Case No. CE20070047, 3030 SE Federal Highway, Stuart, Florida 34994 to Owner: LakeWorth Town Plaza LLC, 696 NE 125th St; Miami FL, 33161 and to Tenant, Home Depot 3030 Se Federal Highway Stuart FL 34994 and
4. Said Notice was also posted on the public bulletin board for public viewing in front of City of Stuart City Hall located at 121 SW Flagler Avenue, Stuart, Florida 34994 on January 7, 2021; and
5. Said Notice was also served by certified U.S. Mail, postage pre-paid on December 16, 2020 to: LakeWorth Town Plaza LLC, 696 NE 125th St; Miami FL, 33161 and Home Depot 3030 Se Federal Highway Stuart FL 34994

FURTHER AFFIANT SAYETH NAUGHT.

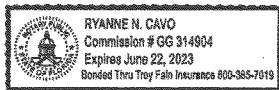
BY: Vito Lorenzo
Vito Lorenzo, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF MARTIN

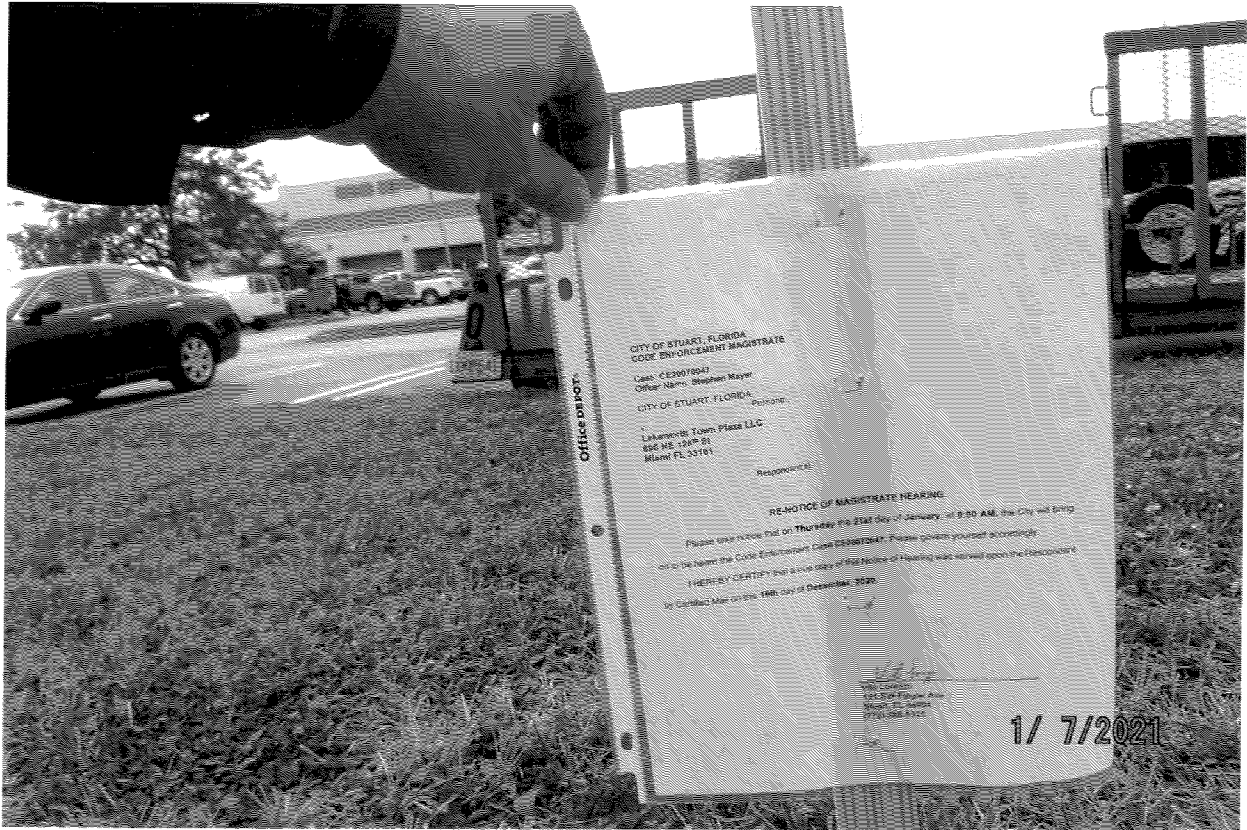
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 7th day of January, 2021, by Vito Lorenzo, Code Enforcement Officer for the City of Stuart, Florida who is personally known to me or who has produced _____ as identification.

Ryanne N. Cavo
Notary Public, State of Florida

(Seal)



CITY EXHIBIT 19



CITY OF STUART, FLORIDA
CODE ENFORCEMENT MAGISTRATE
Case: CE20079047
Officer Name: Stephen Mayer
CITY OF STUART, FLORIDA
Palmetto
Lakewood Town Place LLC
866 W. 125th St.
Mound FL 39181

Respondent(s):

RE-NOTICE OF MAGISTRATE HEARING

Please take notice that on Thursday the 21st day of January, at 9:00 AM, the City will bring on to be heard the Code Enforcement Case CE20079047. Please govern yourself accordingly.

