

# Application For Relief - Code Enforcement Liens

**RECEIVED**

**Manatee County**  
**Code Enforcement Division**  
 5030 US Hwy 301N  
 Ellenton, FL 34222  
 Tel: (941) 748-2071 Fax: (941) 749-3094

JAN 25 2010

BY: \_\_\_\_\_

Manatee County accepts applications for Code Enforcement Lien relief from owners of properties that have corrected ALL of the violations on the subject property. Please complete the form in its entirety. Incomplete applications will not be accepted.

Case #CE2011090349 Manatee County - vs - (Respondent) \_\_\_\_\_

## Property Information

Parcel Identification Number: 4960500009		
Lot:	Block:	Subdivision:
Address: 3103 25 <sup>th</sup> St. W.		
City: Bradenton		Zip Code: 34205

## Property Owner Information

Current property owner: Dan Lawson		
Address: 2833 - 22 <sup>nd</sup> STW		
City: B-Town	State: FL	Zip: 34205
Phone #: 941-787-5838	Email address: LAWSONVOKR2006-MAN1	
Representative/Agent:		
Address:		
City:	State:	Zip:
Phone #:	Email address:	

## Lien Information

Amount of lien: \$35,570.00	Amount of offer: 4000 <sup>00</sup> plus \$20.00 recording fee
Date lien was recorded: Book 2400 Page 46 December 1, 2011	Number of days the property was in Violation: 709
Date of Compliance: October 28, 2013	How much money was spent to abate the Violation:

The following documentation (when applicable) SHALL be submitted with the application:

(Reference any supporting documentation as Exhibit 1, Exhibit 2, and so forth.)

1. Notice of Lis Pendens recorded with Manatee County Clerk of Courts with the date, book and page shown;
2. Foreclosure Order, with the recording date, book and page shown;
3. Final Summary Judgment of Foreclosure, with the recording date, book and page shown;
4. New Certificate of Title, with the recording date, book and page shown;

RECEIVED

JAN 22 2020

- 5. County's Final Order of Imposition of Fine; and
- 6. Claim of Lien(s) with the recording date, book and page shown.

BY: \_\_\_\_\_

FACTORS RELEVANT TO APPLICATIONS FOR RELIEF:

- 1. The nature and gravity of the violation(s);
- 2. Any actions you have taken to correct the violation(s);
- 3. The length of time between the previously ordered compliance date and the date the violation(s) was brought into compliance;
- 4. Any actual costs you expended to cure the violation(s), if supported by documentation;
- 5. Any other prior or current violations you committed on the subject property or upon any other property you own within the County; and
- 6. Equitable considerations.
  - i. Whether there was any extraordinary hardship which existed or currently exists;
  - ii. Whether the applicant was the property owner when the fine or lien was imposed;
  - iii. Whether the property is homestead or non-homestead property;
  - iv. Whether the County lien is interfering with the sale or restoration of the property or will prevent the property from being conveyed to a new owner.

Please provide written justification as to why relief should be granted: (When you complete this section, at a minimum, address the above factors and reference any supporting documentation as Exhibit 1, Exhibit 2, and so forth.)

PROPERTY LITIGATION: (If applicable give detail here if this property is involved in litigation.)

I certify that I am: (Include documentation of the below)

- the owner of the subject property;
- an Attorney representing the owner,
- the legal representative for the property, or
- otherwise authorized to act on behalf of the property owner in this matter.

\_\_\_\_\_  
 Signature of Owner/ Authorized Representative  
 Dan Lawson  
 Print Name

Jan 22/2020  
 \_\_\_\_\_  
 Date

Note: County Code Section 2-7-25 allows the Board of County Commissioners to execute a satisfaction or release of lien. The application process requires two (2) public meetings. Once the application and documentation is found to be complete it will be scheduled and presented before a Special Magistrate. The findings of the Special Magistrate along with the application will be forwarded to the Board of County Commissioners for final approval or denial. All payments will need to be mailed to Manatee County, Attention Code Enforcement, 5030 US Hwy 301N, Ellenton, FL 34222 and payable to Manatee County, and include the Case Number. Once payment is received a Satisfaction of Lien will be prepared and recorded.  
 Revised 1/29/2019

