

MARTIN COUNTY, FLORIDA  
CODE ENFORCEMENT MAGISTRATE  
CASE NO. ENF2019060137-01

MARTIN COUNTY, FLORIDA,  
Petitioner,

vs.

PEGASUS I LLC  
Respondent(s),

PCN 173841010013000606

**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 March 17, 2021, 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 on an unaddressed vacant lot, Martin County, Florida and further described as:

**LOT 6, 7, 8, 9, 10, 11, 12 and 13 (LESS AND EXPECTED THE WEST 20 FEET OF LOTS 8 AND 9 BLOCK M THEREOF); TOGETHER WITH THAT PORTION OF ABANDONED ALLEY ADJACENT TO LOT S 6 THROUGH 13, INCLUSIVE, BLOCK M, PLAT OF CLEVELAND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S), PAGE(S) 78, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LAND SITUATE, LYING AND BEING IN MARTIN COUNTY, FLORIDA.**

2. On September 18, 2019, an Order Finding Violation was issued by the Code Enforcement Magistrate to PEGASUS I LLC, for the following violation(s):
  - 67.201.A Weeds- Nuisance Declared: Weeds, Undergrowth, General Ordinance, Martin County Code.


Compliance was required by October 31, 2019. On February 21, 2021, an Affidavit of Compliance/Accrued Fines was issued reflecting an outstanding fine of \$ 47,000.00 plus costs in the amount of \$ 575.00.

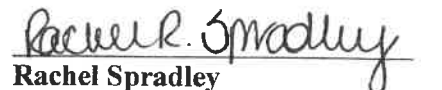
3. Staff has determined that a lien reduction is warranted. The Respondent brought the property into compliance and have offered to pay \$5,000.00 to resolve the outstanding fines which have accrued.

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: PEGASUS I LLC**

**PETITIONER: MARTIN COUNTY, FLORIDA**

  
**Adolfo Jose Navad Diaz**  
Managing Member

  
**Rachel Spradley**  
Nuisance Abatement Coordinator

Date: 3/30/2021


Date: 3/31/2021

**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 PEGASUS I LLC has offered payment in the total amount of \$5,000.00 and Staff's determination that a reduction in the lien amount from \$47,575.00 is warranted, PEGASUS I LLC, 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 MARCH 17, 2021

  
**Paul J. Nicoletti**  
Code Enforcement Magistrate

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