

September 26, 2017 - Regular Meeting
Agenda Item #14

Approved in Open Session 9/26/17,
Manatee County
Board of County Commissioners

Subject

Reduction of Code Enforcement Fines for Brian J Keifer, PIN#6244900004 - Address: 3108 Bayshore Gardens Parkway, Bradenton, FL

Briefings

None

Contact and/or Presenter Information

Jeff Bowman, Division Chief, Ext. 6854

Action Requested

Motion to reduce the fine for case number CE1999040338 totaling \$161,915.00 to \$1,500.00 (as previously recommended by the Special Magistrate on July 26, 2017), subject to the following conditions:

1. The reduced fine shall be paid within 90 days or will revert back to the original fine amount of \$161,915.00 for case number CE1999040338 .
2. Recording fees need to be collected, which total \$34.00.
3. Building and Development Services Department Director is authorized to sign satisfactions of liens if reduced fines are paid.

Enabling/Regulating Authority

Section 162.09, Florida Statutes

Background Discussion

The previous property owner (Brian Kiefer, 1998 - 2000) had enclosed a porch without the required building permit and had failed to remedy the violation.

The current property owner is seeking a fine reduction. The property has changed hands 3 times and was subject to 2 foreclosures since 2000. The current owner (Federal National Mortgage Association), upon obtaining possession of the property, immediately started the process of bringing the property into compliance. They spent \$35,145 to abate the violations and fix up the property.

1. Violation: Section: 512 Building permit was not obtained to enclose porch
2. Notice of Violation was issued on April 26, 1999.
3. Special Magistrate Hearing was on August 25, 1999 - ordered to comply by September 22, 1999, or a fine of \$25.00 per day plus a minimum fine of \$100 would be imposed.
4. Compliance date was June 9, 2017.
5. Fines for the case total \$161,915.00 to settle the case.
6. Special Magistrate Mitigation hearing was held on July 26, 2017. The Magistrate determined that justification exists to reduce the total fine amount and to forward the request to the Board of County Commissioners with a recommendation to reduce the fine amount totaling \$161,915.00 to

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - September 26, 2017

\$1,500.00 plus \$34.00 in recording fees to settle the case. Staff recommends approval.

County Attorney Review

Not Reviewed (Utilizes exact document or procedure approved within the last 18 months)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

Please forward a stamped copy of the agenda to Administrative Specialist Robin Dyer (robin.dyer@mymanatee.org) in the Code Enforcement Division following disposition.

Distributed 9/28/17, RT

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Attachment: [Mit CE 1999040338.pdf](#)

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 # CE1999040338 Manatee County - vs - Brian J Keifer

Property Information

Parcel Identification Number: 6244900004		
Lot: 2	Block: E	Subdivision: Bayshore Gardens
Address: 3108 Bayshore Gardens Parkway		
City: Bradenton	Zip Code: 34207	

Property Owner Information

Current property owner: Federal National Mortgage Association		
Address: On behalf of: Shapiro, Fishman & Gaché, LLP 4630 Woodland Corporate Boulevard, Suite 100		
City: Tampa	State: FL	Zip: 33614
Phone #: 813-880-8888 x5197	Email address: tlalim@logs.com	
Representative/Agent: Tracy Lalim on behalf of Karla Ravenel, Attorney for Federal National Mortgage Association		
Address: Shapiro, Fishman & Gaché, LLP 4630 Woodland Corporate Boulevard, Suite		
City: Tampa	State: FL	Zip: 33614
Phone #: 813-880-8888 x5197	Email address: tlalim@logs.com	

Lien Information

Amount of lien: \$161,915.00 + \$34.00 Recording Fees	Amount of offer: \$ 1,500 ⁰⁰ + \$34.00 Recording Fees
Date lien was recorded: 10/26/1999 + 12/2/199 + 1/7/2000 + 1/24/2000	Number of days the property was in Violation: 6,474
Date of Compliance: 6/9/2016	How much money was spent to abate the Violation:

Per Email Date 7/14/2017

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:

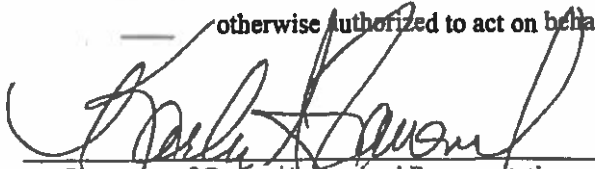
- 1. The nature and gravity of the violation(s);
- 2. Any actions you have taken to correct the violation(s);
- 3. The length of time between the previously ordered compliance date and the date the violation(s) was brought into compliance;
- 4. Any actual costs you expended to cure the violation(s), 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.)