I HEREBY CERTIFY that a true copy of this Notice of Hearing was served upon the Respondent to be heard on the 16th day of December, 2020.

W. L. Lenoir
121 SW Flagler Ave.
Stuart, FL 34954
(772) 295-5325

121 SW Flagler	
1/1	9:00 AM
1/2	9:00 PM
1/3	9:00 AM
1/4	9:00 PM
1/5	9:00 PM
1/6	9:00 PM
1/7	9:00 PM
1/8	HOLIDAY
1/9	9:00 AM
1/10	9:00 PM
1/11	9:00 PM
1/12	9:00 PM
It is hereby ordered to appear	
convened at each meeting or	
purpose, he or she may need	
includes the testimony and an	
An interested party may also	
Chancellor's Act (ACA), anyone	
City's ADA coordinator or call	
Tuesday, Stuart City Council	
February 12/29/2020 Local	

1/ 7/2021

CITY EXHIBIT_ 21 _



CITY EXHIBIT 22







CITY EXHIBIT 25



CITY EXHIBIT 26





CITY EXHIBIT 28

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

Meeting Date: 1/21/2021

Narrative:

Work performed by unlicensed contractor.

Magistrate Action:

Administrative Costs:

\$250.00 no permit

\$250.00 working without a license.

ATTACHMENTS:

<i>Description</i>	<i>Upload Date</i>	<i>Type</i>
City of Stuart vs Pearce Andrews	1/20/2021	Exhibit

S. NICOLASI @ 01. STREET. FL. US

Andrews AC

15967 110th Avenue North
Jupiter FL, 33478
561-723-3783

INVOICE

906
DATE
10/28/20

DESCRIPTION

HOURS

RATE

AMOUNT

TO
Name Dermatology Associates
809 SB Osceola ST
City: Stuart State FL Zip _____

INSTALL New 5 ton frame
system with heat and new drain
pan 1 year labor + 5 year parts,
from frame

paid ck
5506

CITY EXHIBIT 1

TOTAL 700.00

I HAVE THE AUTHORITY TO ORDER THE ABOVE WORK AND DO SUCH WORK AS OUTLINED ABOVE
IT IS AGREED THAT THE SELLER WILL RETAIN TITLE TO ANY EQUIPMENT OR MATERIAL FURNISHED
UNTIL FINAL & COMPLETE PAYMENT IS MADE. AND IF SETTLEMENT IS NOT MADE AS AGREED, THE
SELLER SHALL HAVE THE RIGHT TO REMOVE THE PARTS AND EQUIPMENT. THE SELLER WILL NOT
BE HELD ACCOUNTABLE FOR ANY DAMAGES THAT OCCUR WHEN REMOVING THE EQUIPMENT AND
PARTS