## Robin Dyer

---

**From:** Kayla Berry <ykjberry@gmail.com>  
**Sent:** Tuesday, June 9, 2020 3:08 PM  
**To:** Robin Dyer  
**Subject:** Re: Delivery Status Notification (Failure)

On Tue, Jun 9, 2020, 2:19 PM Mail Delivery Subsystem <[mailer-daemon@googlemail.com](mailto:mailer-daemon@googlemail.com)> wrote:



### Message blocked

Your message to [robin.dryer@mymanatee.org](mailto:robin.dryer@mymanatee.org) has been blocked. See technical details below for more information.

The response from the remote server was:

```
550 5.4.1 Recipient address rejected: Access denied. AS(201806281) [DM3GCC02FT012.eop-gcc02.prod.protection.outlook.com]
```

----- Forwarded message -----

**From:** Kayla Berry <[ykjberry@gmail.com](mailto:ykjberry@gmail.com)>

**To:** [robin.dryer@mymanatee.org](mailto:robin.dryer@mymanatee.org)

**Cc:**

**Bcc:**

**Date:** Tue, 9 Jun 2020 14:19:26 -0400

**Subject:** Ligeration for 3103.

In reference to 3103 25th Street West in Bradenton, Florida 34205 ligerration. When the violation occurred I was not the owner of the said property at the time of the violations or the years later. I am a responsible owner of said property now and I would like to get this matter taken care of . Thanks, D.W.Lawson.

BK 2563 PG 3508 Doc Stamps \$0.70 Dkt# 3 6

R. B. "CHIPS" SHORE Clerk of Circuit Court Manatee County FL. Filed & Recorded 4/6/15 4:04 PM (1 of 1)

THIS INSTRUMENT PREPARED BY:  
PETER A. PEAK, ESQUIRE  
2002 Manatee Avenue West  
Bradenton, Florida 34205  
(941) 742-6671  
Florida Bar #0763380

D.P. # 4960500009

THIS QUIT-CLAIM DEED, executed this 8 day of September, 2014, by  
CINDY MAE GEEDING a/k/a LUCINDA M. GEEDING, the unmarried widow of  
DONALD LEE GEEDING,  
first party to  
DAN LAWSON,  
whose post office address is 200 Golden Harbor Trail, Bradenton, Florida 34212  
second party:

WITNESSETH, that the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Manatee, State of Florida, to wit:

Lot 23, Block B, TWENTY-SIXTH STREET ADDITION, as per plat thereof recorded in Plat Book 8, Page 2, Public Records of Manatee County, Florida.

Subject to taxes for the current year and subsequent years.  
Subject to restrictions, reservations and easements of record, if any.

THIS INSTRUMENT PREPARED AT THE REQUEST OF AND BY  
INFORMATION SUPPLIED BY THE PARTIES HERETO AND WITHOUT  
THE BENEFIT OF TITLE EXAMINATION.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Tracy Green  
Tracy Green  
(typed name of witness)

Cindy Mae Geeding  
CINDY MAE GEEDING  
a/k/a LUCINDA M. GEEDING

Kevin Gamble  
Kevin Gamble  
(typed name of witness)

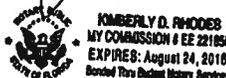
STATE OF FLORIDA  
COUNTY OF MANATEE

BEFORE ME personally appeared CINDY MAE GEEDING a/k/a LUCINDA M. GEEDING, personally known to me or who has produced FL Driver's License as identification and is described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 8th day of September, 2014.

