

3/20/18

March 20, 2018 - Regular Meeting  
Agenda Item #25

Subject

Reduction of Code Enforcement Fines for Qingli and Manyu Long, Code Enforcement Case Number CE2016100231

Briefings

None

Contact and/or Presenter Information

Jeff Bowman, Division Chief, Ext 6854

Action Requested

Motion to reduce the fines for this case to \$2,000.00 +\$40.00 recording fees (as previously recommended by the Special Magistrate on February 28, 2018), subject to the following conditions:

1. The reduced fines shall be paid within 90 days or will revert back to the original fine amount of \$22,575.00 for CE2016100231.
2. Recording fees need to be collected, which total \$40.00.
3. Building and Development Services Department Director is authorized to sign satisfaction of liens if the reduced fines are paid.

Enabling/Regulating Authority

Section 162.09, Florida Statutes

Background Discussion

Bradford B. Blair and Bradford B. Blair Living Trust was the previous owner of this property. The property was cited on October 10, 2016, for work without a building permit & Certificate of Completion. Qingli and Manyu Long are the current owners of this property. They purchased the property on June 23, 2017, from Bradford B. Blair and Bradford B. Blair Living Trust. They immediately hired a contractor upon purchase and brought the property into compliance within a month.

Violations: Section 310.3 and 310.5 of the Manatee County Land Development Code.

History:

1. Notice of Violation issued October 10, 2016.
2. The Special Magistrate Hearing was held January 25, 2017. The property owner was ordered to comply by February 17, 2017, or a fine of \$75.00 per violation would be imposed for each day the violations continued past the compliance date ordered.
3. Complied (Section 310.5) July 25, 2017. Complied (Section 310.3) July 12, 2017.
4. Fines for this case total \$22,615.00, which includes \$40.00 in recording fees.
5. Special Magistrate Mitigation Hearing was held on February 28, 2018. The Magistrate determined that

Manatee County Government Administrative Center  
First Floor, Commission Chambers  
9:00 a.m. - March 20, 2018

justification exists to reduce the total fine amount which totals \$22,575.00 to \$2,000.00 plus \$40.00 recording fees for a total of \$2,040.00 to settle this 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

3 / 22 / 18

Please forward a stamped copy of the agenda to Administrative Specialist Robin Dyer ([robin.dyer@mymanatee.org](mailto:robin.dyer@mymanatee.org)) and Tami Howard ([tami.howard@mymanatee.org](mailto:tami.howard@mymanatee.org)) in the Code Enforcement Division following disposition.

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Attachment: [BOCC Attachments Feb 28, 2018 Qingli and Manyu Long CE2016100231.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 # CE2016100231 Manatee County - vs - Bradford B Blair & Bradford B Blair Living Trust  
Property Information

Parcel Identification Number: 564108454		
Lot: 2077	Block:	Subdivision: Mill Creek Phase II
Address: 13709 3 <sup>rd</sup> Ave E		
City: Bradenton	Zip Code: 34212	

### Property Owner Information

Current property owner: Qingli & Manyu Long		
Address: 3943 Bellwood Dr		
City: Sarasota	State: FL	Zip: 34243
Phone #: 941-210-2934	Email address: <a href="mailto:angelnikki88@gmail.com">angelnikki88@gmail.com</a>	
Representative/Agent: manyu long		
Address: 3943 bellwood dr		
City: sarasota	State: FL	Zip: 34232
Phone #: 941-600-8162	Email address: <a href="mailto:angelnikki88@gmail.com">angelnikki88@gmail.com</a>	

### Lien Information

Amount of lien: \$ 22,575.00 + \$40.00 Recording Fees	Amount of offer: \$ 2000 + \$40.00 Recording Fees
Date lien was recorded: 3/24/2017	Number of days the property was in Violation: 175
Date of Compliance: 7/25/2017	How much money was spent to abate the Violation: 17,700.00

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;

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.

manyu LONG  
Signature of Owner/Authorized Representative

01-23-18  
Date

manyu LONG  
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.

Nicole /manyu long

Many Year Expert REALTOR & Investor

龙曼玉

Cell:[9416008162](tel:9416008162)

My RE License# FL-SL3335020

Broker's License#FL-BK3089996

\*Search for virtually any home for sale: <http://myfloridahomesmls.com/nicolemanyulong>

Click on "start a new search" at the top once in the web page. Foreclosures are under "REO/Bank Owned" in "special sale provision" category.

227 Central Ave.

Sarasota, FL 34236

Nicole /manyu long

Many Year Expert REALTOR & Investor

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To whom may concern .