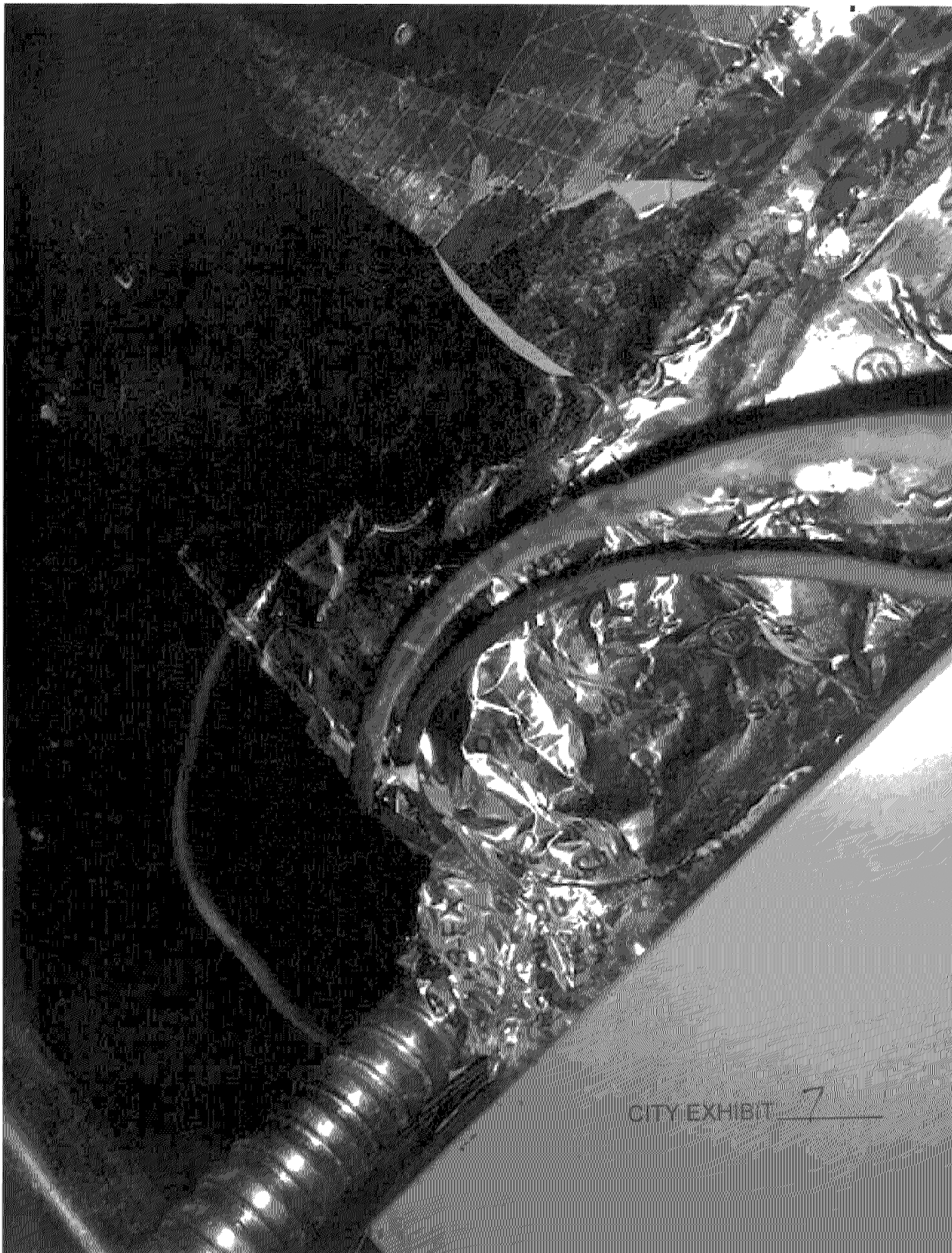












CITY EXHIBIT 7



CITY EXHIBIT 9

Trane U.S. Inc.
Manufacturer of Trane & American Standard HVAC
Tyler, TX 75707

Assembled in USA

MODEL NO. TEM4A0C60S61SBA

SERIAL NO. 204143363V

MOTOR H.P. 3/4

F.L. AMPS 6.0

VOLTS 208-230

60 Hz

MODEL NO.

SERIAL NO.

MOTOR H.P.

F.L. AMPS

VOLTS

MFR DATE 10/2020

FACTORY SHIPPED CONFIGURATION FOR REFRIGERANT 410A
REFRIGERANT 22 OR 410A ONLY, DESIGN PRESSURE 480 PSI
FLUIDE FRIGORIGENE 22 OU 410A UNIQUEMENT, PRESSION NOMINALE DE 480 LB/PO2

REFRIGERANT CONFIGURED FOR:

ELECTRIC HEATER-208 OR
240V, 60Hz, 1PH OR 3PH.

INTERNAL CONDENSATE
SWITCH INSTALLED:

FACTORY INSTALLED

MAY BE FIELD INSTALLED

YES

NO

R22

☐

R410A

☒

NO

☐

May be manufactured under one or more of the following U.S. patents
7,014,322 7,080,478 7,111,219 7,168,917 7,381,028 7,591,633 8,061,415 8,267,160 8,513,111
Pursuant to 35 U.S.C. 271(b) and 35 U.S.C. 271(c) this unit meets the criteria for a prior
art exception under 35 U.S.C. 271(b) and 35 U.S.C. 271(c)

IS

AIR HANDLE



BE INSTALLED IN THIS UNIT
R-410A BLOCK IN COLUMN A
Avec 2 supports peuvent être installés dans l'appareil
L'INSTALLATEUR EST TENU DE ASSURER UN BLOC APPROPRIÉ DANS LA COLONNE A

