

**MARTIN COUNTY, FLORIDA  
CODE ENFORCEMENT MAGISTRATE  
CASE NO. 13-0074577**

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

**TAYLOR DOUGLAS**  
**Respondent(s),**

PCN 343842050001000801

**FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER**

The Petitioner and Current Owner hereby freely stipulate and agree to the following:

THIS MATTER having come before the Magistrate on March 19, 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 6989 SE RIDGEWAY TERR, HOBE SOUND, FL 33455, Martin County, Florida and further described as:

**Lot 8, Block "A", PLAT NO 2, RIDGEWAY MOBILE HOME SUBDIVISION, according to the Plat thereof, recorded in Book 4, Page 41, of the Public Records of Martin County, Florida.**

2. On February 19, 2014, a Stipulation and Agreed Final Order was issued by the Code Enforcement Magistrate to Douglas Taylor, for the following violation(s):

- Section 67.201.B - Nuisance Declared: Trash, Etc General Ordinances, Martin County Code


Compliance was required by May 19, 2014. On January 15, 2020, an Affidavit of Compliance/Accrued Fines was issued reflecting an outstanding fine of \$ 389,700.00.


3. THW FL Group, LLC are the Current Owners of the property. Pursuant to a Tax Deed recorded in Official Records Book 3434, Page 2519, Martin County, Florida Public Records, Respondent has no remaining interest in the property.
4. Staff has determined that a lien reduction is warranted. Current Owners were not responsible for the violation; however they have offered to pay \$0 to resolve the outstanding fines which have accrued. The County received payment from the Tax Deed sale in the amount of \$40,676.14.

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.

**CURRENT OWNERS:**  
**THW FL Group, LLC**

**PETITIONER: MARTIN COUNTY, FLORIDA**

  
Haley Dunford  
THW FL Group, LLC

  
Rachel Spradley  
Nuisance Abatement Coordinator

Date: March 3, 2025

Date: 3/18/25

**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 THW FL Group, LLC has offered payment in the total amount of \$0 as the County received payment in the amount of \$40,676.14 from a Tax Deed sale and Staff's determination that a reduction in the lien amount from \$386,725.00 is warranted, THW FL Group, LLC, should be ordered to pay the amount of \$0 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 19<sup>th</sup> day of March 2025.

  
Paul J. Nicoletti  
Code Enforcement Magistrate

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**THW FL Group, LLC**  
515 North Flagler Drive  
Suite 350  
West Palm Beach, FL 33401



**Anders Wick**  
General Counsel  
312.404.2671  
awick@thwflgroup.com

February 25, 2025

*Via Electronic Mail*

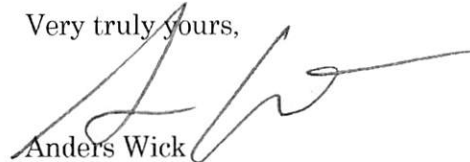
*RE: 6989 SE Ridgeway Terrace, Hobe Sound, FL 33455*

Dear Sir or Madam,

Please be advised that Ms. Haley Dumford is authorized to act on behalf of THW FL Group, LLC with respect to the above-referenced property with respect to all issues related to permitting and the removal of liens.

If you have any questions, please feel free to reach out to me.

Very truly yours,



Anders Wick  
General Counsel