



Manatee County Building and Development Services  
Code Enforcement Division  
1112 Manatee Avenue West 4th Floor  
Bradenton, FL 34205  
Phone: (941) 748-2071  
www.mymanatee.org

**Notice of Violation**

**Case #: CE1906-0052**

**Date Issued:** 06/18/2019

**Time Issued:** 3:34 pm

<b>Violator(s):</b>	<b>Phone Number:</b>	<b>Relationship:</b>
Samual Duval P.O Box 1007 Bradenton FL 34206 US	(000) 000-0000	N/A

**Location of Violation:** 2805 6TH AVE E  
**City:** PALMETTO **State:** FL **Zip Code:** 34221  
**Parcel ID#:** 2513700001000-0334595149

**Description of Violation**

CCO Section 2-9-106 Structural Standards. The vacant property is unsafe and unsecured with broken and open windows.

Corrective Action: Secure structure to prevent entry by unauthorized persons.

**Correct on or before:** 07/02/2019

**Officer's Signature:**  # 22

**Officer's Name Printed:** Tonia Carlton

**Officer's Phone Number:** (941) 718-2691

**Received by:** Posted Property

**Date:** 6/18/19

**Print Name:** \_\_\_\_\_

**IF THE VIOLATION(S) IS/ARE NOT CORRECTED, THE CODE ENFORCEMENT OFFICER MAY INSTITUTE FURTHER ACTION BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE OR ISSUE A CITATION OR ISSUE A NOTICE TO APPEAR (NTA). IF YOU WISH TO DISCUSS THIS NOTICE OR SCHEDULE A RE-INSPECTION, PLEASE CALL THE CODE ENFORCEMENT OFFICER AND LEAVE YOUR NAME, CASE NUMBER AND A PHONE NUMBER WHERE YOU CAN BE REACHED.**



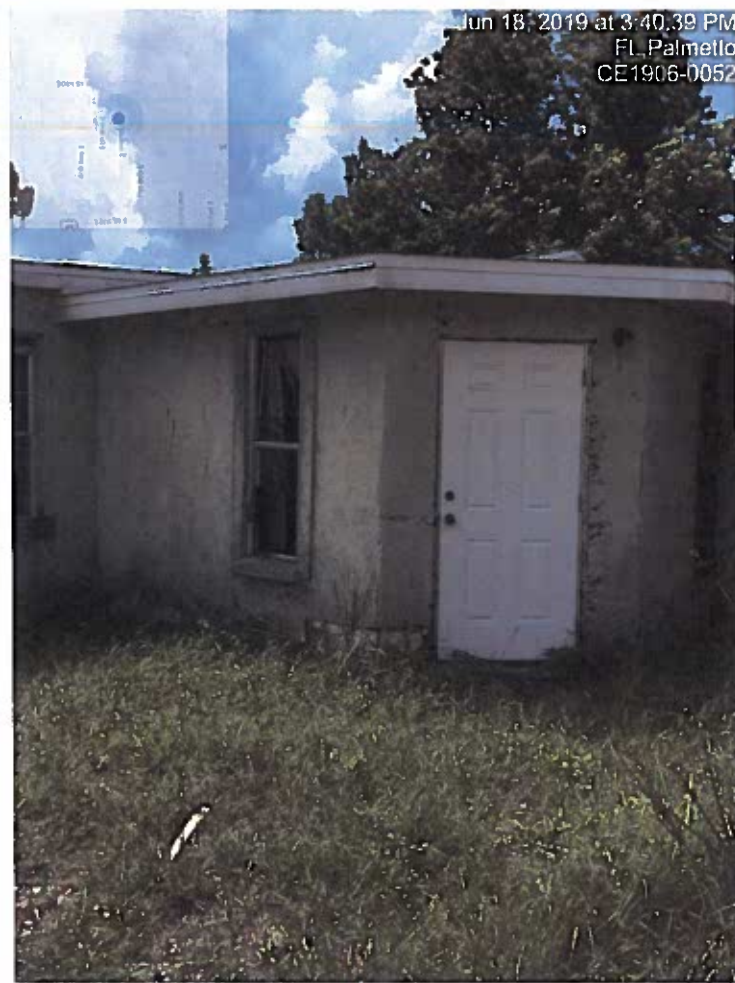
Jun 18, 2019 at 3:39:41 PM  
FL, Palmetto  
CE1906-0052