A	TRANE HEATER MODEL	SUPPLY VOLT	PHASE	KW	ENTER AMPS	MIN BRANCH CIRCUIT (AMPS)	MAXIMUM OVERCURRENT (AMPS)	MINIMUM HEATING BLOWER SPEED WITHOUT HEAT PUMP	WITH HEAT PUMP
	NONE					8	16		
	BAYHTR15C4+++	208 240	1	2.88 3.84	13.9 16.0	25 28	25 30	LOW	LOW
	BAYHTR15C5+++	208 240	1	3.60 4.80	17.3 20.0	29 33	30 35	LOW	LOW
	BAYHTR15C8+++	208 240	1	5.76 7.68	27.7 32.0	42 48	45 50	LOW	LOW
	BAYHTR1510+++	208 240	1	7.20 9.60	34.6 40.0	51 58	60 60	LOW	LOW
	BAYHTR3510LUG	208 240	3	7.20 9.60	20.0 23.1	32 36	35 40	LOW	LOW
	BAYHTR3517LUG	208 240	3	10.80 14.40	30.0 34.6	44 50	48 50	LOW	LOW
	COIL UNIT	208 240	1	7.20 9.60	34.6 40.0	51 58	60 60	LOW	LOW
	COIL UNIT	208 240	1	3.60 4.80	17.3 20.0	29 33	30 35	LOW	LOW
	COIL UNIT	208 240	1	5.76 7.68	27.7 32.0	42 48	45 50	LOW	LOW
	COIL UNIT	208 240	1	7.20 9.60	34.6 40.0	51 58	60 60	LOW	LOW
	COIL UNIT	208 240	1	10.80 14.40	30.0 34.6	44 50	48 50	LOW	LOW
	COIL UNIT	208 240	1	14.40 19.20	40.0 48.0	58 66	60 60	LOW	LOW
	COIL UNIT	208 240	1	18.00 24.00	48.0 56.0	66 75	60 60	LOW	LOW
	COIL UNIT	208 240	1	21.60 28.80	56.0 64.0	75 84	60 60	LOW	LOW
	COIL UNIT	208 240	1	25.20 33.60	64.0 72.0	84 93	60 60	LOW	LOW
	COIL UNIT	208 240	1	28.80 38.40	72.0 80.0	93 102	60 60	LOW	LOW
	COIL UNIT	208 240	1	32.40 43.20	80.0 88.0	102 111	60 60	LOW	LOW
	COIL UNIT	208 240	1	36.00 48.00	88.0 96.0	111 120	60 60	LOW	LOW
	COIL UNIT	208 240	1	39.60 52.80	96.0 104.0	120 129	60 60	LOW	LOW
	COIL UNIT	208 240	1	43.20 57.60	104.0 112.0	129 138	60 60	LOW	LOW
	COIL UNIT	208 240	1	46.80 61.44	112.0 120.0	138 147	60 60	LOW	LOW
	COIL UNIT	208 240	1	50.40 66.24	120.0 128.0	147 156	60 60	LOW	LOW
	COIL UNIT	208 240	1	54.00 71.04	128.0 136.0	156 165	60 60	LOW	LOW
	COIL UNIT	208 240	1	57.60 75.84	136.0 144.0	165 174	60 60	LOW	LOW
	COIL UNIT	208 240	1	61.20 80.64	144.0 152.0	174 183	60 60	LOW	LOW
	COIL UNIT	208 240	1	64.80 85.44	152.0 160.0	183 192	60 60	LOW	LOW
	COIL UNIT	208 240	1	68.40 90.24	160.0 168.0	192 201	60 60	LOW	LOW
	COIL UNIT	208 240	1	72.00 95.04	168.0 176.0	201 210	60 60	LOW	LOW
	COIL UNIT	208 240	1	75.60 100.80	176.0 184.0	210 219	60 60	LOW	LOW
	COIL UNIT	208 240	1	79.20 105.60	184.0 192.0	219 228	60 60	LOW	LOW
	COIL UNIT	208 240	1	82.80 110.40	192.0 200.0	228 237	60 60	LOW	LOW
	COIL UNIT	208 240	1	86.40 115.20	200.0 208.0	237 246	60 60	LOW	LOW
	COIL UNIT	208 240	1	90.00 120.00	208.0 216.0	246 255	60 60	LOW	LOW
	COIL UNIT	208 240	1	93.60 124.80	216.0 224.0	255 264	60 60	LOW	LOW
	COIL UNIT	208 240	1	97.20 129.60	224.0 232.0	264 273	60 60	LOW	LOW
	COIL UNIT	208 240	1	100.80 134.40	232.0 240.0	273 282	60 60	LOW	LOW
	COIL UNIT	208 240	1	104.40 139.20	240.0 248.0	282 291	60 60	LOW	LOW
	COIL UNIT	208 240	1	108.00 144.00	248.0 256.0	291 300	60 60	LOW	LOW
	COIL UNIT	208 240	1	111.60 148.80	256.0 264.0	300 309	60 60	LOW	LOW
	COIL UNIT	208 240	1	115.20 153.60	264.0 272.0	309 318	60 60	LOW	LOW
	COIL UNIT	208 240	1	118.80 158.40	272.0 280.0	318 327	60 60	LOW	LOW
	COIL UNIT	208 240	1	122.40 163.20	280.0 288.0	327 336	60 60	LOW	LOW
	COIL UNIT	208 240	1	126.00 168.00	288.0 296.0	336 345	60 60	LOW	LOW
	COIL UNIT	208 240	1	129.60 172.80	296.0 304.0	345 354	60 60	LOW	LOW
	COIL UNIT	208 240	1	133.20 177.60	304.0 312.0	354 363	60 60	LOW	LOW
	COIL UNIT	208 240	1	136.80 182.40	312.0 320.0	363 372	60 60	LOW	LOW
	COIL UNIT	208 240	1	140.40 187.20	320.0 328.0	372 381	60 60	LOW	LOW
	COIL UNIT	208 240	1	144.00 192.00	328.0 336.0	381 390	60 60	LOW	LOW
	COIL UNIT	208 240	1	147.60 196.80	336.0 344.0	390 400	60 60	LOW	LOW
	COIL UNIT	208 240	1	151.20 201.60	344.0 352.0	400 409	60 60	LOW	LOW
	COIL UNIT	208 240	1	154.80 206.40	352.0 360.0	409 418	60 60	LOW	LOW
	COIL UNIT	208 240	1	158.40 211.20	360.0 368.0	418 427	60 60	LOW	LOW
	COIL UNIT	208 240	1	162.00 216.00	368.0 376.0	427 436	60 60	LOW	LOW
	COIL UNIT	208 240	1	165.60 220.80	376.0 384.0	436 445	60 60	LOW	LOW
	COIL UNIT	208 240	1	169.20 225.60	384.0 392.0	445 454	60 60	LOW	LOW
	COIL UNIT	208 240	1	172.80 230.40	392.0 400.0	454 463	60 60	LOW	LOW
	COIL UNIT	208 240	1	176.40 235.20	400.0 408.0	463 472	60 60	LOW	LOW
