

MARTIN COUNTY, FLORIDA  
CODE ENFORCEMENT MAGISTRATE  
CASE NO. 16-0102829

MARTIN COUNTY, FLORIDA,  
Petitioner,

vs.

NOLTE, DARRIN & RENEE F AND  
1969 SE MADISON, LLC  
Respondents.

PCN 52-38-41-006-008-0018.0-40000

**FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER**

The Petitioner and Current Owners hereby freely stipulate and agree to the following:

THIS MATTER having come before the Magistrate on December 19, 2018, 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 1969 SE Madison, Stuart, Martin County, Florida and further described as:

**LOT 18, BLOCK 8, PLAT NO. 2, CORAL GARDENS, ACCORDING TO THE  
PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 129, PUBLIC  
RECORDS OF MARTIN COUNTY, FLORIDA**

2. On July 27, 2016, the Code Enforcement Magistrate entered into an Order Finding Violation against Darrin & Renee F Nolte for violation of Section 67.201.A Nuisance Declared: Weeds, Undergrowth, Section 21.114 Exterior Walls all under General Ordinances, Martin County. An Affidavit of Compliance with Fines was recorded in Official Records book 3023 page 2749 on October 29, 2018 with a total amount of \$149,475.00 in fines.

3. 1969 SE MADISON LLC is the Current Owners. Pursuant to a Certificate of Title recorded in Official Records Book 3019, Page 1580, Martin County, Florida Public Records, Respondents have no remaining interest in the property.

4. Staff has determined that a lien reduction is warranted. Current Owners were not responsible for the violation, but have offered to pay \$10,000.00 to resolve the outstanding fine which has accrued. The current owners are also the ones that brought the property into compliance. The current value of the property is listed at \$121,360.00 per the Martin County Property Appraiser's website. The current owners paid \$107,700.00 for the purchase 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:**  
**DANIEL P LUMBRA AS MANAGER**  
**OF 1969 SE MADISON, LLC**



**PETITIONER: MARTIN COUNTY, FLORIDA**

  
**Rachel Spradley**  
**Nuisance Abatement Coordinator**

**Date:** 12-17-2018


**Date:** 12-19-18

**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 1969 SE Madison, LLC has offered payment in the total amount of \$10,000.00 and Staff's determination that a reduction in the lien amount from \$149,475.00 is warranted, 1969 SE Madison LLC should be ordered to pay the amount of \$10,000.00 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 19 day of December, 2018.

  
**Paul Nicoletti**  
**Code Enforcement Magistrate**

State of Florida, County of Palm Beach, ss:

On the 17th day of Dec. in the year 2018, before me, the undersigned, personally appeared Daniel P. Lumbra, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signatures(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Victor J. Ramirez  
Notary Public

 Victor J. Ramirez  
Notary Public  
State of Florida  
My Commission Expires 05/15/2021  
Commission No. GG 104609