

MARTIN COUNTY, FLORIDA  
CODE ENFORCEMENT MAGISTRATE  
CASE NO. 16-0107914

MARTIN COUNTY, FLORIDA,  
Petitioner,  
vs.  
WICKER SHIRLEY

Respondent(s),

PCN 553841009000008109

**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 16, 2020, 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 2780 SE Holly St., Stuart, Martin County, Florida and further described as:

**SEE EXHIBIT A**

2. On November 16, 2016, an Order Finding Violation was issued by the Code Enforcement Magistrate to Wicker, Shirley, for the following violation(s):
  - Section 67.201.A. - Nuisance Declared: Weeds, Undergrowth General Ordinances, Martin County Code.

Compliance was required by December 16, 2016. On April 17, 2018, an Affidavit of Compliance/Accrued Fines was issued reflecting an outstanding fine of \$48,600.00 plus costs in the amount of \$575.00.

3. 33162 Land Trust are the Current Owners of the property. Pursuant to a Tax Deed recorded in Official Records Book 3082, Page 278, Martin County, Florida Public Records, Respondent has no remaining interest in the property.
4. Staff has determined that a lien reduction is warranted to zero. Current Owners were not responsible for the violation and paid the County an overage in the amount of \$20,004.39 when they purchased the property at a tax sale.

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.

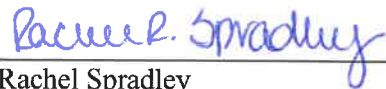
**CURRENT OWNERS:**

**PETITIONER: MARTIN COUNTY, FLORIDA**



**Jayson Oneschuk**

**President of Carr Investment Properties, Inc  
As Trustee for 33162 Land Trust**



**Rachel Spradley**

**Nuisance Abatement Coordinator**

**Date:**

12-15-20

**Date:**

12-15-2020

**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 has 33162 Land Trust made payment in the total amount of \$20,004.39 and Staff's determination that a reduction in the lien amount from \$49,175.00 is warranted, 33162 Land Trust, should be ordered to pay zero dollars.

DONE AND ORDERED this 16<sup>th</sup> day of December, 2020.



**Paul J. Nicoletti**

**Code Enforcement Magistrate**

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772)320-3131, the County Administration office (772)288-5400, Florida Relay 711, or by completing our accessibility feedback form at [www.martin.fl.us/accessibility-feedback](http://www.martin.fl.us/accessibility-feedback).

## EXHIBIT "A"

**LOT NO. 81, MOBILE HOME GARDENS, an unrecorded subdivision of a part of Tract 3, Block 70, St. Lucie Inlet Farms Subdivision, Plat Book 1, Page 98, Public Records, Palm Beach (now Martin) County, Florida, a survey map of said unrecorded subdivision having been prepared by Stafford and Brock, Engineers and surveyors of Stuart, Florida, and said Lot No. 81 being more particularly described as follows:**

**Start at the S.E. corner of Tract 3, Block 70, St. Lucie Inlet Farms, Plat Book 1, Page 98, Palm Beach (now Martin) County, Florida; Thence run south  $66^{\circ} 54' 28''$  W along the south line of said Tract 3 a distance of 245 feet to a point for the point of beginning; thence run N  $23^{\circ} 29' 51''$  W a distance of 100 feet; thence run S  $66^{\circ} 54' 28''$  W a distance of 75 feet; thence run S  $23^{\circ} 29' 51''$  E a distance of 100 feet; thence run N  $66^{\circ} 54' 28''$  E a distance of 75 feet to the point of beginning.**