

MARTIN COUNTY, FLORIDA  
CODE ENFORCEMENT MAGISTRATE  
CASE NO. 08-0021539

MARTIN COUNTY, FLORIDA,  
Petitioner,

vs.

LANDIS, MITCHELL ROBERT  
Respondent(s),

PCN 023940002000001007

**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 5455 SW RANCHITO ST, PALM CITY, FL 34990, Martin County, Florida and further described as:

**Lot 10, Tracks 57, 58 and 59, Section 2, T 5 39 S, Range 40 E, Palm City Farms, Public Book 6, Page 42, Public Records of Palm Beach County, now Martin County, Florida.**

2. On May 18, 2022, an Order Finding Violation was issued by the Code Enforcement Magistrate to LANDIS, MITCHELL ROBERT , for the following violation(s):
  - Section 67.201.B - Nuisance Declared: Trash, Etc General Ordinances, Martin County Code.
  - Section 105.1 FBC - Permits When Required Incor. By Sec 21.1 General Ordinances, Martin County Code.
  - Section 67.201.A. - Nuisance Declared: Weeds, Undergrowth General Ordinances, Martin County Code.

Compliance was required by December 19, 2008. On October 23, 2020 , an Affidavit of Compliance/Accrued Fines was issued reflecting an outstanding fine of \$ 1,297,400.00.

3. Louise Edwards are the Current Owners of the property. Pursuant to a Quit Claim Deed recorded in Official Records Book 3153, Page 1257, Martin County, Florida Public Records, Respondent has no remaining interest in the property.

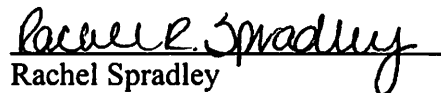
FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER

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 \$4,000.00 to resolve the outstanding fines which have accrued. In addition, staff has considered the \$40,000.00 assessed value of the property.
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**

  
Louise Edwards

  
Rachel Spradley  
Nuisance Abatement Coordinator

Date: 5-17-22


Date: 5-17-22

**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 LOUISE EDWARDS has offered payment in the total amount of \$4,000.00 and Staff's determination that a reduction in the lien amount from \$1,297,900.00 is warranted, LOUISE EDWARDS should be ordered to pay the amount of \$4,000.00 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 May 18, 2022.

  
Paul J. Nicoletti  
Code Enforcement Magistrate