MY COMMISSION EXPIRES:

Kimberly D. Rhodes  
Signed Name of Notary Public



BK 2523 PG 2119 Doc Stamps \$0.70 Dkt# 5  
R. B. "CHIPS" SHORE Clerk of Circuit Court Manatee County FL. Filed & Recorded 6/4/14 8:54:59 AM (1 of 1)

THIS INSTRUMENT PREPARED BY:  
PETER A. PEAK, ESQUIRE  
2002 Manatee Avenue West  
Bradenton, Florida 34205  
(941) 742-6671  
Florida Bar #0763380

D.P.# 4964500005

THIS CORRECTIVE QUIT-CLAIM DEED, executed this 3<sup>rd</sup> day of June, 2014, by  
CINDY MAE GEEDING a/k/a LUCINDA MAE GEEDING, the unmarried widow of  
DONALD LEE GEEDING,  
first party to  
DAN LAWSON,  
whose post office address is 200 Golden Harbor Trail, Bradenton, Florida 34212  
second party:

WITNESSETH, that the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Manatee, State of Florida, to wit:

Begin at the NW corner of Lot 23, Twenty-Sixth Street Addition Subdivision, as recorded in Plat Book 8, Page 2 of the Public Records of Manatee County, Florida; thence North, along the East r/w line of 25<sup>th</sup> Street West, 70.00 feet; thence S 89°29'30" E, 98.10 feet; thence North 15.74 feet; thence S 89°29'30" E, 35.90 feet; thence South 85.74 feet; thence N 89°29'30" W, 134.0 feet to the Point of Beginning.

Subject to taxes for the current year and subsequent years.  
Subject to restrictions, reservations and easements of record, if any.

This Deed is executed to correct that Quit Claim deed dated May 28, 2014, recorded on May 29, 2014 at O.R. Book 2522, Page 3359 of the Public Records of Manatee County, Florida.

THIS INSTRUMENT PREPARED AT THE REQUEST OF AND BY  
INFORMATION SUPPLIED BY THE PARTIES HERETO AND WITHOUT  
THE BENEFIT OF TITLE EXAMINATION.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:  
Willie Holcomb  
(typed name of witness)  
Am Bhatt  
(typed name of witness)

Cindy Mae Geeding  
CINDY MAE GEEDING  
a/k/a LUCINDA MAS GEEDING  
Lucinda Mae Geeding

STATE OF FLORIDA  
COUNTY OF MANATEE

BEFORE ME personally appeared CINDY MAE GEEDING, a/k/a LUCINDA MAE GEEDING, personally known to me or who has produced id driver's license as identification and is described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 3<sup>rd</sup> day of June, 2014.

MY COMMISSION EXPIRES:

Kimberly D. Rhodes  
Signed Name of Notary Public



**CE2011090349**

**VIOLATION OF 703.2.23 & 703.2.23.1**



**3103 25<sup>th</sup> St. W., Bradenton**

**CE2011090349**

**VIOLATION OF 703.2.23 & 703.2.23.1**



**3103 25<sup>th</sup> St. W., Bradenton**



11/21/2011 2:48:42 PM

2011090349  
JW



**MANATEE COUNTY  
FLORIDA**

September 20, 2011

LUCINDA M GEEDING  
3011 25TH ST W  
BRADENTON, FL 34205-3659

RE: File Number: CE 2011090349

Dear Property Owner:

It has come to the attention of the Building and Development Services Department that junk vehicles (including but not limited to a truck with no motor, a utility trailer, a pontoon boat on a trailer, expired tags, a blue boat on an inoperable trailer, and trash and debris (wood, old tools, buckets, etc.) are on your property located at 3103 25TH ST W, BRADENTON, FL (PIN# 4960500009 ). This constitutes a violation of Section 703.2.23 (Parking or Storage of Junk Vehicles or Refuse Prohibited) and Section 703.2.23.1 (Refuse Prohibited) of the Manatee County Land Development Code.

Perhaps you were not previously aware of this regulation/ordinance. However, this letter is intended to give you written notice of such violation(s). You are required to correct the violation(s) by October 4, 2011. In order to correct the violation(s), the junk vehicle(s) must be road ready or removed and all trash and debris must be removed.

If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the enforcement board even if the violation has been corrected prior to the board hearing.

