

MARTIN COUNTY, FLORIDA  
CODE ENFORCEMENT MAGISTRATE  
CASE NO. 04-0012253

MARTIN COUNTY, FLORIDA,  
Petitioner,

vs.

AHLSTROM, ORJAN  
Respondent(s),

PCN 513841001178000700

**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 May 18, 2022, 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 unaddressed property, Martin County, Florida and further described as:

**Lot 7, Block 178, PORT SALERNO, according to the Plat thereof, recorded in Plat Book 1, Page 132, Public Records of Palm Beach (now Martin) County, Florida.**

2. On May 23, 2005, an Order Finding Violation was issued by the Code Enforcement Magistrate to Ahlstrom, Orjan, for the following violation(s):

- 91.34 A STORAGE OF JUNKED VEHICLE

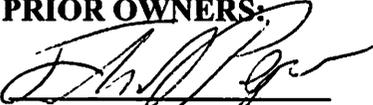
Compliance was required by June 10, 2005. On September 29, 2005, an Affidavit of Compliances was issued reflecting an outstanding fine of \$5,200.00 plus costs in the amount of \$350.00.

3. Sun Lovers Homes South FL, Inc.as Trustee of the 5301 Kingfish Avenue Land Trust under the provisions of a trust agreement dated the 15<sup>th</sup> day of July 2013 are the previous owners of the property. Pursuant to a Warranty Deed recorded in Official Records Book 3300, Page 2104, Martin County, Florida Public Records, the property was sold to Karen Poller however Sun Lovers Homes South Fl., Inc.as Trustee of the 5301 Kingfish Avenue Land Trust under the provisions of a trust agreement dated the 15<sup>th</sup> day of July 2013 has no remaining interest in the property, however they are requesting the fine reduction to clear up the fines due prior to the sale.

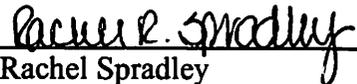
FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER

- 4. Staff has determined that a lien reduction is warranted. Sun Lovers Homes South FL, Inc as Trustee of the 530 Kingfish Avenue Land Trust under the provisions of the trust agreement dated the 15<sup>th</sup> day of July 2013 brought the property into compliance and have offered to pay \$555.50 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.

**PRIOR OWNERS:**

  
 Frank Pepe, as Manger of  
 Sun Lovers Homes South FL, Inc  
 as Trustee of the 530 Kingfish Avenue  
 Land Trust under the provisions of the  
 trust agreement dated the 15<sup>th</sup> day of July 2013

**PETITIONER: MARTIN COUNTY, FLORIDA**

  
 Rachel Spradley  
 Nuisance Abatement Coordinator

Date: 5-13-2022

Date: 5-16-2022

**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 Sun Lovers Homes South FL, Inc as Trustee of the 530 Kingfish Avenue Land Trust under the provisions of the trust agreement dated the 15<sup>th</sup> day of July 2013 has offered payment in the total amount of \$555.50 and Staff's determination that a reduction in the lien amount from \$5,900.00 is warranted, POLLER KAREN, should be ordered to pay the amount of \$555.50 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 18<sup>th</sup> day of May, 2022.

  
 Paul J. Nicoletti  
 Code Enforcement Magistrate