

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 #CE 2015120282 Manatee County - vs - (Respondent)

Property Information

Parcel Identification Number: 300202504 (Account #)		
Lot: 48	Block:	Subdivision: 0300200 / Saddlehorn Estates
Address: 22116 27th Ave E		
City: Bradenton		Zip Code: 34211

Property Owner Information

Current property owner: Jonathan and Magaly Fierro		
Address: 7301 36th Ave E		
City: Palmetto	State: FL	Zip: 34221
Phone #: 941-718-1351	Email address: jonathan.whitediamond@gmail	
Representative/Agent:		
Address:		
City:	State:	Zip:
Phone #:	Email address:	

Lien Information

Amount of lien: 42,845 \$	Amount of offer: 4,284.50 + \$ recording fees ^{3.6}
Date lien was recorded: 9/7/16 8/2/16	Number of days the property was in Violation: violation
Date of Compliance: May 18, 2017	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;
- 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.

Magaly Fierro
Signature of Owner/Authorized Representative

8-10-18
Date

Magaly Fierro
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.



Jonathan Fierro <jonathan.whitediamond@gmail.com>

Letter to Code Enforcement

1 message

Maggie Fierro <jaeattetafitness@gmail.com>
To: jonathan.whitediamond@gmail.com

Fri, Aug 10, 2018 at 8:54 AM

August, 10 2018

To whom it may concern,

This letter is regarding the two liens for the property at [22116 27th Ave E](#), Parcel Identification Number 300202504.

When this property was transferred into our name it had been used as a palm tree farm for many years. We plan on using the property to build a home in the future however did not have the funds to clear the property of the landscaping debris that was on it at the time. Eventually we were able to slowly clean it off but it took months to do so.

We appreciate your time and hope to get this matter settled quickly.

Thank you,

Jonathan and Magaly Fierro
jonathan.whitediamond@gmail.com
(941) 718-1351



Prepared by: Christine Leask
Sunbelt Title Agency
Return to: 1715 N. Westshore Blvd., Suite 190
Tampa, FL 33607
File Number: 1750218-00635

[Space Above This Line For Recording Data]

This Warranty Deed

Made this 16th day of March, 2018 by Sami S Shaer and Carmen Shaer, Husband And Wife, hereinafter called the Grantor, to Jonathan David Fierro and ~~Magaly~~ Fierro, husband and wife, whose post office address is: 7301 36th Ave E, Palmetto, FL 34221, hereinafter called the Grantee: *Magaly*

(Whenever used herein the term "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 Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Manatee County, Florida, viz:

A parcel of land lying in Section 29, Township 33 South, Range 18 East, Manatee County, Florida, described as follows: Begin at the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 29; thence S 89°37'36" E, along the South line of the Southeast 1/4 of the Northwest 1/4, a distance of 21.12 feet to a Point on the West right-of-way line of State Road 683 (Ellenton-Gillette Road); thence N 02°20'36" W, along said West right-of-way line, a distance of 169.20 feet; thence N 01°43'20" E, along said West right-of-way line, a distance of 31.67 feet; thence S 89°52'36" W, 1325.78 feet to a Point lying 30.00 feet East of the West line of the aforementioned Southwest 1/4 of the Northwest 1/4 of Section 29; thence S 01°04'46" W, parallel to said West line and 30 feet East therefrom, a distance of 189.19 feet to a Point on the South line of said Southwest 1/4 of the Northwest 1/4; thence S 89°37'36" E, along said South line, a distance of 1314.22 feet to the Point of Beginning.

LESS AND EXCEPT that portion conveyed to Manatee County by Deed recorded in Official Records Book 2683, Page 7661, described as Right of Way Parcel 4 (Ellenton Gillette Road) of the Public Records of Manatee County, Florida.

Parcel Identification Number: 670300409

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 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; and that said land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness (Signature)
Print Name: Christine M. Leask
Witness (Signature)
Print Name: Priluxha Brown

Sami S Shaer
6923 44th Court East
Ellenton, FL 34222

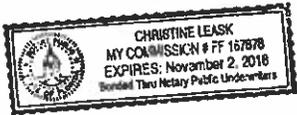
Carmen Shaer
6923 44th Court East
Ellenton, FL 34222

State of Florida
County of Manatee

The foregoing instrument was acknowledged before me this 16th day of March, 2018, by Sami S Shaer and Carmen Shaer, who: [] is personally known to me or [X] produced Driver's license as identification.