If, after October 4, 2011, the violation has not been corrected it will be necessary to schedule a hearing before the Manatee County Code Enforcement Board or Special Magistrate.

In accordance with Florida Statutes, the Code Enforcement Board or Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) exists beyond the date set for compliance or for each day the violation is repeated.

If you require further assistance and or information, please contact Tom Wooten at (941) 737-2726 between the hours of 8:00 A.M. and 4:30 P.M. Monday through Friday.

Sincerely,

Tom Wooten  
Code Enforcement Officer

Building and Development Services Department - Code Enforcement Division  
Mailing Address: P.O. Box 1000, Bradenton, FL 34206-1000; Street Address: 1112 Manatee Avenue West, Bradenton, FL 34205  
PHONE: 941.748.2071; FAX: 941.749.3094  
[www.myanatee.org](http://www.myanatee.org)

HARRY BUSTLE \* MICHAEL GALLEN \* JOHN R. CHAPPIE \* ROBIN DISABATINO \* DONNA G. HAYES \* CAROL WHITMORE \* JOE MCCLASH  
District 1      District 2      District 3      District 4      District 5      District 6      District 7

BK 2400 PG 46 Dkt#2974113

R. B. "CHIPS" SHORE Clerk of Circuit Court Manatee County FL. Filed & Recorded 12/1/11 9:50:13 AM (1 of 1)

MANATEE COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE  
MANATEE COUNTY, FLORIDA

MANATEE COUNTY, a political subdivision  
of the State of Florida,  
Petitioner,

vs.  
LUCINDA M. GEEDING,  
Respondent,

Case No. CE2011090349

ORDER IMPOSING FINE

THIS CAUSE came on for public hearing before the Code Enforcement Special Magistrate on October 26, 2011, and the Special Magistrate having heard testimony under oath, received evidence, and heard arguments respective to all appropriate matters, and thereupon issues the Findings of Fact, Conclusions of Law, and Order as follows:

FINDINGS OF FACT

1. That Lucinda M. Geeding, hereinafter referred to as the Respondent is the owner of record of the subject property.
2. That notice was served on the Respondent and no one was present at the hearing.
3. That previous notifications of the violation of the Manatee County Land Development Code Section 703.2.23.1 were made and served on the Respondent by posting the property and at the front door of the Manatee County Administrative Center located at 1112 Manatee Avenue West, Bradenton, Florida.
4. That the property located at 3103 25th Street West, Bradenton, Florida, DP 4960500009, has a violation of Manatee County Land Development Code Section 703.2.23.1 because trash and debris is on the property.
5. That the Respondent is in violation of Section 703.2.23.1 for having trash and debris on the property.

CONCLUSIONS OF LAW

1. That the Respondent is in violation of Manatee County Land Development Code Section 703.2.23.1.

ORDER

Based upon the foregoing Findings of Fact and Conclusions of Law, and pursuant to the authority granted in Chapter 162, Florida Statutes, and Manatee County Land Development Code, it is hereby ORDERED:

1. THAT the Respondent corrects the violation of Manatee County Land Development Code Section 703.2.23.1.
2. THAT if this Order is not complied with on or before November 18, 2011, it is hereby ordered that Respondent shall pay a minimum fine of \$100, plus \$75 per day for each and every day any violation described herein continues past November 18, 2011.
3. Failure to Comply with this Order within the specified time will result in the recordation of this Order Imposing Fine, which constitutes a lien upon any real or personal property owned by the violators and may be foreclosed, and your property sold to enforce this lien. If such lien is filed, you will be assessed all costs incurred in recording and satisfying this lien.
4. The Code Enforcement Special Magistrate also authorizes the County Attorney or his/her designee to foreclose, collect or settle said lien using any legal or equitable remedies available to collect any liens which remain unpaid.
5. This Order becomes self-executing upon an Affidavit of Non-compliance being filed with the Clerk of Circuit Court Board Records Department, and a hearing shall not be necessary.
6. That pursuant to Section 305.5.7 of the Land Development Code, should a violation exist beyond the date set for compliance, the Special Magistrate shall impose a minimum fine of \$65.

