

# Application For Relief - Code Enforcement Liens

## Manatee County Code Enforcement Division

1112 Manatee Avenue West  
Bradenton, FL 34205  
Tel: (941) 748-2071 Fax: (941) 749-3094

**Notice: This application is available as a WORD document for your convenience.**

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 # CE2000120292 Manatee County - vs - Michael J Gardner

### Property Information

Parcel Identification Number: 617100003		
Lot:	Block:	Subdivision:
Address: 3720 Moccasin Wallow Rd		
City: Palmetto	Zip Code: 34221	

### Property Owner Information

Current property owner: Michael J. Gardner		
Address: 3720 Moccasin Wallow Rd.		
City: Palmetto	State: FL	Zip: 34221
Phone #: 941-704-2052	Email address: Sbelow@live.com	
Representative/Agent:		
Address:		
City:	State:	Zip:
Phone #:	Email address:	

### Lien Information

Amount of liens: \$6,585 + \$40.00 Recording Fees	Amount of offer: \$ 700.00 + <del>\$40.00 Recording Fees</del>
Dates liens were recorded: 6 liens from: 6/27/2001 - 10/30/2001	Number of days the property was in Violation: 100
Date of Compliance: 8/21/2001	How much money was spent to abate the Violation: 1,000.00

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;

rec. fees  $506 \times 6 = 3036$   
 $3036 + 60 = 3096$   
 $3096 + 80 = 3176$   
 total recording fees

*MJG*

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

**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.

Mike Gardner  
Signature of Owner/Authorized Representative

12/11/19  
Date

Mike Gardner  
Print Name

Note: *County code section 2-36-8(f) 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, P.O. Box 1000, Bradenton, FL 34206-1000 and payable to: Manatee County, and include the Case Number. Once payment is received a Satisfaction of Lien will be prepared and recorded.

**Revised 3/20/15**

Reference Case # GE200120292  
Invoice # 97517

When I purchased property the structure was already on the property. I was told I violated code enforcement by not having permit. I did not build structure. I spoke with previous owner to try and get information as to his permits to build structure with Manatee County to no avail. This took a few weeks time with correspondence. Once we figured that we had to remove building we then tore down structure and removed materials to comply with code enforcement.

Payment has not been made because I felt it was not me who violated it was previous owner who did. I have ~~been~~ had to pay over one thousand dollars in labor to remove structure.

I did not have funds to pay fines at the time and they go up each day. My finances have not allowed me to pay in entirety, which is why I ask to pay offered amount and also see if I can make payments on offered amounts.

Mike S

BK 1655 PG 5914 DOC STAMPS \$805.00 DKT # 1415321  
FILED AND RECORDED 11/14/00 10:52:55 AM 1 of 1  
R.B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL.

Prepared by and return to:  
CAROL CAHILL  
TRANSCONTINENTAL TITLE  
442 WEST KENNEDY BLVD. SUITE 240  
TAMPA, FLORIDA 33606  
pursuant to the issuance of  
Title Insurance  
File #: T138624

### WARRANTY DEED

This WARRANTY DEED, dated this 29th day of September, 2000 by,

JACK JUNIOR HARPER AND PATRICIA RAY HARPER, HUSBAND AND WIFE

whose post office address is: 9603 US 41 PALMETTO FL 34221  
hereinafter called the GRANTOR, to

MICHAEL J. GARDNER, A SINGLE PERSON

whose post office address is: 3720 MOCCASIN WALLOW ROAD PALMETTO FL 34221  
hereinafter called GRANTEE:

(Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in manatee County, Florida, viz:

BEGIN 280 YARDS EAST OF THE SW CORNER OF THE SE ¼ OF THE SW ¼ OF SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE NORTH 105 YARDS; THENCE WEST 92.18 YARDS; THENCE SOUTH 105 YARDS; THENCE EAST 92.18 YARDS TO THE POINT OF BEGINNING, LYING AND BEING IN MANATEE COUNTY, FLORIDA. LESS ROAD RIGHT OF WAY.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 1999 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that, except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

*Doris R. Lichten*  
Print: DORIS R. LICHTEN

*J. Harris Rhyne*  
(Second Witness)

Printed or typed name: J. HARRIS RHYNE

GRANTOR(S):

*Jack Junior Harper*  
JACK JUNIOR HARPER

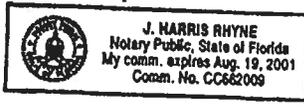
*Patricia Ray Harper*  
PATRICIA RAY HARPER

Grantor  
Printed or typed name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF MANATEE

THE FOREGOING INSTRUMENT was acknowledged before me this 29th day of September, 2000 by Jack Junior Harper and Patricia Ray Harper, who is (or are) personally known to me or who has produced Well known as identification.

