

**MARTIN COUNTY, FLORIDA  
CODE ENFORCEMENT MAGISTRATE  
CASE NO. 15-0097780**

**MARTIN COUNTY, FLORIDA,  
Petitioner,  
vs.**

**PALMER SHERRY PALMER GORDON  
Respondent(s),**

PCN 483841300000002106

**FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER**

The Petitioner and Contract Purchaser hereby freely stipulate and agree to the following:

THIS MATTER having come before the Magistrate on April 16, 2025, and having heard the testimony and other evidence of the parties, and having been fully apprised of the circumstances, and based upon a preponderance of the evidence, does find as follows:

1. This Fine Reduction Stipulation and Agreed Recommended Order involves a parcel located at 4645 SE POMPANO ST, STUART, FL 34997, Martin County, Florida and further described as:

**Lot 21, Bluefish Cove, according to the plat thereof, recorded in Plat Book 11, Page 6, of the Public Records of Martin County, Florida.**

2. On February 17, 2016, an Order Finding Violation was issued by the Code Enforcement Magistrate to PALMER SHERRY PALMER GORDON, for the following violation(s):

- Section 105.1 FBC - Permits When Required Incor. By Sec 21.1 General Ordinances, Martin County Code

Compliance was required by April 19, 2016. On December 2, 2024, an Affidavit of Compliance/Accrued Fines was issued reflecting an outstanding fine of \$ 312,200.00 plus costs in the amount of \$ 575.00.

3. K2 Real Estate Investment, LLC is in contract to purchase the property on May 29, 2025 through a bank approved short sale.
4. Staff has determined that a lien reduction is warranted. The Contract Purchaser was not responsible for the violation; however, they have offered to pay \$ 31,277.50 to resolve the outstanding fines which have accrued.

5. The parties represent, under penalty of perjury that that they have read this Stipulation; that they have full authority to enter into this Stipulation; that the facts contained herein are the truth, the whole truth and nothing but the truth; and that they are signing this agreement freely and voluntarily and are under no duress to execute it.

**CONTRACT PURCHASER:**

**PETITIONER: MARTIN COUNTY, FLORIDA**

*Kenneth Morris*

Kenneth Morris principal of  
K2 Real Estate Investment, LLC

*Rachel Spradley*

Rachel Spradley  
Nuisance Abatement Coordinator

Date: 04 / 08 / 2025


Date: 4-16-2025

**AGREED RECOMMENDED ORDER**

PURSUANT TO THE STIPULATION OF THE PARTIES SET FORTH ABOVE, IT IS HEREBY RECOMMENDED TO THE BOARD OF COUNTY COMMISSIONERS, as follows:

Given that K2 Real Estate Investment, LLC has offered payment in the total amount of \$31,277.50 and Staff's determination that a reduction in the lien amount from \$312,775.00 is warranted, K2 Real Estate Investment, LLC., should be ordered to pay the amount of \$ 31,277.50 within thirty (30) days of Board of County Commissioners' approval. In the event said amount is not paid within thirty (30) days, the fine should revert to the accrued amount prior to the reduction.

DONE AND ORDERED this 16<sup>th</sup> day of April, 2025.

  
Paul J. Nicoletti  
Code Enforcement Magistrate

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772)320-3131, the County Administration office (772)288-5400, Florida Relay 711, or by completing our accessibility feedback form at [www.martin.fl.us/accessibility-feedback](http://www.martin.fl.us/accessibility-feedback).