	COIL UNIT	208 240	1	180.00 240.00	408.0 416.0	472 481	60 60	LOW	LOW
	COIL UNIT	208 240	1	183.60 244.80	416.0 424.0	481 490	60 60	LOW	LOW
	COIL UNIT	208 240	1	187.20 249.60	424.0 432.0	490 500	60 60	LOW	LOW
	COIL UNIT	208 240	1	190.80 254.40	432.0 440.0	500 509	60 60	LOW	LOW
	COIL UNIT	208 240	1	194.40 259.20	440.0 448.0	509 518	60 60	LOW	LOW
	COIL UNIT	208 240	1	198.00 264.00	448.0 456.0	518 527	60 60	LOW	LOW
	COIL UNIT	208 240	1	201.60 268.80	456.0 464.0	527 536	60 60	LOW	LOW
	COIL UNIT	208 240	1	205.20 273.60	464.0 472.0	536 545	60 60	LOW	LOW
	COIL UNIT	208 240	1	208.80 278.40	472.0 480.0	545 554	60 60	LOW	LOW
	COIL UNIT	208 240	1	212.40 283.20	480.0 488.0	554 563	60 60	LOW	LOW
	COIL UNIT	208 240	1	216.00 288.00	488.0 496.0	563 572	60 60	LOW	LOW
	COIL UNIT	208 240	1	219.60 292.80	496.0 504.0	572 581	60 60	LOW	LOW
	COIL UNIT	208 240	1	223.20 297.60	504.0 512.0	581 590	60 60	LOW	LOW
	COIL UNIT	208 240	1	226.80 302.40	512.0 520.0	590 600	60 60	LOW	LOW
	COIL UNIT	208 240	1	230.40 307.20	520.0 528.0	600 609	60 60	LOW	LOW
	COIL UNIT	208 240	1	234.00 312.00	528.0 536.0	609 618	60 60	LOW	LOW
	COIL UNIT	208 240	1	237.60 316.80	536.0 544.0	618 627	60 60	LOW	LOW
	COIL UNIT	208 240	1	241.20 321.60	544.0 552.0	627 636	60 60	LOW	LOW
	COIL UNIT	208 240	1	244.80 326.40	552.0 560.0	636 645	60 60	LOW	LOW
	COIL UNIT	208 240	1	248.40 331.20	560.0 568.0	645 654	60 60	LOW	LOW
	COIL UNIT	208 240	1	252.00 336.00	568.0 576.0	654 663	60 60	LOW	LOW
	COIL UNIT	208 240	1	255.60 340.80	576.0 584.0	663 672	60 60	LOW	LOW
	COIL UNIT	208 240	1	259.20 345.60	584.0 592.0	672 681	60 60	LOW	LOW
	COIL UNIT	208 240	1	262.80 350.40	592.0 600.0	681 690	60 60	LOW	LOW
	COIL UNIT	208 240	1	266.40 355.20	600.0 608.0	690 700	60 60	LOW	LOW
	COIL UNIT	208 240	1	270.00 360.00	608.0 616.0	700 709	60 60	LOW	LOW
	COIL UNIT	208 240	1	273.60 364.80	616.0 624.0	709 718	60 60	LOW	LOW
	COIL UNIT	208 240	1	277.20 369.60	624.0 632.0	718 727	60 60	LOW	LOW
	COIL UNIT	208 240	1	280.80 374.40	632.0 640.0	727 736	60 60	LOW	LOW
	COIL UNIT	208 240	1	284.40 379.20	640.0 648.0	736 745	60 60	LOW	LOW
	COIL UNIT	208 240	1	288.00 384.00	648.0 656.0	745 754	60 60	LOW	LOW
	COIL UNIT	208 240	1	291.60 388.80	656.0 664.0	754 763	60 60	LOW	LOW
	COIL UNIT	208 240	1	295.20 393.60	664.0 672.0	763 772	60 60	LOW	LOW
	COIL UNIT	208 240	1	298.80 398.40	672.0 680.0	772 781	60 60	LOW	LOW
	COIL UNIT	208 240	1	302.40 403.20	680.0 688.0	781 790	60 60	LOW	LOW
	COIL UNIT	208 240	1	306.00 408.00	688.0 696.0	790 800	60 60	LOW	LOW
	COIL UNIT	208 240	1	309.60 412.80	696.0 704.0	800 809	60 60	LOW	LOW
	COIL UNIT	208 240	1	313.20 417.60	704.0 712.0	809 818	60 60	LOW	LOW
	COIL UNIT	208 240	1	316.80 422.40	712.0 720.0	818 827	60 60	LOW	LOW
	COIL UNIT	208 240	1	320.40 427.20	720.0 728.0	827 836	60 60	LOW	LOW
	COIL UNIT	208 240	1	324.00 432.00	728.0 736.0	836 845	60 60	LOW	LOW
	COIL UNIT	208 240	1	327.60 436.80	736.0 744.0	845 854	60 60	LOW	LOW
	COIL UNIT	208 240	1	331.20 441.60	744.0 752.0	854 863	60 60	LOW	LOW
	COIL UNIT	208 240	1	334.80 446.40	752.0 760.0	863 872	60 60	LOW	LOW
	COIL UNIT	208 240	1	338.40 451.20	760.0 768.0	872 881	60 60	LOW	LOW
	COIL UNIT	208 240	1	342.00 456.00	768.0 776.0	881 890	60 60	LOW	LOW
	COIL UNIT	208 240	1	345.60 460.80	776.0 784.0	890 900	60 60	LOW	LOW
	COIL UNIT	208 240	1	349.20 465.60	784.0 792.0	900 909	60 60	LOW	LOW
	COIL UNIT	208 240	1	352.80 470.40	792.0 800.0	909 918	60 60	LOW	LOW
	COIL UNIT	208 240	1	356.40 475.20	800.0 808.0	918 927	60 60	LOW	LOW
	COIL UNIT	208 240	1	360.00 480.00	808.0 816.0	927 936	60 60	LOW	LOW
	COIL UNIT	208 240	1	363.60 484.80	816.0 824.0	936 945	60 60	LOW	LOW
	COIL UNIT	208 240	1	367.20 489.60	824.0 832.0	945 954	60 60	LOW	LOW
	COIL UNIT	208 240	1	370.80 494.40	832.0 840.0	954 963	60 60	LOW	LOW
	COIL UNIT	208 240	1	374.40 499.20	840.0 848.0	963 972	60 60	LOW	LOW
	COIL UNIT	208 240	1	378.00 504.00	848.0 856.0	972 981	60 60	LOW	LOW
	COIL UNIT	208 240	1	381.60 508.80	856.0 864.0	981 990	60 60	LOW	LOW
	COIL UNIT	208 240	1	385.20 513.60	864.0 872.0	990 1000	60 60	LOW	LOW
	COIL UNIT	208 240	1	388.8					