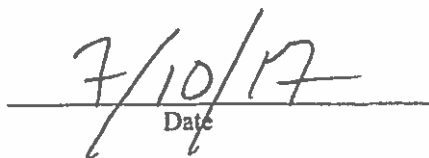
I certify that I am: (Include documentation of the below)

- 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.



 Signature of Owner/Authorized Representative
 KARLA A. RAVENEL

 Print Name



 Date

KARLA A. RAVENEL
 FL BAR # 577408

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.

Susan Hunt

From: Tracy Lalim <tlalim@logs.com>
Sent: Friday, July 14, 2017 1:53 PM
To: Susan Hunt
Subject: RE: 3108 Bayshore Gardens Parkway

Hi Susan,

Our client would like to offer \$1,500.

Tracy Lalim

Code Fines Specialist
Title Department
813-880-8888 x5197 Office
813-880-8800 Fax
tlalim@logs.com | www.logs.com

Shapiro, Fishman & Gaché LLP | 4630 Woodland Corporate Boulevard, Suite 100 | Tampa, FL 33614

Supervisory Contact

David Harrison
813-367-5825
dharrison@logs.com

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed be used for that purpose.

This email, and any attachments thereto, is intended only for use by the addressee(s) named herein and information. If you are not the intended recipient of this e-mail, you are hereby notified that any dissemination of the contents of this e-mail, or any attachments thereto, is strictly prohibited. If you have received this e-mail in error, please immediately notify the sender and delete this e-mail and any attachments thereto. Do not disseminate, distribute, or copy this e-mail or any attachments thereto.

#15,700.00
EXEMPT

Filing # 25728733 E-Filed 04/06/2015 02:21:28 PM

IN THE CIRCUIT COURT OF THE 12TH
JUDICIAL CIRCUIT, IN AND FOR
MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 41-2012-CA-008091-AX

BANK OF AMERICA, N.A.

Plaintiff,

vs.

JOSE ZEVALLOS; HEATHER KAYE ZEVALLOS; ALL
UNKNOWN PARTIES CLAIMING INTERESTS BY,
THROUGH, UNDER OR AGAINST A NAMED
DEFENDANT TO THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT, TITLE OR
INTEREST IN THE PROPERTY HEREIN DESCRIBED;
UNKNOWN TENANT #1; UNKNOWN TENANT #2;

Defendants.

FILED FOR RECORD
R.B. SHORE
2015 JUL 14 AM 8:54
CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

CERTIFICATE OF TITLE

The undersigned, R.B. "CHIPS" SHORE III, Clerk of the Court, hereby certifies that a certificate of sale has been executed and filed in this action on 7-6-15, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in MANATEE County, Florida:

LOT 2, BLOCK E, BAYSHORE GARDENS, SECTIONS 31, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 32, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

was sold to:

FEDERAL NATIONAL MORTGAGE ASSOCIATION
c/o BANK OF AMERICA, N.A.
7105 CORPORATE DRIVE
PLANO, Texas 75024

*Pursuant to
Assignment of Bid*

WITNESS my hand and the seal of the court this 14 day of July 2015.



