

MARTIN COUNTY, FLORIDA  
CODE ENFORCEMENT MAGISTRATE  
CASE NO. 17-0115340

MARTIN COUNTY, FLORIDA,  
Petitioner,

vs.

LAZZARA J BRENDA  
Respondent(s),

PCN 213741003003001805

**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 December 18, 2019 , 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, 3042 NE Savannah Road, Jensen Beach, FL. 34957, Martin County, Florida and further described as:

**Lot 18, Block C, Savanna Highlands, according to the plat thereof, recorded in Plat Book 3, Page 36 of the Public Records of Martin County, Florida.**

2. On January 17, 2018, an Order Finding Violation was issued by the Code Enforcement Magistrate to Brenda J Lazzara, for the following violation(s):

- Section 21.99 - Accessory Structures General Ordinances, Martin County Code.
- Section 21.121.2 Openable Windows, General Ordinance, Martin County Code
- Section 21.223 Electrical System Hazards, General Ordinances, Martin County Code
- Section 67.201.A- Nuisance Declared: Weeds, Undergrowth, General Ordinances, Martin County Code.

Compliance was required by February 28, 2018. On November 7, 2019, an Affidavit of Compliance/Accrued Fines was issued reflecting an outstanding fine of \$202,600.00 plus costs in the amount of \$575.00.

3. BANK OF NEW YORK MELLON TTEE C/O SELECT PORTFOLIO SERVICING INC are the Current Owners of the property. Pursuant to a Certificate of Title recorded in Official Records Book 3057, Page 1359, Martin County, Florida Public Records, Respondent has no remaining interest in the property.

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 \$5,000.00 to resolve the outstanding fines which have accrued. In addition, staff has considered the \$39,220.00 assessed value of the structure.
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:**  
**BANK OF NEW YORK MELLON**

  
**Steven B Greenfield, Esq.**  
**Attorney for Bank of New York Mellon**

**Date:** 12/4/19

**PETITIONER: MARTIN COUNTY, FLORIDA**

  
**RACHEL SPRADLEY**  
**NUISANCE ABATEMENT COORDINATOR**

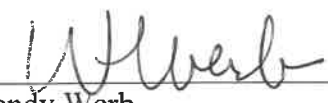
**Date:** Dec 10, 2019

**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 BANK OF NEW YORK MELLON TTEE C/O SELECT PORTFOLIO SERVICING INC has offered payment in the total amount of \$5,000.00 and Staff's determination that a reduction in the lien amount from \$203,175.00 is warranted, BANK OF NEW YORK MELLON TTEE C/O SELECT PORTFOLIO SERVICING INC, should be ordered to pay the amount of \$5,000.00 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 18<sup>th</sup> day of December, 2019.

  
**Wendy Werb**  
**Code Enforcement Magistrate**

FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER

State of Florida County of Palm Beach, ss:

On the 4th day of December in the year 2019, before me, the undersigned, personally appeared Steven B. Greenfield, 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.

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Notary Public