Lic. # CAC1816853

Invoice

7862 SW Ellipse Way
Stuart, FL 34997
Phone # (772) 220-2487

www.sharkeyair.com info@sharkeyair.com

Date	Invoice #
12/20/2020	6829C-10

PAID

Bill To
DERMATOLOGY ASSOCIATION OF THE TC 809 EAST OSCEOLA STREET STUART, FL 34994

Job Location
DERMATOLOGY ASSOCIATION OF THE TC 809 EAST OSCEOLA STREET STUART, FL 34994

Terms	Due Date	Mechanic	Time	Customer Phone
Due on receipt	12/20/2020			772-219-0044

Quantity	Item	Description	Price	Amount
4	4110-07 Income	TURNBUCKLE	0.00	0.00
2	4110-07 Income	UL181 SILVER DUCT TAPE	0.00	0.00
8	4110-07 Income	410A FREON COMMERCIAL	0.00	0.00
2	4110-07 Income	HURRICANE CLIPS	0.00	0.00
1	4110-07 Income	MASTIC GALLON #33	0.00	0.00
10	4110-07 Income	PVC FITTINGS	0.00	0.00
15	4110-07 Income	3/4' PVC 90	0.00	0.00
20	4110-07 Income	ARMOFLEX 1-1/8" WHITE	0.00	0.00
1	4110-07 Income	TRANE 1" FILTER RACK 26.5 X 21	0.00	0.00
1	4110-07 Income	45 AMP BREAKER	0.00	0.00
1	4110-07 Income	30 AMP SINGLE POLE BREAKER	0.00	0.00
1	4110-07 Income	JOB MATERIAL	0.00	0.00
7.5	4110-07 Income	LABOR COMMERCIAL - 12.05.20	0.00	0.00
6.5	4110-07 Income	LABOR HELPER COMMERCIAL - 12.05.20	0.00	0.00
1	4110-07 Income	PERMIT	0.00	0.00
CITY EXHIBIT <u>10</u>				

Our company will warranty any parts that we install for 1 year excluding labor. Our company will warranty any new duct system replacement or sealing service for 5 years excluding labor. Any litigation as a result of non-payment will take place in Martin County, FL.