R.B. "CHIPS" SHORE III

By J. Kersey
As Deputy Clerk

P. O. BOX 25400
BRADENTON, FL 34209

This Document Prepared by:
Attorney for Plaintiff
Kahane & Associates, P.A.
8201 Peters Road, Ste. 3000
Plantation, Florida 33324
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email: notice@kahaneandassociates.com

File No.: 14-03826 BOA
V1.20140101

PREPARED BY &
ATTY. FOR PLAINTIFF

SERVICE LIST

KAHANE & ASSOCIATES, P.A.
ATTORNEY FOR PLAINTIFF
notice@kahaneandassociates.com

JOSE ZEVALLOS
c/o CARMEN D. LUBBECKE, ESQ.
lubbeckelaw@live.com
cjpal@live.com

HEATHER KAYE ZEVALLOS
3108 BAYSHORE GARDENS PARKWAY
BRADENTON, FLORIDA 34207

UNKNOWN TENANT #1 AND UNKNOWN TENANT #2
3108 BAYSHORE GARDENS PKWY
BRADENTON, FLORIDA 34207

File No.: 14-03126 BOA
VI.20140101



SHAPIRO, FISHMAN & GACHÉ, LLP

ATTORNEYS AT LAW

• Gerald M. Shapiro
Also Licensed in Illinois

• David S. Kreisman
Licensed in Illinois only

• Barry S. Fishman
Also licensed in Illinois & California

• Ronald M. Gaché, P.A.

July 10, 2017

Manatee County
Code Enforcement Division
1112 Manatee Avenue West
Bradenton, FL 34205
ATTN: Susan Hunt (susan.hunt@mymanatee.org)

RE: 3108 Bayshore Gardens Parkway; SFG 17-308565; Case No. CE1999040338

Dear Ms. Hunt,

Our law firm has been retained by Federal National Mortgage Association ("FNMA") to negotiate the fines for Case CE199904338, attaching to the property located at 3108 Bayshore Gardens Parkway, Bradenton, FL 34207. The lien has resulted in the recording of four orders against the prior owner of the subject property, Brian J. Kiefer, during the period of October 1999 through January 2000. A lien has been recorded in the amount of \$161,915.00.

The code case is approximately 17 years old and the violations are filed against Brian Kiefer who originally took title in 1998. Subsequently, Kiefer was foreclosed upon and on or about November 9, 2000 a third party purchaser obtained title. That purchaser conveyed in 2003 to the Zevallos. The Zevallos were later foreclosed in 2015 and our client FNMA took title at that sale. It was not until FNMA took title that the property was cleared of all issues and placed in compliance.

Due to outstanding title issues, further curative work was necessary including a re-foreclosure, which took until late 2016. Property repairs were also needed and included completion of a room addition, a new AC unit, new paint inside and out, carpet throughout, replacement of back exterior door, hurricane straps, numerous cosmetic corrections, all totaling approximately \$35,145.00. The appropriate steps, including obtaining permits were completed and finalized on or about June 21, 2017.

For the above noted reasons FNMA respectfully asks for your consideration of a reduction to the current lien amount to hard costs, so that the property can be marketed, sold and contribute to the continued growth and development of Manatee County. I look forward to hearing from you.

Best Regards,


Karla A. Ravenel, Esq.

kravenel@logs.com

2424 North Federal Highway, Suite 360 • Boca Raton, Florida 33431 • voice: (561) 998-6700 • fax: (561) 998-6707
Also 4630 Woodland Corporate Boulevard, Suite 100 • Tampa, Florida 33614 • voice: (813) 880-8888 • fax: (813) 880-8800

Boca Raton Office:ileen Cantor • Amy Conclio • Lara Nicole Diskin • Kate Dulay • Karon Green • Amanda Friedlander • Russell Hall • Jennifer Kcpl • Anya Macias • Edward McDonough • Rob'n Luis Reyes • Lindsey Savastano • Scott Simon • Gary Sonnenfeld • Luciana Ugarte • Lee Watson
Tampa Office: Richard W. Bassett • Jessica Conte • Joseph N. Dayan • Elizabeth Eckhart • Hollan M. Fintel • Chris Giacinto • Scott Griffin • Summer Hodges • Kimberly N. Hopkins • Greg Hughes • Thomas McFadyen • William Noriega • Maria L. Pfortl • Steven G. Powrozok • Karla A. Ravenel • Jay Shearer • Helen Skala • James Spanolios • David Tracy Thornhill • Daniel Whitney

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

MANATEE COUNTY, FLORIDA,
Complainant,

vs.