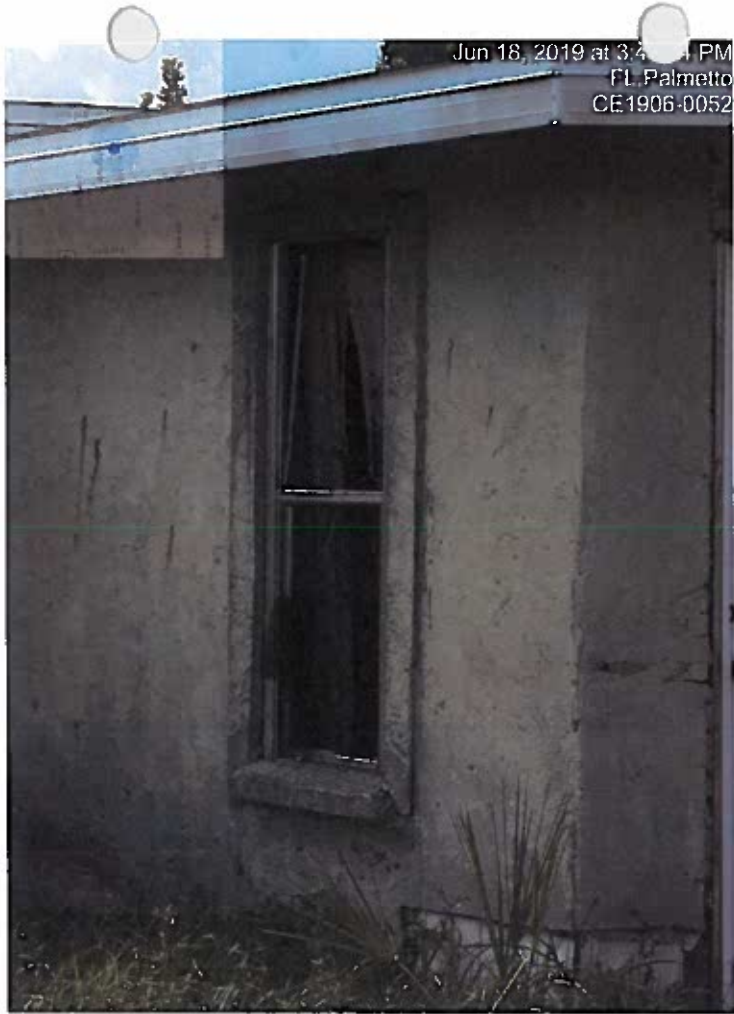
Jun 18, 2019 at 3:40:18 PM  
FL, Palmetto  
CE1906-0052



Jun 18, 2019 at 3:40:14 PM  
FL Palmetto  
CE1906-0052



Jun 18, 2019 at 3:40:39 PM  
FL Palmetto  
CE1906-0052



Jun 18, 2019 at 3:40:54 PM  
FL, Palmetto  
CE1906-0052



Jun 18, 2019 at 3:40:55 PM  
FL, Palmetto  
CE1906-0052



Jun 18, 2019 at 3:40:58 PM  
FL, Palmetto  
CE1906-0052



Jun 18, 2019 at 3:41:01 PM  
FL, Palmetto  
CE1906-0052

Sun, 18, 2019 at 3:41:49 PM  
FL, Palmetto  
CE1906-0052



CODE ENFORCEMENT SPECIAL MAGISTRATE  
MANATEE COUNTY, FLORIDA

MANATEE COUNTY, FLORIDA,  
Complainant,

CASE NO. CE1906-0052

vs.

Samuel Duval,  
Respondent.

**COMPLIANCE ORDER**

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on July 24, 2019, 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:

**FINDINGS OF FACT**

1. Respondent(s), **Samuel Duval**, whose mailing address is PO Box 1007, Bradenton, FL is/are the owner(s) or person(s) in charge of the property located at **2805 6<sup>th</sup> Ave. E., Palmetto, FL**, and identified in the Manatee County Property Appraiser's records as **PID#2513700001**.
2. Respondent(s) was/were properly served with a Notice of Violation in accordance with Section 162.12, Florida Statutes and Section 2-7-3 of the Manatee County Code. Respondent(s)  
 was/were  was not/weren't present at the hearing
3. The violation: **(CCO) Section 2-9-106 Structural Standards** – The vacant property is unsafe and unsecured with broken and open windows.
4. The Notice of Violation states that the violation must be corrected on or before **July 2, 2019**.
5. As of July 24, 2019, the condition described in paragraph 3 herein remains uncorrected.

**CONCLUSIONS OF LAW**

1. Respondent(s) by reason of the foregoing, is/are in violation of **Section 2-9-106** of the County Code of Ordinances, in that Respondent(s) has/have a vacant property which is unsafe and unsecured with broken and open windows. Respondent(s) has/have failed to remedy the aforesaid violation(s).
2. Respondent(s) is/are subject to the provisions of Chapter 162, Part I, Florida Statutes and Chapter 2-9 of the Manatee County Code of Ordinances.

