

MARTIN COUNTY, FLORIDA
CODE ENFORCEMENT MAGISTRATE
CASE NO. ENF2019030439-01

MARTIN COUNTY, FLORIDA,
Petitioner,

vs.

RATIGAN, ROBERT J
Respondent(s),

PCN 244042002000000836

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 19029 SE HILLCREST DR, JUPITER, FL 33469, Martin County, Florida and further described as:

The West one-half of the south one-half of lot 8, JUPITER ACRES SUBDIVISION, according to the Plat thereof on file in the office of the Clerk of the Circuit Court in and for Martin County, Florida, Recorded in Plat Book 3, Page 52.

2. On August 21, 2019, an Order Finding Violation was issued by the Code Enforcement Magistrate to RATIGAN, ROBERT J , for the following violation(s):
 - Section 67.201.A. - Nuisance Declared: Weeds, Undergrowth General Ordinances, Martin County Code.
 - Section 21.106 Enclosures - Enclosures General Ordinances, Martin County Code.
 - Section 3.201.C.2.I - Accessory Uses - Commercial Equipment General Ordinances, Martin County Code.

Compliance was required by September 30, 2019. On November 5, 2019, an Affidavit of Compliance/Accrued Fines was issued reflecting an outstanding fine of \$7,000.00 plus costs in the amount of \$ 575.00.


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3. CASCADE FUNDING MORTGAGE TRUST HB1 are the Current Owners of the property. Pursuant to a Certificate of Title recorded in Official Records Book 3169, Page 1334, 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 \$1,275.00 to resolve the outstanding fines which have accrued.
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.

Cascade Funding Mortgage Trust HB1:

PETITIONER: MARTIN COUNTY, FLORIDA


Luis Danilo Aleman for
Cascade Funding Mortgage Trust HB1


Rachel Spradley
Nuisance Abatement Coordinator

Date: 12/8/2020

Date: 12/14/2020

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 CASCADE FUNDING MORTGAGE TRUST HB1 has offered payment in the total amount of \$1,275.00 and Staff's determination that a reduction in the lien amount from \$7,575.00 is warranted, CASCADE FUNDING MORTGAGE TRUST HB1, should be ordered to pay the amount of \$1,275.00 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 16TH of December, 2020.


Paul J. Nicoletti
Code Enforcement Magistrate