Total \$0.00**Credits \$0.00**

**AIR CONDITIONING & HEATING
DUCT CLEANING, SANITIZING & SEALING
SALES, SERVICE, REPLACEMENTS
INDOOR AIR QUALITY**

Balance Due \$0.00

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

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

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

F.S.489.115

489.115 Certification and registration; endorsement; reciprocity; renewals; continuing education. —

(1) No person may engage in the business of contracting in this state without first being certified or registered in the proper classification.

(2)(a) The department shall issue a certificate or registration to each person qualified by the board and upon receipt of the original license fee.

(b) Certification allows the certificate holder to engage in contracting only for the type of work covered by the certificate and only while the certificate is on active status.

CITY EXHIBIT 12

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

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

7019 2970 0001 7698 1678

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
Pearce Andrews
15967 110th Ave N.
Jupiter, FL 33478

Postmark Here
12-17-20

PS Form 3800, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
Pearce Andrews
15967 110th Ave N.
Jupiter, FL 33478
NOU

2. Article Number (Transfer from service label)
7019 2970 0001 7698 1678

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [Signature] C-19 ☐ Agent ☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
12-21-20

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

stricted Delivery

Domestic Return Receipt

CITY EXHIBIT 13



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

NOTICE OF VIOLATION

Dec 17, 2020

KING DANIEL
35 W HIGH POINT RD
STUART, FL 34996

Case #: CE20120018

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: 809 SE OSCEOLA ST
PARCEL ID #: 0438410070070011010000

OBSERVATION DATE: 12/07/20
CORRECTION DATE: 01/07/2021

VIOLATION(S) 10-200
AND ELECTRICAL & PLUMBING WORK PERFORMED BY UNLICENSED
CORRECTIVE CONTRACTOR.
ACTIONS: Correction: 10-200
OBTAIN LICENSED CONTRACTOR FOR ANY WORK PERFORMED ON
CONDOMINIUM PROPERTY.

NOTICE OF HEARING SUMMONS

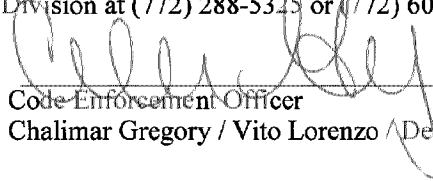
Failure to correct the violation(s) by the above date will result in a presentation of this matter at a hearing before the Code Enforcement Magistrate on **01/21/2021 at 09:00 AM** in the City of Stuart Commission Chambers located at 121 SW Flagler Avenue, Stuart, Florida. The violation charged is a civil infraction and subjects you to a maximum civil penalty of up to \$250 per offense, per day, for repeat violations.

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

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

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

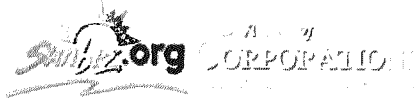
Should you require additional information regarding this notice, please contact the Code Enforcement Division at (772) 288-5325 or (772) 600-1254.


Code Enforcement Officer

Chalimar Gregory / Vito Lorenzo / Deborah Carrasco

7019 2970 0001 7698 1678
Certified Mail #

CITY EXHIBIT 14



Department of State / Division of Corporations / Search Records / Search by Officer/Registered Agent Name /

Detail by Officer/Registered Agent Name

Florida Profit Corporation
ANDREWS A/C INC.

Filing Information

Document Number P17000013575
FEI/EIN Number 81-5344920
Date Filed 02/13/2017
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 10/14/2020

Principal Address

15967 110TH AVENUE NORTH
JUPITER, FL 33478

Mailing Address

15967 110TH AVENUE NORTH
JUPITER, FL 33478

Registered Agent Name & Address

SPIEGEL & UTRERA, P.A.
1840 SOUTHWEST 22ND STREET, 4TH FLOOR
MIAMI, FL 33145

Name Changed: 12/04/2019

Officer/Director Detail

Name & Address

Title PSD

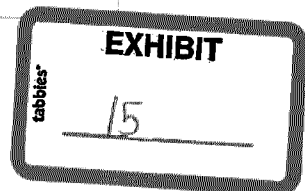
PEARCE, ANDREW
15967 110TH AVENUE NORTH
JUPITER, FL 33478

Annual Reports

Report Year	Filed Date
2018	04/30/2018
2019	12/04/2019
2020	10/14/2020

Document Images

10/14/2020 -- REINSTATEMENT	View image in PDF format
12/04/2019 -- REINSTATEMENT	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
02/13/2017 -- Domestic Profit	View image in PDF format



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

Meeting Date: 1/21/2021

Narrative:

Magistrate Action:

Fine Amount:

Fine amount: \$100.00 per day, If not complied by 2/15/2021

ATTACHMENTS:

<i>Description</i>	<i>Upload Date</i>	<i>Type</i>
Stipulation Agreement/ Carmen Anderson	1/19/2021	Cover Memo

CITY OF STUART, FLORIDA
CODE ENFORCEMENT MAGISTRATE

Case No: CE20110046

CITY OF STUART, FLORIDA,

Petitioner,

v.