[Signature]
NOTARY PUBLIC (signature)

Print Name: Christine Leask
My Commission Expires:
Stamp/Seal:













12-17-2015 12:43



12-17-2015 12:43



12-17-2016 12:43

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

MANATEE COUNTY, FLORIDA,
Complainant,

CASE NO. CE2015120282

vs.

Jonathan & Magaly Fierro
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 August 22, 2018, 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 Orders issued on June 22, 2016 found that the original owner(s) Jonathan & Magaly Fierro, was/were the owner(s) or person(s) in charge of the property located at 22116 27th Ave. E., Bradenton and identified in the Manatee County Property Appraiser's records as: PID300202504, and that the property was in violation of Sections 2-9-105(c) of the Manatee County Code of Ordinances 401.2 of Land Development Code, in that Respondent had been operating a landscaping business from this property without the required Administrative permit and had a large amount of trash, rubbish and garbage on the property.
2. The Compliance Order imposed a minimum fine of \$75.00 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 \$42,845.00 which includes \$40 recording fees. Certified copies of the Order of Imposing Fine/Lien issued on June 22, 2016 were recorded in the Public Records of Manatee County Book 2637, Page 5722 and Book 2632, Page 1584, 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 2-9-8 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 \$4,284.50 plus \$40.00 in recording fees.

DONE AND ORDERED this 22 day of August, 2018.

Manatee County Code Enforcement,
Special Magistrate


Special Magistrate (Signature)

Print Name: Ben Vitale

CASE NO. CE2015120282

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Compliance Order has been filed for the record on August 22, 2018 and has been furnished to the Respondent (s),

- Personally, on this 22nd day of March, 2018
- By US Mail on this 22nd day of March, 2018

Robin Dyer, Code Enforcement Administrative Specialist
Manatee County

By: 
Administrative Specialist (Signature)

Print Name: Ms. Robin J Dyer

Code Enforcement Division
1112 Manatee Ave West
Bradenton, FL. 34205

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.

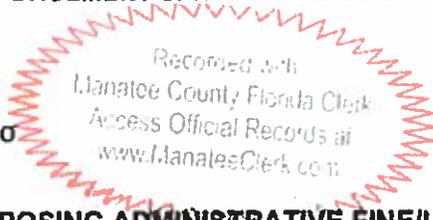
MANATEE COUNTY, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

MANATEE COUNTY, FLORIDA
Petitioner,

vs.

JONATHAN D FIERRO AND MAGALY G FIERRO
Respondent

CASE NO. CE2015120282



ORDER IMPOSING ADMINISTRATIVE FINE/LIEN

THIS CAUSE came up for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on June 22, 2016, after due notice to Respondent, at which time the Special Magistrate heard testimony under oath, received evidence, heard argument, and issued a Compliance Order containing Findings of Fact, Conclusions of Law and Order, which was reduced to writing and furnished to Respondent.

Said Order required Respondent to take certain corrective action by a specified date, as more specifically set forth in the Compliance Order dated June 22, 2016

An Affidavit of Non-Compliance, dated August 19, 2016, has been filed with the Clerk of the Circuit Court by the Code Enforcement Officer, which Affidavit certifies under oath that the required corrective action was not taken as ordered by the Special Magistrate.

Accordingly, it having been brought to the Special Magistrate's attention that Respondent has not complied with the Compliance Order dated June 22, 2016, by the date specified in said Order, It is hereby

ORDERED that Respondent pay to Manatee County, Florida, a fine of \$75 for each and every day the violation of Section 401.2 Table 4-1, Page 4-6 (Schedule of Uses in Agricultural and Residential Districts) of the Manatee County Land Development Code exists and continues to exist past the date set for compliance by the Special Magistrate's Compliance Order, at 22116 27TH AVE E, BRADENTON, FL, and described as follows: PARCEL IDENTIFICATION NUMBER 300202504. This fine shall continue to accrue until Respondent comes into compliance with said Compliance Order. Compliance date: August 18, 2016

A certified copy of this Order has been recorded in the public records of Manatee County, Florida, and shall thereafter constitute 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 2-36-8 of the Manatee County Code of Ordinances.