My commission expires:



*J. Harris Rhyne*  
Notary Public  
Printed, typed, or stamped name:  
J. HARRIS RHYNE

(Serial Number, if any) F-762 (rev. 11/93) [486]

This instrument prepared by & return to:  
CAROL CAHILL  
TRANSCONTINENTAL TITLE CO.  
442 WEST KENNEDY BLVD. STE 240  
TAMPA, FLORIDA 33606  
pursuant to the issuance of Title Insurance  
File # T138624

BK 1655 PG 5912 DOC STAMPS \$.70 DKT # 1415319  
FILED AND RECORDED 11/14/00 10:52:55 AM 1 of 1  
R.B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL.

QUIT CLAIM DEED

This QUIT CLAIM DEED, Dated this 29 day of September, 2000 executed by:  
**CHERYL GARDNER, A SINGLE PERSON**

Whose post office address is: 422 32ND AVE EAST BRADENTON FL 34208  
hereinafter called GRANTOR.

to: **MICHAEL J. GARDNER, A SINGLE PERSON**

whose post office address is: 3720 MOCCASIN WALLOW ROAD PALMETTO FL 34221  
hereinafter called GRANTEE:

(Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and their assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations in hand paid by GRANTEE, the receipt of which is hereby acknowledged, does hereby remise, release and quit-claim unto GRANTEE forever, all the right, title, interest, claim and demand which GRANTOR has in and to the following described lot, piece or parcel of land, situate, lying and being in MANATEE, County, Florida, viz:

BEGIN 280 YARDS EAST OF THE SW CORNER OF THE SE ¼ OF THE SW ¼ OF SECTION 17, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE NORTH 105 YARDS; THENCE WEST 92.18 YARDS; THENCE SOUTH 105 YARDS; THENCE EAST 92.18 YARDS TO THE POINT OF BEGINNING, LYING AND BEING IN MANATEE COUNTY, FLORIDA. LESS ROAD RIGHT OF WAY.

THIS IS BEING DONE TO DEED CHERYL GARDNER OFF THE AGREEMENT FOR DEED.

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 GRANTOR, either in law or equity, to the only proper use, benefit and behoof of the said GRANTEE forever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF  
THE FOLLOWING WITNESSES:

[Signature]  
Signature of Witness #1  
Print Name: Patricia A. Schwelzer  
[Signature]  
Signature of Witness #2  
Print Name: CAROL CAHILL

[Signature]  
CHERYL GARDNER

STATE OF FLORIDA  
COUNTY OF Hillsborough

THE FOREGOING INSTRUMENT was acknowledged before me on 29 Sept., 2000  
by: **CHERYL GARDNER**  
who is personally known to me or has produced HA-Driver License as identification  
and  did/  did not take an oath.

[Signature]  
NOTARY PUBLIC (Seal)  
Patricia A Schwelzer  
My Commission OC964386  
Expires August 29, 2004



4 21 '81

CE 2000120292

4/21/2001

S/S

CE2000120292







# MANATEE COUNTY GOVERNMENT

PUBLIC SAFETY DEPARTMENT  
Code Enforcement Unit • (941) 748-2071 • (941) 748-4501

## CERTIFIED MAIL RETURN RECEIPT REQUESTED

December 14, 2000

MICHAEL J GARDNER  
3720 MOCCASIN WALLOW RD  
PALMETTO, FL 34221

RE: File Number: CE 2000120292

Dear Property Owner:

It has come to the attention of the Public Safety Department that a structure (shed) has been erected without the required permits on your property located at 3720 MOCCASIN WALLOW RD PALMETTO, (DP# 617100003 ). This constitutes a violation of Section 512 (Building Permits) of the Manatee County Land Development Code.

Perhaps you were not previously aware of this regulation. This letter is intended to give you written notice of such violation, and to give you an opportunity to correct this violation within fourteen (14) days of receipt of this letter. In order to correct the violation(s), permit(s) must be obtained.

If after fourteen (14) days the violation has not been corrected it will be necessary to schedule a hearing before the Manatee County Code Enforcement Board or Special Master.