Carmen L. Anderson
P.O. Box 2176
Stuart, FL 34995-2176

PCN# 0438410160070001010000

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 persons signing this Stipulation have the authority to enter into the Stipulation and bind the respective parties to the terms contained herein.
2. The violations that are more fully described in the Notice of Violation/Notice of Hearing filed in this case exist at the property described therein located at 700 SE Bahama Ave., Stuart, FL. 34994, and the legal description of the property is attached on Composite Exhibit "A."
3. The Respondent is granted until **February 15, 2021** 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, and as described in the Notice of Hearing/ Notice of Violation.
4. If the Respondent does not correct the violations(s) and bring the property into compliance as set forth in section 3, a civil penalty of **\$100.00 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 the Respondent.**
5. Administrative costs in the amount of **\$300.00 shall be waived by the City** with the filing of this Stipulation. 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.

Case No: CE 20110046
Stipulation and Agreed Order

6. The Respondent 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.
7. **The Respondent bears the burden of contacting the City's Code Enforcement Division at 772-600-0118 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: Deborah Carrasco
Deborah Carrasco

Date: 1/15/2021

RESPONDENT(S)

By: [Signature]

By: _____

Date: 1/15/2021

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.

Paul Nicoletti, Magistrate

Copy furnished to the parties by U.S. Mail / Hand Delivery / Fax



**CITY OF STUART
CODE ENFORCEMENT**

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

NOTICE OF VIOLATION

Nov 18, 2020

ANDERSON CARMEN L
PO BOX 2176
STUART, FL 34995-2176

Case #: CE20110046

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: 700 SE BAHAMA AVE
PARCEL ID #: 0438410160070001010000

OBSERVATION DATE: 11/18/20
CORRECTION DATE: 01/08/2021

VIOLATION(S) 10-61 (i)
AND FENCE IN DISREPAIR
CORRECTIVE Correction: 10-61 (i)
ACTIONS: REPAIR FENCE- ALL ACCESSORY STRUCTURES, INCLUDING DETACHED
GARAGES, FENCES and WALLS, SHALL BE MAINTAINED STRUCTURALLY
SOUND and IN GOOD REPAIR.

NOTICE OF HEARING SUMMONS

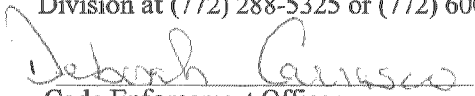
Failure to correct the violation(s) by the above date will result in a presentation of this matter at a hearing before the Code Enforcement Magistrate on **01/21/2021 at 09:00AM** in the City of Stuart Commission Chambers located at 121 SW Flagler Avenue, Stuart, Florida. The violation charged is a civil infraction and subjects you to a maximum civil penalty of up to \$250 per offense, per day, for repeat violations.

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

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

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

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


Code Enforcement Officer
Chalimar Gregory / Vito Lorenzo / Deborah Carrasco

7019 1120 0001 1393 1350
Certified Mail # Composite
CITY EXHIBIT A

Martin County, Florida - Laurel Kelly, C.F.A

Summary

generated on 1/15/2021 2:55:38 PM EST

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
04-38-41-016-007-00010-1	21740	700 SE BAHAMA AVE, STUART	\$56,820	1/9/2021

Owner Information

Owner(Current)	ANDERSON CARMEN L
Owner/Mail Address	PO BOX 2176 STUART FL 34995
Sale Date	2/16/2015
Document Book/Page	<u>2766 2483</u>
Document No.	2499526
Sale Price	100

Location/Description

Account #	21740	Map Page No.	O-04B
Tax District	3100	Legal Description	RUFF'S LITTLE DIXIE ADD'N, LOT 1 BLK 7
Parcel Address	700 SE BAHAMA AVE, STUART		
Acres	.1200		

NOTE: Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.

Parcel Type

Use Code	0100 Single Family
Neighborhood	343840 Lincoln Pk, Mcdonalds, Ruffs

Assessment Information

Market Land Value	\$25,000
Market Improvement Value	\$31,820
Market Total Value	\$56,820



11/17/2020



RECEIPT OF HAND DELIVERY

DATE January 15, 2021

Property Owner

TO: Carmen L. Anderson

ATTENTION Notice of Violation

Location of Property in violation 700 SE Bahama Ave.

Date and Time of Service 1/15/2021

Recipient Carmen L. Anderson

Signature of Owner/Recipient