

**MARTIN COUNTY, FLORIDA  
CODE ENFORCEMENT MAGISTRATE  
CASE NO. 08-0025896, 09-0031436, 10-0040735**

**MARTIN COUNTY, FLORIDA,**  
**Petitioner,**

**vs.**

**GARLAND, MARJORIE**

**Respondent(s),**

PCN 283741002005001904

**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 October 18, 2023, 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 45 NE 16<sup>th</sup> Stuart, Martin County, Florida and further described as:

LOT 19 AND 20, BLOCK 5, NOTHWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

2. On April 15, 2009, an Order Finding Violation for code enforcement case 08-0025896 was issued by the Code Enforcement Magistrate to Marjorie Garland, for the following violation(s):

Section 105.1. Florida Building Code(FBC), - Required, as incorporated by Section 21.1, General Ordinances, Martin County Code. General Ordinances, Martin County Code  
Section 21.113. Foundation Walls. General Ordinances, Martin County Code  
Section 21.133. Stairs and Walking Surfaces. General Ordinances, Martin County Code  
Section 21.135. Interior Doors. General Ordinances, Martin County Code  
Section 21.223. Electrical System Hazards. General Ordinances, Martin County Code  
Section 21.115. Roofs and Drainage. General Ordinances, Martin County Code.

Compliance was required by May 15, 2009. On September 15, 2009, an Affidavit of Compliance/Accrued Fines was issued reflecting an outstanding fine of \$72,600.00 plus costs in the amount of \$ 575.00.

3. On September 16, 2009, an Order Finding Violation for code enforcement case 09-0031436 was issued by the Code Enforcement Magistrate to Marjorie Garland, for the following violation(s):

FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER

Section 105.1. Florida Building Code(FBC), - Required, as incorporated by Section 21.1, General Ordinances, Martin County Code. General Ordinances, Martin County Code  
Section 67.201.B- Nuisance Declared: Trash, Etc. General Ordinances, Martin County Code

Compliance was required by September 30, 2009. On September 15, 2016, an Affidavit of Compliance/Accrued Fines was issued reflecting an outstanding fine of \$259,900.00 plus costs in the amount of \$ 575.00.

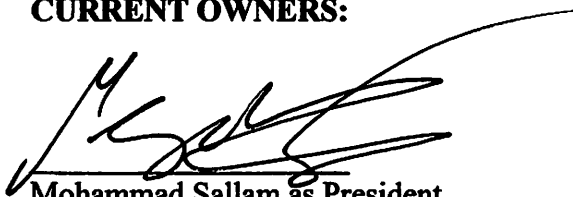
4. On November 17, 2010, an Order Finding Violation for code enforcement case 10-0040735 was issued by the Code Enforcement Magistrate to Marjorie Garland, for the following violation(s):

Section 67.201.A- Nuisance Declared: Weeds, Undergrowth, General Ordinances, Martin County Code.

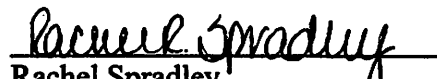
Compliance was required by December 3, 2010. On June 12, 2019, an Affidavit of Compliance/Accrued Fines was issued reflecting an outstanding fine of \$310,500.00 plus costs in the amount of \$ 575.00.

5. Protobloom Technologies, Inc are the Current Owners of the property. Pursuant to a Tax Deed recorded in Official Records Book 3355, Page 527, Martin County, Florida Public Records, Respondent has no remaining interest in the property.
6. Staff has determined that a lien reduction is warranted. Current Owners were not responsible for the violation; however, the County has received \$32,512.33 in overage money paid from the sale of the Tax Deed. The owners are requesting that the remaining fines be reduced to zero. In addition, staff has considered the \$20,000 assessed value of the property.
7. 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:**

  
Mohammad Sallam as President  
of Protobloom Technologies, Inc.

**PETITIONER: MARTIN COUNTY, FLORIDA**

  
Rachel Spradley  
Nuisance Abatement Coordinator

Date: 10/9/2023

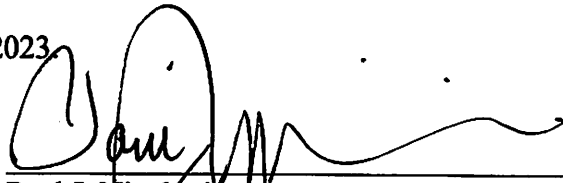
Date: 10/10/23

**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 Protobloom Technologies, Inc has paid the County a total amount of \$32,512.33 and Staff's determination that a reduction in the lien amount from \$644,725.00 for all three cases is warranted, Protobloom Technologies, Inc , should be ordered to pay the amount of zero dollars within thirty (30) days of Board of County Commissioners' approval.

DONE AND ORDERED this 18<sup>th</sup> day of October, 2023.

A handwritten signature in black ink, appearing to read 'Paul J. Nicoletti', is written over a horizontal line.

Paul J. Nicoletti  
Code Enforcement Magistrate

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