Ordered October 26, 2011, and executed this 28<sup>th</sup> day of October, 2011.

ATTEST: R. B. Shore  
Clerk of Circuit Court

By: Jessie Lora  
Deputy Clerk



Todd Curry  
Manatee County Code Enforcement  
Special Magistrate

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing Order has been furnished to the Respondent, LUCINDA M. GEEDING, 3011 25TH STREET WEST, BRADENTON, FLORIDA 34205-3659, by U.S. mail and to the Manatee County Code Enforcement Division, this 28<sup>th</sup> day of October, 2011.

R. B. SHORE  
Clerk of Circuit Court  
Manatee County, Florida

By: Nicki Samrath  
Deputy Clerk

STATE OF FLORIDA COUNTY OF MANATEE  
This is to certify that the foregoing is a true and  
correct copy of the documents on file in my office.  
Witness my hand and official seal this 1<sup>st</sup> day of  
December, 2011  
R.B. SHORE  
Clerk of Circuit Court  
By: Nicki Samrath

ATTENTION: It is your responsibility to notify Code Enforcement at 941-748-4501, extension 6909 and satisfactorily demonstrate that the violation(s) has/have ceased. Release of this lien cannot occur until Code Enforcement verifies that the violation(s) no longer exist(s).

**CODE ENFORCEMENT SPECIAL MAGISTRATE  
MANATEE COUNTY, FLORIDA**

**MANATEE COUNTY, FLORIDA,**  
**Complainant,**

**CASE NO: CE2011090349**

**vs.**

**Lucinda M Geeding,**  
**Respondent**

**ORDER OF REFERRAL TO THE BOARD OF COUNTY COMMISSIONERS**

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on July 22, 2020, after due notice to Respondent, and the Special Magistrate having heard testimony under oath, received evidence and heard argument, thereupon issues this Order of Referral Order as follows:

1. The Compliance Order issued on October 26, 2011 found that the original owner Lucinda M Geeding, was the owner or person in charge of the property located at 3103 25<sup>th</sup> St W, Bradenton, FL and identified in the Manatee County Property Appraiser's records as: PID#4960500009, and that the property was in violation of Section 703.2.23.1 of the Manatee County Land Development Code, in that the Respondent had trash and debris on the property.
2. The Compliance Order imposed a minimum fine of \$100 plus a daily fine of \$75 for each day each violation continued to exist past the compliance date ordered.
3. As of the date of the hearing, fines imposed against Respondent totaled \$35,570.00 which includes \$20.00 recording fees. A certified copy of the Order Imposing Fine/Lien issued on October 26, 2011 was recorded in the Public Records of Manatee County Book 2400 Page 46 dated December 1, 2011, and thereafter constituted a lien against the above-described property and upon any other real or personal property owned by Respondent pursuant to Section 162.09, Florida Statutes, and Section 2-7-27 of the Manatee County Code of Ordinances.
4. The corrective action ordered in the Compliance Order has been completed and the property is now in compliance with Manatee County Land Development Code.
5. Justification exists to refer this case to the Manatee County Board of County Commissioners with a recommendation to reduce the outstanding fines to \$1,000.00 plus \$20.00 in recording fees.

DONE AND ORDERED this 22<sup>nd</sup> day of July, 2020

By:

  
Ben Vitale  
Special Magistrate  
Manatee County Code Enforcement

**CODE ENFORCEMENT SPECIAL MAGISTRATE  
MANATEE COUNTY, FLORIDA**

**CASE NO: CE2011090349**

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true and correct copy of the foregoing Order of Referral Order has been filed for the record on July 22, 2020 and has been furnished to the Respondent,

- Personally, on this 22<sup>nd</sup> day of July, 2020.  
 By US Mail on this 22<sup>nd</sup> day of July, 2020.

By:



\_\_\_\_\_  
Moira Horgan  
Administrative Specialist  
Manatee County Code Enforcement  
5030 US Hwy 301 N  
Ellenton, FL 34222