

**MARTIN COUNTY, FLORIDA
CODE ENFORCEMENT MAGISTRATE
CASE NO. 10-0037252**

**MARTIN COUNTY, FLORIDA,
Petitioner,**

vs.

DENTON II LLC

Respondent(s),

PCN 014038002012002602

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 14959 Sw 170th Ave, Martin County, Florida and further described as:

LOT 26 AND 27, BLOCK 12, BOOKER PARK.

2. On June 16, 2010, an Order Finding Violation was issued by the Code Enforcement Magistrate to DENTON II LLC , for the following violation(s):
 - Section 67.201.A. - Nuisance Declared: Weeds, Undergrowth General Ordinances, Martin County Code

Compliance was required by June 30, 2010. On, June 2018, the property was transferred over to the Village of Indiantown. On September 1, 2021, Martin County received payment from the Surplus payment paid to a Tax Deed sale in the amount of \$2,923.91. The property was cleared in 2022 from ariel views from the Property Appraisers website.

3. Dennis Limited, LLC are the Current Owners of the property. Pursuant to a Quit- Claim Deed recorded in Official Records Book 3329, Page 1398, 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 brought the property into compliance and have offered to pay \$0 to resolve the outstanding fines which have accrued. In addition, staff has considered the \$25,000.00 assessed value of the property.

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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:

PETITIONER: MARTIN COUNTY, FLORIDA

Authentisign
Paulette Dennis
Paulette Dennis
Authorized Representative
of Dennis Limited, LLC

Rachel Spradley
Rachel Spradley
Nuisance Abatement Coordinator

Date: 03/17/25

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 Dennis Limited LLC has offered payment in the total amount of \$0 and Staff's determination that a reduction in the lien amount from \$392,175.00 is warranted, Dennis Limited, 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 19th day of March 2025.

Paul J. Nicoletti
Paul J. Nicoletti
Code Enforcement Magistrate

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