

MARTIN COUNTY, FLORIDA
CODE ENFORCEMENT MAGISTRATE
CASE NO. ENF2024070619-01

MARTIN COUNTY, FLORIDA,
Petitioner,

vs.

SPEAKMAN HOLLY A
Respondent(s),

PCN 403841006000021107

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 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 4440 SE Chesapeake Bay Drive, Stuart, FL. 34997, Martin County, Florida and further described as:

All of lot 211, Fisherman's Cove section 2, phase 3a, according to the map or plat thereof in Plat Book 8, Page 86, Public Records of Martin County, Florida. Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 1998.

2. On October 16, 2024, an Order Finding Violation was issued by the Code Enforcement Magistrate to SPEAKMAN HOLLY A, for the following violation(s):

- Section 67.201.B Trash 2023 - Nuisance Declared: Trash, Etc General Ordinances, Martin County Code
- Section 91.34.A Generally Inoperable - Generally Inoperable Vehicles General Ordinances, Martin County Code
- Section 67.201.A. Weeds, undergrowth 2023 - Nuisance Declared: Weeds, Undergrowth General Ordinances, Martin County Code

Compliance was required by November 29, 2024. On January 30, 2025, an Affidavit of Compliance/Accrued Fines was issued reflecting an outstanding fine of \$ 12,400.00 plus costs in the amount of \$ 575.00.

3. ABJJ Property Rentals LLC are the Current Owners of the property. Pursuant to a Warranty Deed recorded in Official Records Book 3482, Page 1278, 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 \$ 1,297.50 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.

CURRENT OWNERS:

PETITIONER: MARTIN COUNTY, FLORIDA

Bruce Oresky

Bruce Oresky (Apr 4, 2025 15:42 EDT)

Bruce Oresky, Manager
ABJJ Property Rentals, LLC

Rachel Spradley

Rachel Spradley
Nuisance Abatement Coordinator

Date: _____

Date: 4/7/2025

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 ABBJ Property Rentals, LLC has offered payment in the total amount of \$ 1,297.50 and Staff's determination that a reduction in the lien amount from \$12,975.00 is warranted, ABBJ Property Rentals, LLC, should be ordered to pay the amount of \$ 1,297.50 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 day of April, 2025.

Paul J. Nicoletti
Paul J. Nicoletti
Code Enforcement Magistrate