I'm the new owner of the property at 13709 3rd Ave east Bradenton FL 34212. We closed the house at June 23rd 2017. and we immediately hired a contractor to fix the issue that last owner left behind. the contractor went ahead to put the permit at July 12. 2017 and finish the job by July 25 of 2017. we tried our best to get the violation fixed as soon as possible and. We have nothing to do with the violation that the last owner left. there is second contractor proposal will be attached in couple days, I spent around \$10k to fix the problem please help me to relief the huge liens from the house I bought that doesn't even cause by us. I appreciate your help. Thanks.

Best regards













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

MANATEE COUNTY, FLORIDA

CASE NO CE2016100231

Petitioner,  
vs  
BRADFORD B BLAIR AND BRADFORD B BLAIR LIVING TRUST  
Respondent

**ORDER IMPOSING ADMINISTRATIVE FINE/LIEN**

THIS CAUSE came up for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on January 25, 2017, 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 January 25, 2017

An Affidavit of Non-Compliance, dated February 21, 2017, 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 January 25, 2017, 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 310.5 (Certificate of Completion) of the Manatee County Land Development Code exists and continues to exist past the date set for Compliance (February 17, 2017) by the Special Magistrate's Compliance Order, at 13709 3RD AVE E, BRADENTON, FL and described as follows: PARCEL IDENTIFICATION NUMBER 564108454 This fine shall continue to accrue until Respondent comes into compliance with said Compliance Order

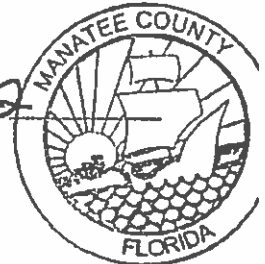
A certified copy of this Order has been recorded in the public records of Manatee County, Florida, and shall thereafter constitute a lien against the above-described property and upon any other real or personal property owned by Respondent pursuant to Section 162.09, Florida Statutes, and Section 2-9-8 of the Manatee County Code of Ordinances

DONE AND ORDERED this 23rd day of March, 2017

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

By Amanda L. Corwell  
Deputy Clerk

Paul O'Neil  
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, BRADFORD B BLAIR AND BRADFORD B BLAIR LIVING TRUST at 4485 GULD OF MEXICO DR APT 504 LONGBOAT KEY, FL 34228 by hand or U S mail and to the Manatee County Code Enforcement Division, this 24 day of March, 2017

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

By Amanda L. Corwell  
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

CODE ENFORCEMENT SPECIAL MAGISTRATE  
MANATEE COUNTY, FLORIDA

MANATEE COUNTY, FLORIDA,  
Complainant,

vs.

CASE NO. CE2016100231

Bradford B Blair and Bradford B Blair Living Trust, (Qingli & Manyu Long, current owners)  
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 February 28<sup>th</sup>, 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 as follows:

The Order Imposing Fines was issued on January 25, 2017 found that Respondent(s), Bradford B Blair and Bradford B Blair Living Trust, was the owner or person in charge of the property located at 13709 3<sup>rd</sup> Ave. East Bradenton, FL, and identified in the Manatee County Property Appraiser's records as: PIN# 564108454, and that the property was in violation of Section 310.3 and 310.5 of the Manatee County Land Development Code, in that Respondent did not have a building permit or a certificate of completion and failed to remedy the aforesaid violation.

1. The Order imposed a fine of \$75 for each day the violation(s) continued to exist past the compliance date ordered. The Order 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.
2. As of the date of the hearing, fines imposed against Respondent(s) totaled \$22575.
3. The corrective action ordered in the Order has been completed and the property is now in compliance with Manatee County Code of Ordinances.
4. Justification exists to refer this case to the Manatee County Board of County Commissioners with a recommendation to reduce the outstanding fines to \$2000.00 plus \$40.00 recording fees.

DONE AND ORDERED the 28<sup>th</sup> day of February 2018.

Manatee County Code Enforcement Special Magistrate

  
Special Magistrate (Signature)

Print Name: Donald L Courtney

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true and correct copy of the foregoing Order has been furnished to Respondent, Qingli & Manyu Long, at 13709 3rd Ave. E. Bradenton by  US Mail or  hand served and to the Manatee County Code Enforcement Division, this 28<sup>th</sup> day of February 2018.

Robin Dyer, Code Enforcement Administrative Specialist  
Manatee County

By:   
Administrative Specialist (Signature)

Print Name: Ms. Robin J Dyer

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