

**MARTIN COUNTY, FLORIDA  
CODE ENFORCEMENT MAGISTRATE  
CASE NO. ENF2023100860**

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

**GERSON ERIC GERSON GABRIELA  
Respondent(s),**

PCN 133840024000004506

**FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER**

The Petitioner and Respondents 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 3502 SW COCO PALM DR, PALM CITY, FL 34990, Martin County, Florida and further described as:

**Lot 45 MILL CREEK AT MARTIN DOWNS, according to the map or plat thereof, recorded in Plat Book 12, Page 45, Public Records of Martin County, Florida.**

2. On February 21, 2024, an Order Finding Violation was issued by the Code Enforcement Magistrate to Eric Gerson and Gabriela Gerson, for the following violation(s):

- Section 105.1 FBC- Permits - Permits When Required Incorporated By Sec 21.1 General Ordinances, Martin County Code

Compliance was required by March 29, 2024. On September 13, 2024, an Affidavit of Compliance/Accrued Fines was issued reflecting an outstanding fine of \$16,400.00 plus costs in the amount of \$575.00.

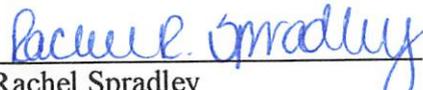
3. Staff has determined that a lien reduction is warranted. Respondents were responsible for the violation; and they brought the property into compliance and have offered to pay \$1,697.50 to resolve the outstanding fines which have accrued by making \$100.00 payments each month for 17 consecutive months, said payments to be made on or before the 15<sup>th</sup> day of each month.
4. 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.

**RESPONDENT:**

**PETITIONER: MARTIN COUNTY, FLORIDA**

  
Eric Gerson

  
Rachel Spradley  
Nuisance Abatement Coordinator

  
Gabriela Gerson

Date: 3/9/2025

Date: 3/9/2025

**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 Eric Gerson and Gabriela Gerson have offered payment in the total amount of \$1,697.50, and Staff's determination that a reduction in the lien amount from \$16,975.00 is warranted, Eric Gerson and Gabriela Gerson should be ordered to pay the amount of \$1,697.50 by making \$100.00 payments each month for 17 consecutive months; said payments to be made on or before the 15<sup>th</sup> day of each month. Said payments shall begin within thirty (30) days of Board of County Commissioners' approval. In the event said payments do not begin within thirty (30) days of Board of County Commissioners' approval, or any subsequent monthly payment is not paid within thirty (30) days of the 15<sup>th</sup> day of said month, 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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