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

If you require further assistance and or information please contact Joe Fenton at 748-2071 between the hours of 8:00 and 9:00 am Monday through Friday.

Sincerely,

Joe Fenton  
Code Enforcement Field Supervisor

1112 Manatee Avenue West • Bradenton, Florida • FAX (941) 741-3539

MAILING ADDRESS: P.O. Box 1000 • Bradenton, Florida 34206-1000

MANATEE COUNTY CODE ENFORCEMENT SPECIAL MASTER  
MANATEE COUNTY, FLORIDA

FILED FOR RECORD  
R.P. CHANCE  
CLERK OF CIRCUIT COURT  
SEP 26 10 54 AM '01

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

Case No. **CE2000120292**

vs.

**MICHAEL J. GARDNER,**  
Respondent(s),

BK 1709 PG 1607 DKT # 1538507  
FILED AND RECORDED 10/30/01 7:35:06 AM 1 of 1  
R.B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL.

**ORDER IMPOSING FINE**

By letter dated December 14, 2000, the Special Master informed the Respondent(s), MICHAEL J. GARDNER, hereinafter referred to as Respondent(s), of a violation(s) of Section 512 of the Manatee County Land Development Code.

The Code Inspector advised the Special Master on April 25, 2001, that the Respondent(s) had neither corrected the violation, nor brought the subject of the violation into compliance with the Manatee County Code.

Consequently, by Order dated April 25, 2001, the Special Master assessed a minimum fine of \$85, in addition to a daily fine of \$65 against Respondent(s).

By Affidavit dated September 6, 2001, the Code Inspector advised the Special Master that such directives have been complied with as of August 27, 2001, and IT IS HEREBY ORDERED by the Special Master:

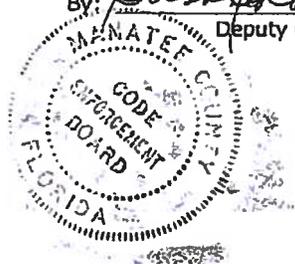
1. That as of this date, Respondent(s) must pay to the County of Manatee, Florida, a fine in the amount of \$ 325.
2. That said sum represents the amount that has accrued since the assessing of a fine of \$65 per day by Order of the Special Master, for the period from August 22, 2001 to August 26, 2001, and that said fine shall continue to be assessed and imposed monthly.
3. That if Respondent(s) do/does not pay the full amount of the fine which has accrued within thirty (30) days from the date of this Order, then this Order will be recorded in the Public Records of Manatee County, Florida.
4. That upon recording in the Public Records of Manatee County, Florida, it shall constitute a lien against the land owned by Respondent(s) on which the violation(s) exist(s) and upon any other real or personal property owned by Respondent(s).
5. That pursuant to Section 305.5.7 of the Land Development Code, should (a) violation(s) exist(s) beyond the date set for compliance, the Special Master shall impose a minimum fine of \$65.

Dated September 26, 2001.

*Donna Carney*  
Manatee County Code Enforcement  
Special Master

ATTEST: R. B. Shore  
Clerk of Circuit Court

By: *Susan Plummer*  
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 this office.  
Witness my hand and official seal this 26th day of October, 2001  
R.B. SHORE  
Clerk of Circuit Court  
By: *Wade & Vollmer* *ds*



MANATEE COUNTY CODE ENFORCEMENT SPECIAL MASTER  
MANATEE COUNTY, FLORIDA

AUG 22 1 05 PM '01

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

Case No. CE2000120292

vs.

MICHAEL J. GARDNER,  
Respondent(s),

ORDER IMPOSING FINE

By letter dated December 14, 2000, the Special Master informed the Respondent(s), MICHAEL J. GARDNER, hereinafter referred to as Respondent(s), of a violation(s) of Section 512 of the Manatee County Land Development Code.

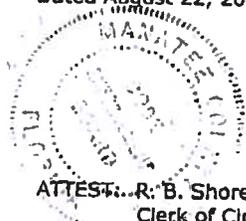
The Code Inspector advised the Special Master on April 25, 2001, that the Respondent(s) had neither corrected the violation, nor brought the subject of the violation into compliance with the Manatee County Code.

Consequently, by Order dated April 25, 2001, the Special Master assessed a minimum fine of \$85, in addition to a daily fine of \$65 against Respondent(s).