**ORDER**

Based upon the foregoing Findings of Fact and Conclusions of Law, and pursuant to the authority granted in Chapter 162, Florida Statutes and 2-7-25 of the Manatee County Code of Ordinances, it is hereby ORDERED:

1. THAT Respondent(s) correct(s) the aforesaid violation by **securing the structure to prevent entry by unauthorized persons.**
2. THAT in the event the aforesaid violation is not corrected on or before **August 23, 2019**, a fine of \$50.00 per day to a maximum of \$20,000.00 shall be imposed against the Respondent(s) for each day the violation(s) has/have continued past the compliance date ordered. This fine shall continue to accrue until Respondent(s) come(s) into compliance with this Order or the fines reach the maximum ordered amount.
3. If the violation is not corrected the County is authorized pursuant to **Florida Statutes 162.09(1)** to **make all reasonable repairs which are required to bring the property into compliance and to charge the violator with the reasonable cost of the repairs along with the fine imposed.**

CODE ENFORCEMENT SPECIAL MAGISTRATE  
MANATEE COUNTY, FLORIDA

CE1906-0052

4. If the required corrective action is not taken as ordered on or before **August 23, 2019**, a certified copy of this Order shall be recorded in the public records of Manatee County, Florida and shall constitute 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.
5. That this Order is self-executing upon an Affidavit of Non-compliance being filed with the Clerk of the Circuit Court of Manatee County,

DONE AND ORDERED this 24<sup>th</sup> day of July 2019.

Manatee County Code Enforcement,  
Special Magistrate



Special Magistrate (Signature)  
Print Name: Donald Courtney

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Compliance Order has been filed for the record on July 24, 2019 and has been furnished to the Respondent (s),

- Personally, on this 24<sup>th</sup> day of July 2019  
 By US Mail on this 24<sup>th</sup> day of July 2019

Robin Dyer, Code Enforcement Administrative Specialist  
Manatee County

By:   
Administrative Specialist (Signature)

Print Name: Ms. Robin J Dyer

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

**It is your responsibility to notify the Code Enforcement Division when your property is in compliance.**



115979

QUIT-CLAIM DEED

RAMCO FORM 8

934548

**This Quit-Claim Deed**, Executed this 7th day of December, A. D. 19 83, by  
Mary Alice Duval, a single woman  
first party, to Samuel M. Duval, a single man

whose postoffice address is 2805 6th Avenue East,  
Palmetto, Florida 33561

second party:

(Whoever uses herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**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:

§ 13 ft of Lot 405, Lot 406  
Washington Park, as per Plat  
thereof recorded in Official  
Records Book 4, Page 128 of  
the Public Records of Manatee  
County, Florida.

115979

FILED AND RECORDED  
R.B. SHORE, CLERK  
MANATEE COUNTY, FL.

SEP 30 10 55 AM '86

JAN 4 4 46 PM '84

FILED AND RECORDED  
R.B. SHORE, CLERK  
MANATEE CNTY, FLA

934548

**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 behoof 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 presence of:

*[Signature]*  
Karen B. Dixkels

*[Signature]*  
Mary Alice Duval

L.S.

L.S.

STATE OF FLORIDA,  
COUNTY OF Manatee

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared  
**MARY ALICE DUVAL**

to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 7th day of December A. D. 19 83.

*[Signature]*  
Karen B. Dixkels

My Commission Expires: 4/5/87



This instrument  
Prepared by  
James A. Garland  
Attorney at Law  
608 - 15th Street, West  
Bradenton, Florida

O. R. 1068 PG 0034

O. R. 1159 PG 1243

934548

**This Quit-Claim Deed**, Executed this 7th day of December, A. D. 19 83, by  
Mary Alice Duval, a single woman  
first party, to Samuel M. Duval, a single man

whose postoffice address is 2805 6th Avenue East,  
Palmetto, Florida 33561

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**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:

5 13 ft of Lot 405, Lot 406  
Washington Park, as per Plat  
thereof recorded in Official  
Records Book 2, Page 15, of  
the Public Records of Manatee  
County, Florida.

FILED AND RECORDED  
R.B. SHORR, CLERK  
MANATEE COUNTY, FLA  
JAN 4 4 06 PM '84  
934548

**To Have and to Hold** the same together with all and singular the appurtenances therunto 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 behoof 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 presence of:

*[Signature]* \_\_\_\_\_ *Mary Alice Duval* \_\_\_\_\_  
*Karen B. Dixie* \_\_\_\_\_ *[Signature]* \_\_\_\_\_

STATE OF FLORIDA,  
COUNTY OF Manatee }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **MARY ALICE DUVAL**

to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 7th day of December A. D. 19 83.

My Commission Expires: 4/5/87

O.R. 1068 PG 0034

This instrument  
Prepared by  
James A. Garland  
Attorney at Law  
608 - 15th Street, West  
Bradenton, Florida

This instrument prepared by:  
Address

