

MARTIN COUNTY, FLORIDA
CODE ENFORCEMENT MAGISTRATE
CASE NO. 16-0108112

MARTIN COUNTY, FLORIDA,
Petitioner,

vs.

RANGER, SHAWN

Respondents.

PCN 34-38-42-510-000-0011.0-10000

FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER

The Petitioner and Respondent 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 9744 SE Hidden Court, Hobe Sound, Martin County, Florida and further described as:

Lot 11, of HOBE PINES, according to the Plat thereof, as recorded in Plat Book 7, at Page 89, of the Public Records of Martin County, Florida.

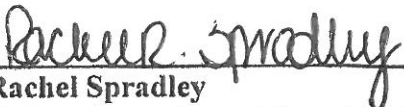
2. On January 18, 2017, the Code Enforcement Magistrate entered an Order for Repeat Violation against Shawn Ranger for violation of Section 67.201.B Nuisance Declared: Trash, Etc. under General Ordinances, Martin County. An Affidavit of Compliance with fines was issued on October 12, 2018 in the amount of \$380,500.00 recorded in Order Book 3023 Page 1856.

3. Staff has determined that a lien reduction is warranted. The Respondent has offered to pay \$11,000.00 to resolve the outstanding fine which has accrued. The current value of the property is listed at \$160,920.00 per the Martin County Property Appraiser's website.

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:
SHAWN RANGER

PETITIONER: MARTIN COUNTY, FLORIDA



Rachel Spradley
Nuisance Abatement Coordinator

Date: 12/13/18

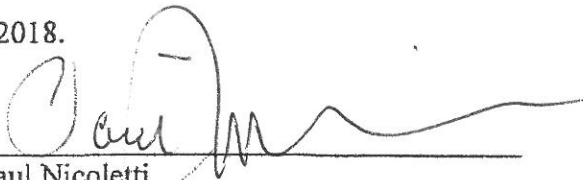
Date: 12-19-18

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 Shawn Ranger has offered payment in the total amount of \$11,000.00 and Staff's determination that a reduction in the lien amount from \$380,500.00 is warranted, Shawn Ranger should be ordered to pay the amount of \$11,000.00 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 19th day of December, 2018.

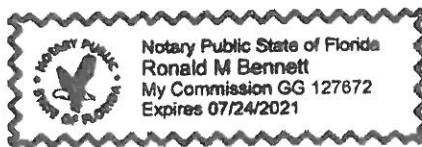


Paul Nicoletti
Code Enforcement Magistrate

State of Fl, County of Martin, ss:

On the 13 day of Dec in the year 2018, before me, the undersigned, personally appeared Shawn Ronger, 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.





Notary Public