CASE NO. CE1999040338

BRIAN J KEIFER,
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 26, 2017, 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 Orders Imposing Fines were issued on September 22, 1999 found that Respondent(s), Brian J Keifer, was/were the owner(s) or person(s) in charge of the property located at 3108 Bayshore Gardens Parkway, Bradenton, FL, and identified in the Manatee County Property Appraiser's records as: PIN 6244900004, and that the property was in violation of Sections 512 of the Manatee County Land Development Code, in that Respondent had enclosed a porch without the required building permit and has failed to remedy the aforesaid violation.
2. The Orders Imposing Fine imposed a fine of \$ 25.00 for each day each violation(s) continued to exist past the compliance date ordered in addition to a minimum fine of \$100.00.
3. As of the date of the hearing, fines imposed against Respondent(s) totaled \$161,915.00, and a certified copy of the Order of Imposing Fine/Lien issued on was recorded in the Public Records of Manatee County Book 16134, Page 7217 and Public Records of Manatee County Book 1617, Page 1616 and Public Records of Manatee County Book 1621, Page 878 and Public Records of Manatee County Book 1622, Page 4106 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 Order Imposing Fine 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 \$1,500.00 plus \$34.00 in recording fees.

DONE AND ORDERED the 26th day of July, 2017.

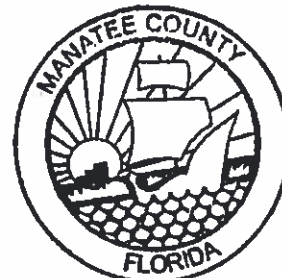


Manatee County Code Enforcement
Special Magistrate

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

By: 

Deputy Clerk



CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Order has been furnished to Respondent, Shapiro, Fishman and Gache, LLP for Federal National Mortgage Association at 4630 Woodland Corporate Blvd, Suite 100, Tampa, FL 33614, by US Mail and to the Manatee County Code Enforcement Division, this 26th day of July, 2017.

Angelina Colonnese, Clerk of the Circuit Court
Manatee County

By:

A handwritten signature in black ink, appearing to read "A. Colonnese", written over a horizontal line.

Deputy Clerk

For further information on this matter contact Code Enforcement at 941-748-2071.

MANATEE COUNTY CODE ENFORCEMENT SPECIAL MASTER
MANATEE COUNTY, FLORIDA

Case No.: CE9040338H

MANATEE COUNTY, a political subdivision
of the State of Florida

Petitioner

v.

Brian J. Kiefer
Respondent(s)

FILED FOR RECORD
OCT 12 12 33 PM '99

ORDER IMPOSING FINE

By letter dated April 26, 1999, the Special Master informed the Respondent, Brian J. Kiefer, hereinafter referred to as Respondent(s), of a violation(s) of Section(s) 512 of the Manatee County Land Development Code.

The Code Inspector advised the Special Master on September 22, 1999, that the Respondent(s) had neither corrected the violation(s), nor brought the subject of the violation(s) into compliance with the Manatee County Code.

Consequently, by Order dated August 25, 1999, the Special Master assessed a fine of \$100, plus \$25 per day against Respondent(s) for each day the violation(s) was/were present.

At the meeting of September 22, 1999, 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 \$200.
2. That said sum represents the amount that has accrued since the assessing of a fine of \$25 per day by Order of the Special Master, for the period of September 18, 1999 to September 21, 1999, and that said fine shall continue to be imposed and recorded 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 this 22nd day of September, 1999.

SPECIAL MASTER
OF MANATEE COUNTY, FLORIDA

BY: [Signature]
Special Master

STATE OF FLORIDA COUNTY OF MANATEE
I hereby certify that the foregoing is a true and
correct copy of the original as filed in my office.
OCT 22 1999
R.B. SHORE
Clerk of Circuit Court
By: [Signature] D.C.

ATTEST: R. B. Shore
Clerk of Circuit Court

BY: [Signature]
Deputy Clerk

MANATEE COUNTY CODE ENFORCEMENT SPECIAL MASTER
MANATEE COUNTY, FLORIDA

Case No.: CE9040338H

MANATEE COUNTY, a political subdivision
of the State of Florida

Petitioner

v.