By Affidavit dated May 22, 2001, the Code Inspector advised the Special Master that such directives have not been complied with and IT IS HEREBY ORDERED by the Special Master:

1. That as of this date, Respondent(s) must pay to the County of Manatee, Florida, a fine in the amount of \$1,820.
2. That said sum represents the amount that has accrued since the assessing of a fine of \$65 per day by Order of the Special Master, for the period from July 25, 2001 to August 21, 2001, and that said fine shall continue to be assessed and imposed monthly.
3. That if Respondent(s) do/does not pay the full amount of the fine which has accrued within thirty (30) days from the date of this Order, then this Order will be recorded in the Public Records of Manatee County, Florida.
4. That upon recording in the Public Records of Manatee County, Florida, it shall constitute a lien against the land owned by Respondent(s) on which the violation(s) exist(s) and upon any other real or personal property owned by Respondent(s).
5. That pursuant to Section 305.5.7 of the Land Development Code, should (a) violation(s) exist(s) beyond the date set for compliance, the Special Master shall impose a minimum fine of \$65.

Dated August 22, 2001.



ATTEST: R. B. Shore  
Clerk of Circuit Court

By: Kim Umara, DC  
Deputy Clerk

R. B. Shore  
Manatee County Code Enforcement  
Special Master



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 25 day of SEPTEMBER, 2001  
R. B. SHORE  
Clerk of Circuit Court  
By: M. [Signature] D.C.

MANATEE COUNTY CODE ENFORCEMENT SPECIAL MASTER  
MANATEE COUNTY, FLORIDA

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

Case No. **CE2000120292**

vs.

**MICHAEL J. GARDNER,**  
Respondent(s),

BK 1698 PG 7383 DKT # 1516076  
FILED AND RECORDED 8/29/01 7:45:00 AM 1 of 1  
R.B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL.

FILED FOR RECORD  
R.B. SHORE  
JUL 25 12 25 PM '01

**ORDER IMPOSING FINE**

By letter dated December 14, 2000, the Special Master informed the Respondent(s), MICHAEL J. GARDNER, hereinafter referred to as Respondent(s), of a violation(s) of Section 512 of the Manatee County Land Development Code.

The Code Inspector advised the Special Master on April 25, 2001, that the Respondent(s) had neither corrected the violation, nor brought the subject of the violation into compliance with the Manatee County Code.

Consequently, by Order dated April 25, 2001, the Special Master assessed a minimum fine of \$85, in addition to a daily fine of \$65 against Respondent(s).

By Affidavit dated May 22, 2001, the Code Inspector advised the Special Master that such directives have not been complied with and IT IS HEREBY ORDERED by the Special Master:

1. That as of this date, Respondent(s) must pay to the County of Manatee, Florida, a fine in the amount of \$1,820.
2. That said sum represents the amount that has accrued since the assessing of a fine of \$65 per day by Order of the Special Master, for the period from June 27, 2001 to July 24, 2001, and that said fine shall continue to be assessed and imposed monthly.
3. That if Respondent(s) do/does not pay the full amount of the fine which has accrued within thirty (30) days from the date of this Order, then this Order will be recorded in the Public Records of Manatee County, Florida.
4. That upon recording in the Public Records of Manatee County, Florida, it shall constitute a lien against the land owned by Respondent(s) on which the violation(s) exist(s) and upon any other real or personal property owned by Respondent(s).
5. That pursuant to Section 305.5.7 of the Land Development Code, should (a) violation(s) exist(s) beyond the date set for compliance, the Special Master shall impose a minimum fine of \$65.

Dated July 25, 2001.

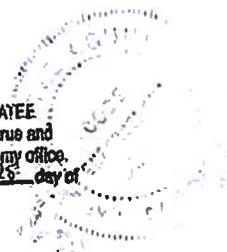


ATTEST: R. B. Shore  
Clerk of Circuit Court

By: [Signature]  
Deputy Clerk

[Signature]  
Manatee County Code Enforcement  
Special Master

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 25 day of Aug., 2001.  
R.B. SHORE  
Clerk of Circuit Court  
By: [Signature]



MANATEE COUNTY CODE ENFORCEMENT SPECIAL MASTER  
MANATEE COUNTY, FLORIDA

FILED FOR RECORD  
JUN 28 2 11 PM '01

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

Case No. CE2000120292

vs.