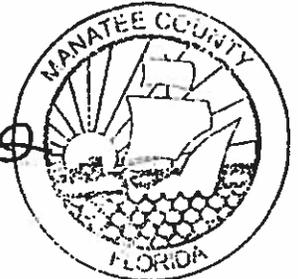
DONE AND ORDERED this 7 day of September, 2016.

ATTEST: Angelina Colonnese, Clerk of the Circuit Court
Manatee County, Florida

By:

Angelina Colonnese
Deputy Clerk

Paul O'Leary
Code Enforcement Special Magistrate



CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Order Imposing Administrative Fine/Lien has been furnished to Respondent, JONATHAN D FIERRO AND MAGALY G FIERRO at 4161 70TH STREET, CIR E, PALMETTO, FL 34221 by hand or U.S. mail and to the Manatee County Code Enforcement Division, this 7 day of September, 2016.

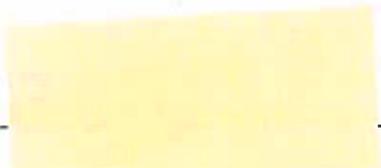
Angelina Colonnese, Clerk of the Circuit Court
Manatee County, Florida

By: *Angelina Colonnese*
Deputy Clerk

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.

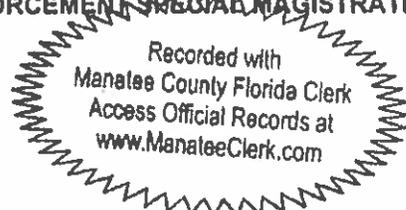
*OR Book 2637
Pg 5722*

9/7/2016



MANATEE COUNTY, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE

MANATEE COUNTY, FLORIDA
Petitioner,
vs.
JONATHAN D FIERRO AND MAGALY G FIERRO
Respondent



CASE NO. CE2015120282

ORDER IMPOSING ADMINISTRATIVE FINE/LIEN

THIS CAUSE came up for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on June 22, 2016, after due notice to Respondent, at which time the Special Magistrate heard testimony under oath, received evidence, heard argument, and issued a Compliance Order containing Findings of Fact, Conclusions of Law and Order, which was reduced to writing and furnished to Respondent.

Said Order required Respondent to take certain corrective action by a specified date, as more specifically set forth in the Compliance Order dated June 22, 2016.

An Affidavit of Non-Compliance, dated July 25, 2016, has been filed with the Clerk of the Circuit Court by the Code Enforcement Officer, which Affidavit certifies under oath that the required corrective action was not taken as ordered by the Special Magistrate.

Accordingly, it having been brought to the Special Magistrate's attention that Respondent has not complied with the Compliance Order dated June 22, 2016, by the date specified in said Order, it is hereby

ORDERED that Respondent pay to Manatee County, Florida, a fine of \$75 for each and every day the violation of Section 2-9-105(C) Property Maintenance Standards - Trash of the Manatee County Code of Ordinances exists and continues to exist past the date set for compliance by the Special Magistrate's Compliance Order, at 22116 27TH AVE E, BRADENTON, FL, and described as follows: PARCEL IDENTIFICATION NUMBER 300202504. This fine shall continue to accrue until Respondent comes into compliance with said Compliance Order.

A certified copy of this Order has been recorded in the public records of Manatee County, Florida, and shall thereafter constitute 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 2-36-8 of the Manatee County Code of Ordinances.

DONE AND ORDERED this 15th day of August, 2016.

ATTEST: Angelina Colonnese, Clerk of the Circuit Court
Manatee County, Florida

By: Uebi Jessner
Deputy Clerk



[Signature]
Code Enforcement Special Magistrate

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Order Imposing Administrative Fine/Lien has been furnished to Respondent, JONATHAN D FIERRO AND MAGALY G FIERRO at 4181 70TH STREET CIR E, PALMETTO, FL 34221 by hand or U.S. mail and to the Manatee County Code Enforcement Division, this 15th day of August, 2016.

Angelina Colonnese, Clerk of the Circuit Court
Manatee County, Florida

By: Uebi Jessner
Deputy Clerk

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.

OR Book 2632
8/2/2016
Page 1584

Section 2-9-105(C)
Fine \$75 per day
Comply by 7/22/2016