Brian J. Kiefer
Respondent (s)

ORDER IMPOSING FINE

By letter dated April 26, 1999, the Special Master informed the Respondent, Brian J. Kiefer, hereinafter referred to as Respondent(s), of a violation(s) of Section(s) 512 of the Manatee County Land Development Code.

The Code Inspector advised the Special Master on September 22, 1999, that the Respondent(s) had neither corrected the violation(s), nor brought the subject of the violation(s) into compliance with the Manatee County Code.

Consequently, by Order dated August 25, 1999, the Special Master assessed a fine of \$25 against Respondent(s) for each day the violation(s) was/were present.

At the meeting of September 22, 1999, 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 \$875.
2. That said sum represents the amount that has accrued since the assessing of a fine of \$25 per day by Order of the Special Master, for the period of September 22, 1999 to October 26, 1999, and that said fine shall continue to be imposed and recorded 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 this 27th day of October, 1999.

SPECIAL MASTER
OF MANATEE COUNTY, FLORIDA

BY: [Signature]
Special Master

ATTEST: R. B. Shore
Clerk of Circuit Court

BY: [Signature]
Deputy Clerk
FLORIDA

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 29th day of November, 1999.
R. B. SHORE
Clerk of Circuit Court
By: [Signature] D.C.

Nov 24 11 36 AM '99

MANATEE COUNTY CODE ENFORCEMENT SPECIAL MASTER
MANATEE COUNTY, FLORIDA

Case No.: CE9040338H

MANATEE COUNTY, a political subdivision
of the State of Florida

Petitioner

v.

Brian J. Kiefer
Respondent(s)

ORDER IMPOSING FINE

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The Code Inspector advised the Special Master on September 22, 1999, that the Respondent(s) had neither corrected the violation(s), nor brought the subject of the violation(s) into compliance with the Manatee County Code.

Consequently, by Order dated August 25, 1999, the Special Master assessed a fine of \$25 against Respondent(s) for each day the violation(s) was/were present.

At the meeting of September 22, 1999, 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 \$700.
2. That said sum represents the amount that has accrued since the assessing of a fine of \$25 per day by Order of the Special Master, for the period of October 27, 1999 to November 23, 1999, and that said fine shall continue to be imposed and recorded 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 \$55.

Dated this 24th day of November, 1999.

SPECIAL MASTER
OF MANATEE COUNTY, FLORIDA

BY: [Signature]
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 16 day of November, 1999.

R. B. SHORE
Clerk of Circuit Court
By: [Signature] D.C.

DEC 22 10 26 PM '99

MANATEE COUNTY CODE ENFORCEMENT SPECIAL MASTER
MANATEE COUNTY, FLORIDA

Case No.: CE9040338H

MANATEE COUNTY, a political subdivision
of the State of Florida

Petitioner

v.

Brian J. Kiefer
Respondent(s)

ORDER IMPOSING FINE

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The Code Inspector advised the Special Master on September 22, 1999, that the Respondent(s) had neither corrected the violation(s), nor brought the subject of the violation(s) into compliance with the Manatee County Code.

Consequently, by Order dated August 25, 1999, the Special Master assessed a fine of \$25 against Respondent(s) for each day the violation(s) was/were present.

At the meeting of September 22, 1999, 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 \$700.
2. That said sum represents the amount that has accrued since the assessing of a fine of \$25 per day by Order of the Special Master, for the period of November 24, 1999 to December 21, 1999, and that said fine shall continue to be imposed and recorded 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 this 22nd day of December, 1999.

SPECIAL MASTER
OF MANATEE COUNTY, FLORIDA

BY: John K. Court
Special Master

STATE OF FLORIDA COUNTY OF MANATEE

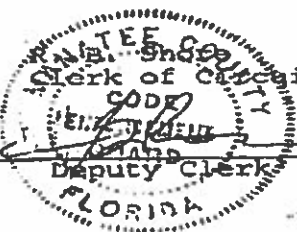
This is to certify that the foregoing is a true and correct copy of the documents on file in my office.

Witness my hand and official seal this 22nd day of January, 2000
R.B. SHORE
Clerk of Circuit Court

By: Janet Rook



ATTEST:



BY: [Signature]
Deputy Clerk