MICHAEL J. GARDNER,  
Respondent(s),

**ORDER IMPOSING FINE**

By letter dated December 14, 2000, the Special Master informed the Respondent(s), MICHAEL J. GARDNER, hereinafter referred to as Respondent(s), of a violation(s) of Section 512 of the Manatee County Land Development Code.

The Code Inspector advised the Special Master on April 25, 2001, that the Respondent(s) had neither corrected the violation, nor brought the subject of the violation into compliance with the Manatee County Code.

Consequently, by Order dated April 25, 2001, the Special Master assessed a minimum fine of \$85, in addition to a daily fine of \$65 against Respondent(s).

By Affidavit dated May 22, 2001, the Code Inspector advised the Special Master that such directives have not been complied with and IT IS HEREBY ORDERED by the Special Master:

1. That as of this date, Respondent(s) must pay to the County of Manatee, Florida, a fine in the amount of \$2,275.
2. That said sum represents the amount that has accrued since the assessing of a fine of \$65 per day by Order of the Special Master, for the period from May 23, 2001 to June 26, 2001, and that said fine shall continue to be assessed and imposed monthly.
3. That If Respondent(s) do/does not pay the full amount of the fine which has accrued within thirty (30) days from the date of this Order, then this Order will be recorded in the Public Records of Manatee County, Florida.
4. That upon recording in the Public Records of Manatee County, Florida, it shall constitute a lien against the land owned by Respondent(s) on which the violation(s) exist(s) and upon any other real or personal property owned by Respondent(s).
5. That pursuant to Section 305.5.7 of the Land Development Code, should (a) violation(s) exist(s) beyond the date set for compliance, the Special Master shall impose a minimum fine of \$65.

Dated June 27, 2001.

*[Signature]*  
Manatee County Code Enforcement  
Special Master

ATTEST: R. B. Shore  
Clerk of Circuit Court  
By: *[Signature]*  
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 26<sup>th</sup> day of July, 2001  
R. B. SHORE  
Clerk of Circuit Court  
*[Signature]*

MANATEE COUNTY CODE ENFORCEMENT SPECIAL MASTER  
MANATEE COUNTY, FLORIDA

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

Case No. CE2000120292

vs.

MICHAEL J. GARDNER,  
Respondent(s),

BK 1688 PG 2325 DKT # 1492746  
FILED AND RECORDED 6/27/01 8:30:24 AM 1 of 1  
R.B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL.

FILED FOR RECORD  
MAY 31 9 28 AM '01

ORDER IMPOSING FINE

By letter dated December 14, 2000, the Special Master informed the Respondent(s), MICHAEL J. GARDNER, hereinafter referred to as Respondent(s), of a violation(s) of Section 512 of the Manatee County Land Development Code.

The Code Inspector advised the Special Master on April 25, 2001, that the Respondent(s) had neither corrected the violation, nor brought the subject of the violation into compliance with the Manatee County Code.

Consequently, by Order dated April 25, 2001, the Special Master assessed a minimum fine of \$85, in addition to a daily fine of \$65 against Respondent(s).

By Affidavit dated May 22, 2001, the Code Inspector advised the Special Master that such directives have not been complied with and IT IS HEREBY ORDERED by the Special Master:

1. That as of this date, Respondent(s) must pay to the County of Manatee, Florida, a fine in the amount of \$345, which includes a minimum fine of \$85.
2. That said sum represents the amount that has accrued since the assessing of a fine of \$65 per day by Order of the Special Master, for the period from May 19, 2001 to May 22, 2001, and that said fine shall continue to be assessed and imposed monthly.
3. That if Respondent(s) do/does not pay the full amount of the fine which has accrued within thirty (30) days from the date of this Order, then this Order will be recorded in the Public Records of Manatee County, Florida.
4. That upon recording in the Public Records of Manatee County, Florida, it shall constitute a lien against the land owned by Respondent(s) on which the violation(s) exist(s) and upon any other real or personal property owned by Respondent(s).
5. That pursuant to Section 305.5.7 of the Land Development Code, should (a) violation(s) exist(s) beyond the date set for compliance, the Special Master shall impose a minimum fine of \$65.

Dated May 23, 2001.

MANATEE COUNTY  
CODE ENFORCEMENT  
CLERK  
R.B. SHORE  
Clerk of Circuit Court  
By: [Signature]  
Deputy Clerk

[Signature]  
Manatee County Code Enforcement  
Special Master

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 23 day of June, 2001.  
R.B. SHORE  
Clerk of Circuit Court  
By: [Signature] D.C.

MANATEE COUNTY CODE ENFORCEMENT SPECIAL MASTER  
MANATEE COUNTY, FLORIDA

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

Petitioner,

Case No. CE2000120292

vs.

MICHAEL J. GARDNER,

Respondent(s),

**COMPLIANCE ORDER**

**THIS MATTER** came on for public hearing before the undersigned Special Master on April 25, 2001, after due notice to the Respondent(s) MICHAEL J. GARDNER, and having considered the testimony and evidence presented, the Manatee County Code Enforcement Special Master finds:

**FINDINGS OF FACT**

Respondent(s) has erected a structure (shed) without the required permit.

**CONCLUSIONS OF LAW**

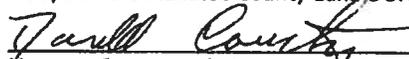
Based upon the foregoing findings of fact, the Manatee County Code Enforcement Special Master concludes that Respondent(s) is/are in violation of Manatee County Ordinance No. 90-01 as amended, Section(s) 512.

**WHEREFORE, IT IS HEREBY ORDERED** as follows:

1. Respondent shall eliminate the above-described violation(s), and comply with the cited Ordinance by 5:00 p.m., May 18, 2001.

SPECIAL INSTRUCTIONS: \_\_\_\_\_

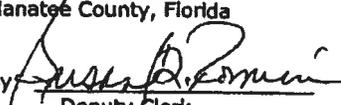
2. Failure to obey this Compliance Order will result in the entry of an order imposing a fine of \$65 per day for each day the violation continues past the date and time specified above, in addition to a minimum fine of \$85, which order shall be recorded in the Official Records of the Clerk of the Circuit Court for Manatee County, Florida. Such Order Imposing Fine shall create a lien upon the Respondent's real and personal property as prescribed by Chapter 162, Florida Statutes, and the Manatee County Land Development Code.

  
Manatee County Code Enforcement  
Special Master

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true copy of the foregoing Order has been furnished to the Respondent, MICHAEL J. GARDNER, 3720 MOCCASIN WALLOW ROAD, PALMETTO, FL, 34221 by U.S. mail, and to the Manatee County Code Enforcement Division, this 27 day of April, 2001.

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

By   
Deputy Clerk

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

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

**CASE NO. CE2000120292**

**vs.**

**Michael J. Gardner,**  
**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 January 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 December 14, 2000 found that the original owner(s) Michael J. Gardner, was/were the owner(s) or person(s) in charge of the property located at 3720 Moccasin Wallow Rd., Palmetto, and identified in the Manatee County Property Appraiser's records as: PID#61710003, and that the property was in violation of Section 512 of the Manatee County Land Development Code, in that Respondent erected a shed without the required Building Permit.
2. The Compliance Order imposed a minimum fine of \$85 in addition to a fine of \$65 per day for each day each violation(s) continued to exist past the compliance date ordered.
3. As of the date of the hearing, fines imposed against Respondent(s) totaled \$6,665.00 which includes \$80.00 recording fees. A certified copy of the Orders Imposing Fine/Lien issued on December 14, 2000 were recorded in the Public Records of Manatee County Book 1709 Page 1607 10/30/2001 Book 1703 Page 2773 9/26/2001 Book 1698 Page 7383 8/29/2001 Book 1694 Page 3643 8/2/2001 and Book 1688 Page 2325 6/27/2001, and thereafter constituted a lien against the above-described property and upon any other real or personal property owned by Respondent(s) 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 \$700.00 plus \$80.00 in recording fees.

DONE AND ORDERED this 22 day of January 2020

Manatee County Code Enforcement,  
Special Magistrate

by:   
Special Magistrate (Signature)

Print Name: Donald Courtney

CODE ENFORCEMENT SPECIAL MAGISTRATE  
MANATEE COUNTY, FLORIDA

CASE NO. CE2000120292

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Compliance Order has been filed for the record on January 22, 2020 and has been furnished to the Respondent (s).

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

Robin Dyer, Code Enforcement Administrative Specialist  
Manatee County

by: Tami Howard  
Administrative Specialist (Signature)

Print Name: Tami Howard

Code Enforcement Division  
5030 US Hwy 301 N.  
Ellenton, FL 34222

**Attention:** It is your responsibility to notify Code Enforcement at 941-748-2071 to verify that the violation has been brought into compliance and that any fines/liens have been satisfied.